

---

**AGENDA**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a Special Called Meeting on Tuesday, March 24, 2026, at 5:00 p.m. in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR FEBRUARY 17, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING AND THE MINUTES OF THE FEBRUARY 26, 2026, TRAINING WORKSHOP.**

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 AND 7)**

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. **\* 300-1000 BLOCKS EAST F.M. 1417 (VIETNAM VETERANS PARKWAY)(PROJECT NO. 000314-2026)**

The request of Terra Perpetua, LLC (Owner), Robby Hefton (Applicant), and KFM Engineering (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), consisting of 11.24 acres in the Sharrod Dunmore Survey, Abstract No. 329 and located in the Bel Air Village PD (Planned Development)/FM 1417 Overlay District, as follows:

***Planning and Zoning Commission***

Site Plan for Silicon Sands Waterpark.

7. **\*4811 TORTILLA WAY (PROJECT NO. 000346-2026)**

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 in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

***Planning and Zoning Commission***

Site Plan for Molinos USA

8. **2701 BLOCK WEST TRAVIS STREET (PROJECT NO. 000278-225)**

The request SSCGC Holdings LLC (Owner), and KFM Engineering and Design (Applicant/Surveyor), concerning the property located in the 2701 Block West Travis Street consisting of 165 acres, in the Elizabeth Jones Survey, Abstract No. 625, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to PD (Planned Development) District with a base zoning of C-2 (General Commercial) District.

**9. 1118 NORTH HOPSON STREET (PROJECT NO. 00313-2026)**

**AN EMAIL WAS RECEIVED FROM PAUL TERRELL ON TUESDAY, MARCH 3, 2026, AT 10:34 A.M. REQUESTING TO TABLE THIS ITEM.**

The request of Travis and Emily May (Owners), La Cima Contracting, LLC (Applicant), and Underwood Drafting & Surveying (Surveyors) concerning the property located at 1118 North Hopson Street, being the South 40' of Lot 22, all of Lots 23 & 24, and the North 45' of Lot 25, Block 1, of the Birge's Addition as follows:

***Board of Adjustment***

A. Public Hearing and Variance under Section 14.02.005 to allow an 8.7' North Side Setback in lieu of the required 10' for the existing structure.

***Planning and Zoning Commission***

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

**10. 4111 TEXOMA PARKWAY (PROJECT NO. 000315-2026)**

The request of Saeid Taghvaci, ReliaCars, LLC. (Owner), and Copley Land Surveying (Surveyor) concerning the property located at 4111 Texoma Parkway, consisting of 1.001 acres in the W.F. Patterson Survey, Abstract No. 969, as follows:

***Planning and Zoning Commission***

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

**11. 2005 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 000318-2026)**

The request of NNN REIT, INC. (Owner), Dayna Ausing (Applicant), and Gonzalez & Schneeberg Engineers & Surveyors (Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, consisting of 7.036 acres, in the Preston Kitchen Survey, Abstract No. 667 and currently zoned M-1 (Light Manufacturing) District/ Sam Rayburn Overlay District, as follows:

***Board of Adjustment***

Public Hearing and Variance under Section 14.07.009 to allow an 80' tall pylon sign in lieu of the allowed 50'.

**Close Public Hearing**

**12. 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:

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 March 18, 2026, at 4:00 p.m. and said time of posting was 3 days before said meeting was convened or called to order.

Dated this 18th of March 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 Regular Meeting Tuesday, February 17, 2026, at 5:00 P.M. located in the Council Chambers at 220 West Mulberry Street to consider the following:

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

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

1. **CALL TO ORDER**

*Bookmarked at 00:02:12*

Chairman Sims called the meeting to order at 5:05 p.m.

2. **APPROVE ACTION MINUTES OF THE SPECIAL CALLED MEETING JANUARY 13, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

*Bookmarked at 00:02:20*

The Planning and Zoning Commission reviewed the minutes of the January 13, 2026, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Blagg. All present voted AYE.

3. **ANNOUNCEMENTS**

*Bookmarked at 00:02:42*

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.

*Bookmarked at 00:03:09*

**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.

*Bookmarked at 00:03:55*

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

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

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 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.

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 1-13-2026**

**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.

***Bookmarked at 00:04:37***

**Motion by Vice Chairman Downtain to untable the Public Hearing and Variance, Site Plan, and Specific Use Permit located at 3111 South Highway 75. Second by Commission Member Blagg.**

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

The item was untabled by the Commission.

**THE COMMISSION TOOK NO ACTION ON THE ITEM FOR THE PROPERTY LOCATED AT 3111 SOUTH HIGHWAY 75.**

13.

**1831 TEXOMA PARKWAY (Project No. 000244-2025 AND 000301-2026) SPECIFIC USE PERMIT TABLED ON 1-13-2026**

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

***Planning and Zoning Commission***

- A. 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.
- B. Final Plat for 1831 Texoma Parkway Addition.

***Bookmarked at 00:06:11***

**Motion by Commission Member Dupuis to untable the Public Hearing, Site Plan, and Specific Use Permit located at 1831 Texoma Parkway. Second by Commission Member Blagg.**

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

The item was untabled by the Commission.

**ADJOURNMENT**

**5:17 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 was reconvened at 5:31 p.m.**

**Motion by Vice Chairman Downtain to approve Item A located at 1831 Texoma Parkway with the additional conditions that the Specific Use Permit expire in 9 months from the date of issuance, and no guest can stay more than 21 consecutive days. Second by Commission Member Ramirez.**

**VOTING AYE: SIMS, DOWNTAIN, WITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**Motion by Vice Chairman Downtain to approve Item B located at 1831 Texoma Parkway. Second by Commission Member Blagg.**

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

14.

**3806 NORTH LOY LAKE ROAD (Project No. 000260-2025) TABLED ON 1-13-2026**

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.

*Bookmarked at 00:29:43*

**Motion by Vice Chairman Downtain to untable the Public Hearing and Variance, Zone Change, Site Plan and Specific Use Permit located at 3806 North Loy Lake Road. Second by Commission Member Whitaker.  
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON  
VOTING NAY: NONE.  
MOTION CARRIED.**

The item was untabled by the Commission.

**Board of Adjustment**

**Motion by Commission Member Blagg to approve Items A and B located at 3806 North Loy Lake Road. Second by Vice Chairman Downtain.  
VOTING AYE: SIMS, DOWNTAIN, BLAGG, WHITAKER, AND RAMIREZ  
VOTING NAY: NONE.  
MOTION CARRIED.**

**Planning and Zoning Commission**

**Motion by Commission Member Blagg to approve Item C and D for the property located at 3806 North Loy Lake Road with the additional conditions of landscaping behind the curb along Loy Lake Road, and around the dumpster enclosure. Second by Commission Member Dupuis.  
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON  
VOTING NAY: NONE.  
MOTION CARRIED.**

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

**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.

*Bookmarked at 00:42:00*

**Motion by Vice Chairman Downtain to approve Items A and B located at 609 East Pecan Street. Second by Commission Member Blagg.  
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON  
VOTING NAY: NONE.  
MOTION CARRIED.**

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

**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 P.M. REQUESTING TO TABLE ITEM B.**

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.

*Bookmarked at 00:44:20*

**THE COMMISSION TOOK NO ACTION ON ITEMS A AND B LOCATED AT 2701 BLOCK WEST TRAVIS STREET.**

**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.

*Bookmarked at 00:45:27*

**Motion by Vice Chairman Downtain to approve Variance located at 4200 Texoma Parkway. Second by Commission Member Blagg.**

**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.**

**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 McGlothlin 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.

*Bookmarked at 00:47:15*

**Motion by Vice Chairman Downtain to approve Specific Use Permit located at 1800 Teague Drive, Suite 220. Second by Commission Member Whitaker.**

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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 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'.

*Bookmarked at 00:51:54*

**Motion by Commission Member Blagg to approve Item A located at 2708 East Lamar 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.**

**Motion by Commission Member Blagg to deny Item B located at 2708 East Lamar Street. Second by Vice Chairman Downtain.**

**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.**

**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.

***Bookmarked at 00:59:49***

**Board of Adjustment**

**Motion by Commission Member Blagg to approve Variance located at 2515 Masters Street. Second by Vice Chairman Downtain.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**Planning and Zoning**

**Motion by Commission Member Whitaker to approve the Site Plan located at 2515 Masters Street. Second by Vice Chairman Downtain.**

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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.

***Bookmarked at 01:03:52***

**Motion by Vice Chairman Downtain to approve the Zone Change located at 2507 Shoreline Drive. Second by Commission Member Blagg.**

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

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.

***Bookmarked at 01:05:45***

**Board of Adjustment**

**Motion by Vice Chairman Downtain to deny Items A and B located at 514 South Dewey Avenue. 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 deny the Site Plan located at 514 South Dewey Avenue. Second by Commission Member Blagg.**

**VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON**

**VOTING NAY: NONE**

**MOTION CARRIED.**

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

23. **ADJOURNMENT**

***Bookmarked at 01:11:06***

**Chairman Sims adjourned the meeting at 6:15 p.m.**

\_\_\_\_\_  
**CHAIRMAN**

  
\_\_\_\_\_  
**ACTING SECRETARY**

---

**ACTION MINUTES**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Training Workshop Thursday, February 26, 2026, at 12:00 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 Katie Dupuis was not in attendance.**

1. **CALL TO ORDER**

*Bookmarked at 00:09:51*

Chairman Sims called the meeting to order at 12:45p.m.

2. **TRAINING WORKSHOP CONDUCTED BY ABERNATHY, ROEDER, BOYD AND HULLETT TO RECEIVE TRAINING AND LEGAL UPDATES REGARDING DEVELOPMENT REGULATIONS AND PARLIAMENTARY PROCEDUREANNOUNCEMENTS**

*Bookmarded at 00:11:05*

3. **ADJOURNMENT:**

*Bookmarked at 01:60:12*

Chairman Sims adjourned the meeting at 1:45 p.m.

---

CHAIRMAN



---

ACTING SECRETARY



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

**Planning & Zoning Commission Development Services**

Agenda Item No. 5.

**Meeting Date:** 3/24/2026

**Prepared By:**

**Approved By:**

**Requested Action/Proposed Use:**

**CONSENT AGENDA (ITEMS 6 AND 7)**

**Background:**

**Origination:**

**Staff Recommendation:**

---

**Attachments:**

None



## Planning & Zoning Commission Development Services

Agenda Item No. 6.

**Meeting Date:** 3/24/2026

**Prepared By:** Tammy Mrozinski, Planning Technician

**Approved By:** Rob Rae, Developmental Services Director

### **Requested Action/Proposed Use:**

#### **\* 300-1000 BLOCKS EAST F.M. 1417 (VIETNAM VETERANS PARKWAY)(Project No. 000314-2026)**

The request of Terra Perpetua, LLC (Owner), Robby Hefton (Applicant), and KFM Engineering (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), consisting of 11.24 acres in the Sharrod Dunmore Survey, Abstract No. 329 and located in the Bel Air Village PD (Planned Development)/FM 1417 Overlay District, as follows:

#### ***Planning and Zoning Commission***

Site Plan for Silicon Sands Waterpark.

### **Background:**

The property is located at 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway). The property owner would like site plan approval for Silicon Sands Waterpark.

The following has been approved at this location:

- 12/17/2024 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District to the Bel Air Village PD (Planned Development) District and repeal Ordinance No. 6410.
- 11/19/2024 - Site Plan for Bel-Air HOA Amenity Lot.
- 11/15/2024 - Preliminary Plat of Bel-Air Village West (Conditionally Approved)
- 11/14/2023 - Site Plan for Bel Air Beach Club (Subject to the Staff Review Letter)
- 12/13/2022 - Final plat approval of Bel-Air Village West
- 10/18/2022 - Preliminary Plat approval of Bel-Air Village West Infrastructure.
- 08/16/2022 - Final Plat of Bel-Air Village Phase 2 (Single Family). CC approved 9/6/2022
- 06/21/2022 - Preliminary Plat of Bel-Air Village Phase 2 (Single Family).
- 04/19/2022 - Final Plat approval for Bel Air Village Multifamily Phase 1.
- 03/22/2022 - Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.
- 03/22/2022 - Preliminary Plat approval for Bel Air Village Multifamily Phase 1.
- 08/17/2021 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319). Ordinance No. 6410.
- 08/18/2020 - Amending Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232). Ordinance No. 6319
- 07/19/2019 - Planned Development and site plan approval for Terra Perpetua Village (was zoned M-1) Ordinance No. 6232
- 08/14/1984 – Zone Change R-1 to M-1. Ordinance No. 3779.

**Origination:**

The request of Terra Perpetua, LLC (Owner), Robby Hefton (Applicant), and KFM Engineering (Surveyor)

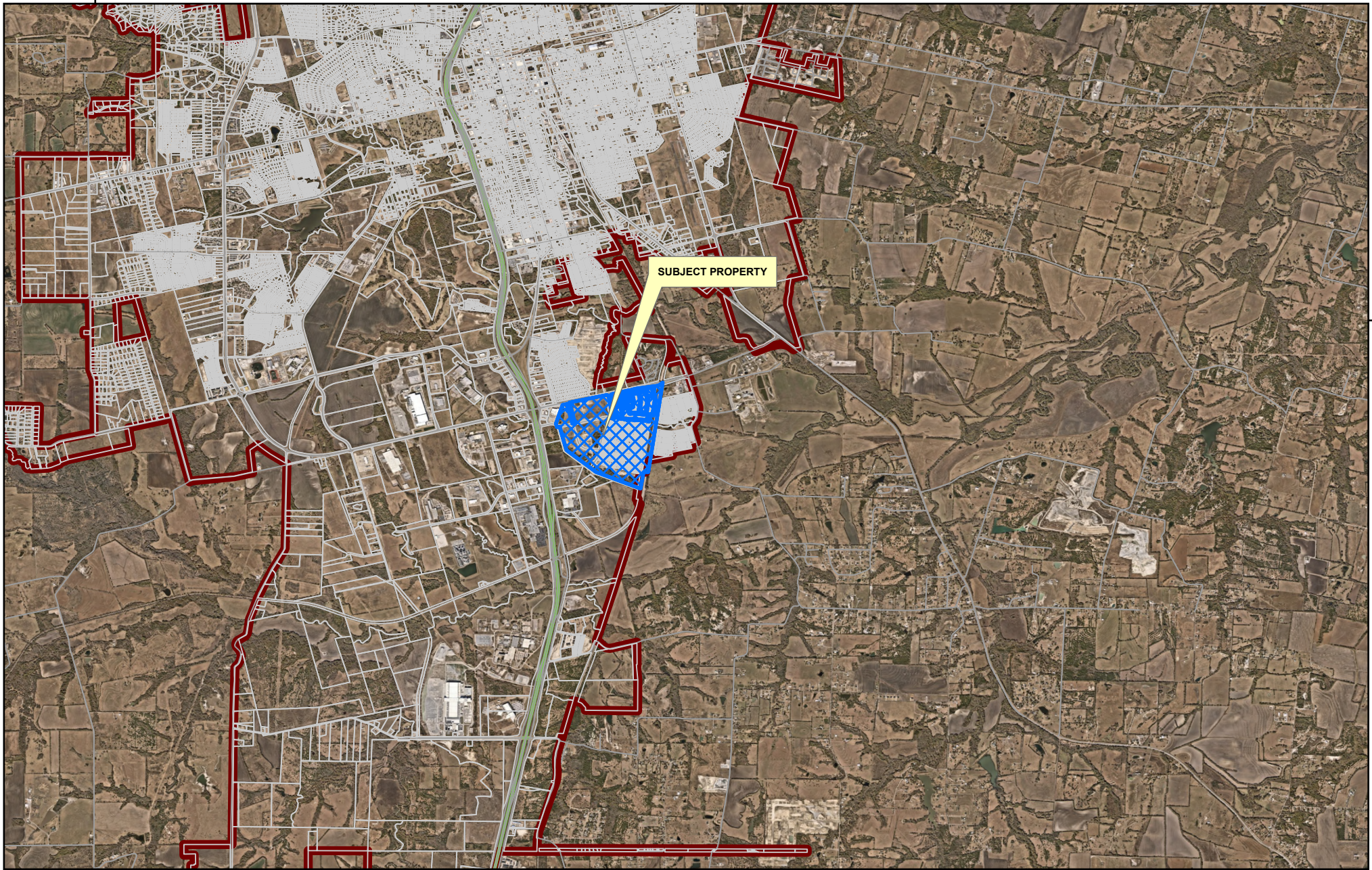
**Staff Recommendation:**

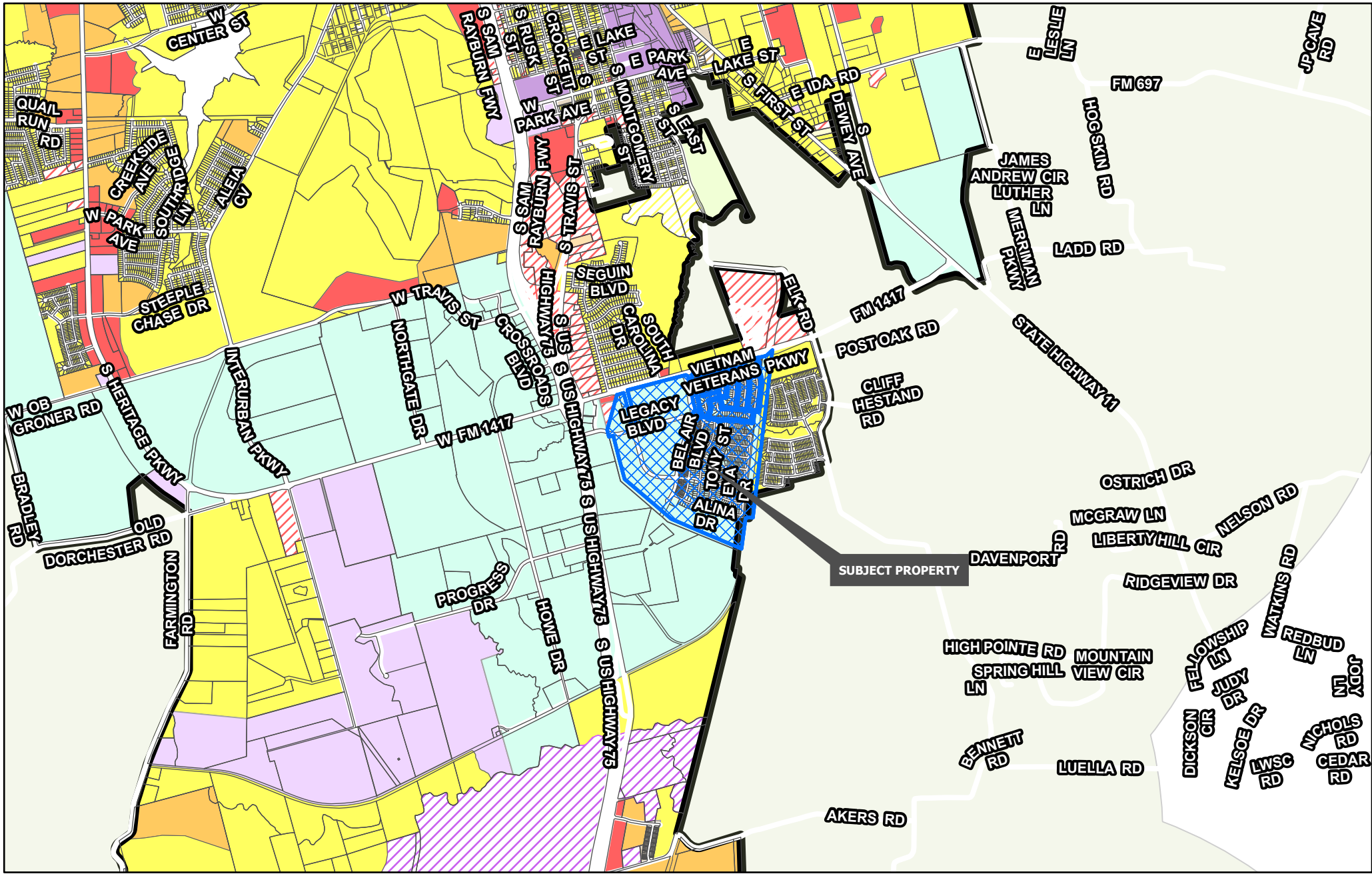
Staff has no recommendation for this item.

---

**Attachments:**

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





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**  
**300-1000 BLKS E FM 1417**  
**(VIETNAM VETERANS PKWY)**



**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**

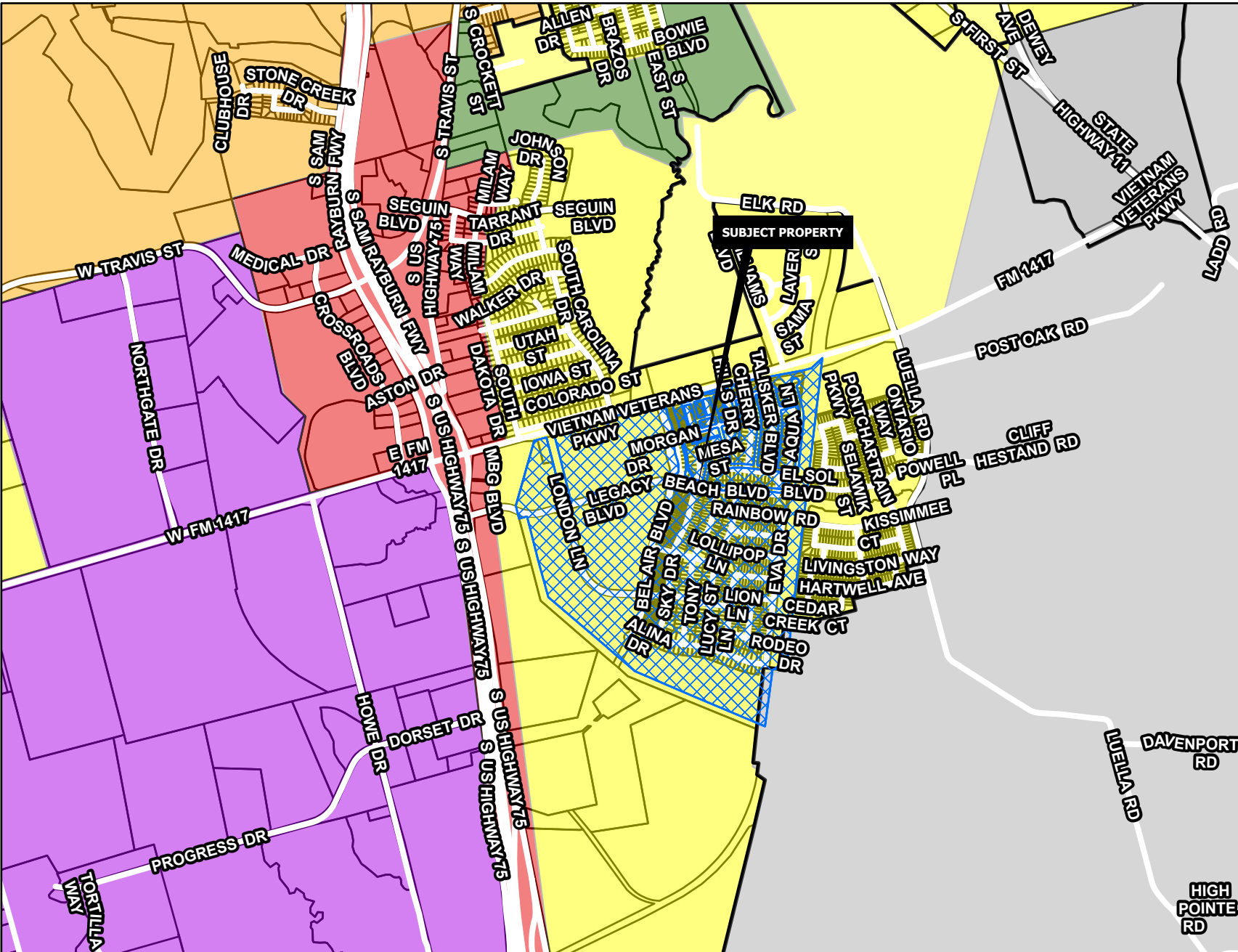
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

**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

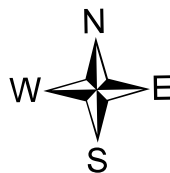
**Considerations**

- 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	

**CITY OF SHERMAN  
FUTURE LANDUSE MAP  
300-1000 BLKS E FM 1417  
(VIETNAM VETERANS PKWY)**



## **PROPERTY DESCRIPTION**

BEING ALL OF THAT TRACT OF LAND SITUATED IN THE SHARROD SURVEY, ABSTRACT NO. 329, GRAYSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 245.83 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TERRA PERPETUA, LLC, RECORDED IN INSTRUMENT NO. 2018-3686, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE WEST LINE OF SAID 245.83 ACRE TRACT, SAME BEING THE EAST LINE OF A CALLED 9.97 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TERRA PERPETUA, LLC, RECORDED IN INSTRUMENT NO.2025-10425, O.P.R.G.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 245.83 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 9.97 ACRE TRACT BEARS, NORTH 15°20'23" WEST, A DISTANCE OF 321.57 FEET;

THENCE CROSSING THROUGH SAID 245.83 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 74°14'33" EAST, A DISTANCE OF 771.71 FEET TO A CALCULATED POINT;
2. NORTH 76°33'07" EAST, A DISTANCE OF 210.82 FEET TO A CALCULATED POINT;
3. SOUTH 60°34'25" EAST, A DISTANCE OF 34.79 FEET TO A CALCULATED POINT;
4. SOUTH 14°57'08" EAST, A DISTANCE OF 28.47 FEET TO A CALCULATED POINT;
5. NORTH 75°02'52" EAST, A DISTANCE OF 25.47 FEET TO A CALCULATED POINT;
6. SOUTH 14°57'08" EAST, A DISTANCE OF 82.01 FEET TO A CALCULATED POINT OF CURVATURE;
7. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 60.85 FEET, AN ARC LENGTH OF 80.71 FEET , A DELTA ANGLE OF 76.01, AND A CHORD WHICH BEARS, SOUTH 52°49'52" EAST, A DISTANCE OF 74.92 FEET TO A CALCULATED POINT OF TANGENCY;
8. SOUTH 14°57'08" EAST, A DISTANCE OF 407.90 FEET TO A CALCULATED POINT;
9. SOUTH 75°02'52" WEST, A DISTANCE OF 105.68 FEET TO A CALCULATED POINT;
10. NORTH 14°54'41" WEST, A DISTANCE OF 186.88 FEET TO A CALCULATED POINT OF CURVATURE;
11. ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 98.47 FEET, AN ARC LENGTH OF 56.00 FEET , A DELTA ANGLE OF 32.58, AND A CHORD WHICH BEARS, SOUTH 82°48'58" WEST, A DISTANCE OF 55.24 FEET TO A CALCULATED POINT OF REVERSE CURVATURE;
12. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 209.81 FEET, AN ARC LENGTH OF 77.95 FEET , A DELTA ANGLE OF 21.29, AND A CHORD WHICH BEARS, SOUTH 88°37'48" WEST, A DISTANCE OF 77.51 FEET TO A CALCULATED POINT OF REVERSE CURVATURE;

13. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 86.70 FEET, AN ARC LENGTH OF 26.54 FEET , A DELTA ANGLE OF 17.54, AND A CHORD WHICH BEARS, SOUTH 86°58'53" WEST, A DISTANCE OF 26.44 FEET TO A CALCULATED POINT OF TANGENCY;
14. SOUTH 75°38'33" WEST, A DISTANCE OF 520.34 FEET TO A CALCULATED POINT;
15. SOUTH 14°58'07" EAST, A DISTANCE OF 223.42 FEET TO A CALCULATED POINT;
16. SOUTH 75°03'01" WEST, A DISTANCE OF 224.43 FEET TO A CALCULATED POINT;
17. NORTH 72°58'28" WEST, A DISTANCE OF 6.33 FEET TO A CALCULATED POINT;
18. NORTH 69°57'07: WEST, A DISTANCE OF 17.49 FEET TO A CALCULATED POINT OF CURVATURE;
19. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 17.53 FEET , A DELTA ANGLE OF 25.10, AND A CHORD WHICH BEARS, NORTH 57°24'01" WEST, A DISTANCE OF 17.39 FEET TO A CALCULATED POINT OF COMPOUND CURVATURE;
20. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 137.88 FEET, AN ARC LENGTH OF 54.66 FEET , A DELTA ANGLE OF 22.71, AND A CHORD WHICH BEARS, NORTH 33°22'13" WEST, A DISTANCE OF 54.30 FEET TO A CALCULATED POINT OF COMPOUND CURVATURE;
21. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 242.15 FEET, AN ARC LENGTH OF 25.76 FEET , A DELTA ANGLE OF 06.10, AND A CHORD WHICH BEARS, NORTH 16°52'49" WEST, A DISTANCE OF 25.75 FEET TO A CALCULATED POINT OF TANGENCY;
22. SOUTH 75°02'52" WEST, A DISTANCE OF 19.67 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID 245.83 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 9.97 ACRE TRACT;

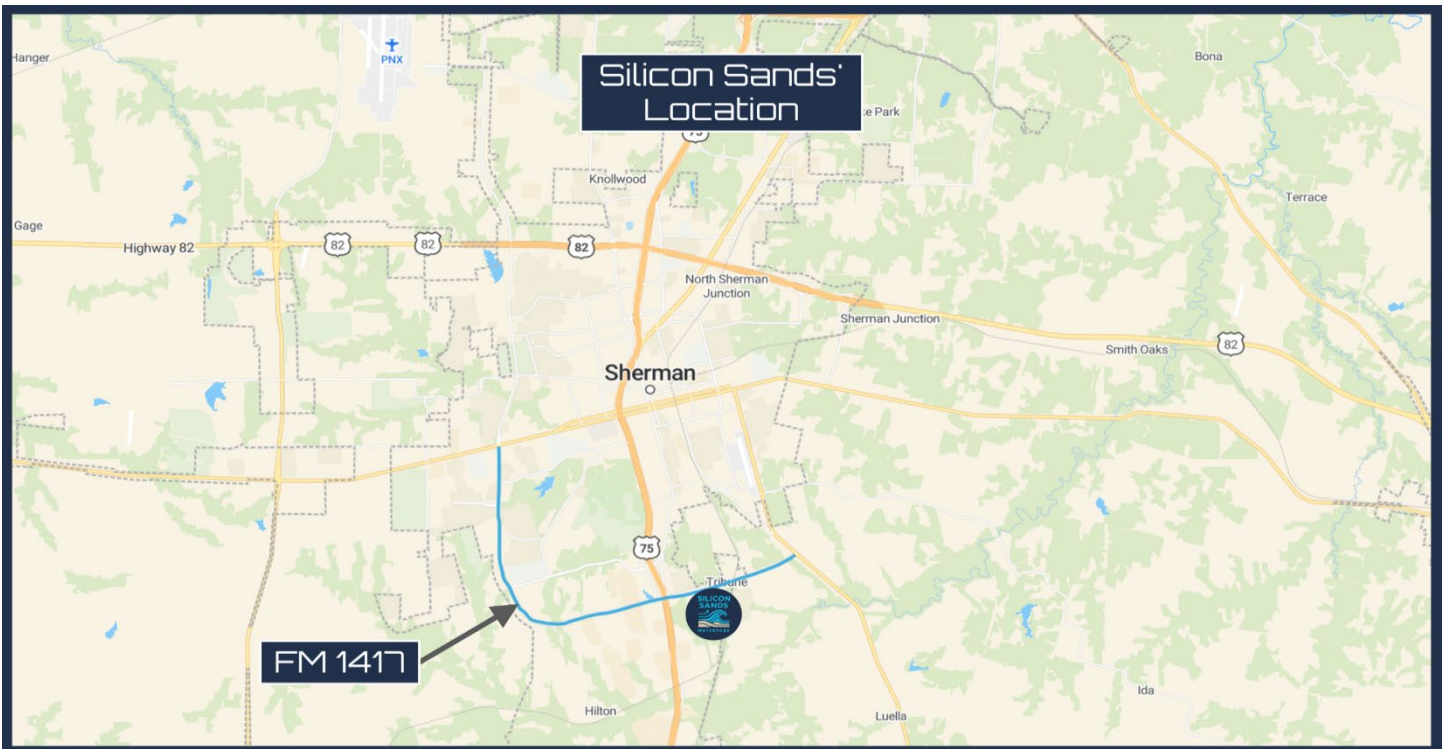
THENCE NORTH 15°21'08" WEST, WITH THE WEST LINE OF SAID 245.83 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 9.97 ACRE TRACT, A DISTANCE OF 493.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.24 ACRES (489,614 SQUARE FEET) OF LAND, MORE OR LESS.



## PROJECT LOCATION AND SUMMARY

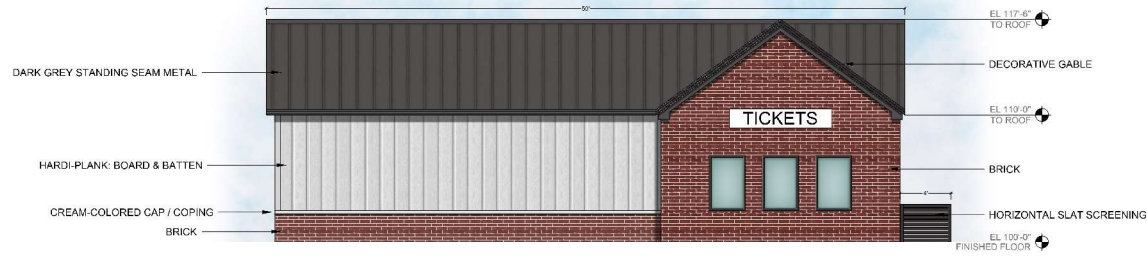
Silicon Sands, LLC (Silicon Sands) proposes to construct and operate a one-of-a-kind waterpark in Sherman, Texas celebrating the role of high-tech manufacturing in Sherman’s growth and prosperity. This park will be located within the growing Bel Air Village, which is the first Planned Development (PD) in Sherman’s history. This 300-acre mixed-used community is located at the southeast corner of US 75 and Texas FM 1417 in Sherman and is within eyesight of several of Sherman’s high-tech industries dotting the skyline of Sherman, which is now being referred to as the “Silicon Prairie”. The West Village of Bel Air is expected to include other retail and commercial amenities to supplement the large residential development already underway. When completed, Bel Air is expected to be home to more than 4,000 single and multi-family residential households.

This \$30+ million project is expected to be completed in time for the 2027 swim season, which begins in May of 2027. The site is being developed with built-in attendance growth in mind, with attractions and amenities able to serve up to 220,000 visitors per year. First year attendance projections are in the 170,000 range.

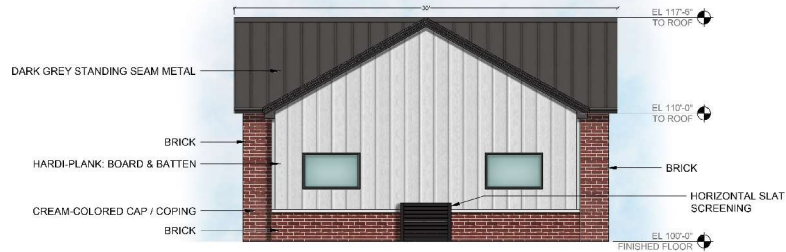




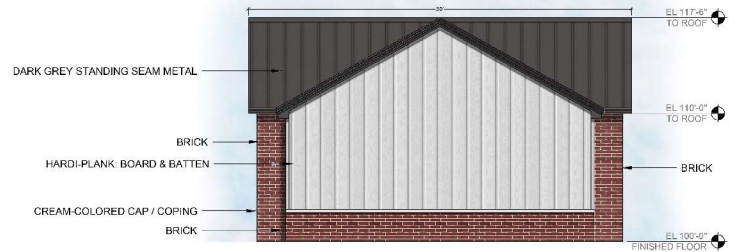
# #4 RETAIL/SUNDRIES AND TICKET OFFICE



4 FRONT ELEVATION



4 RIGHT ELEVATION



4 LEFT ELEVATION

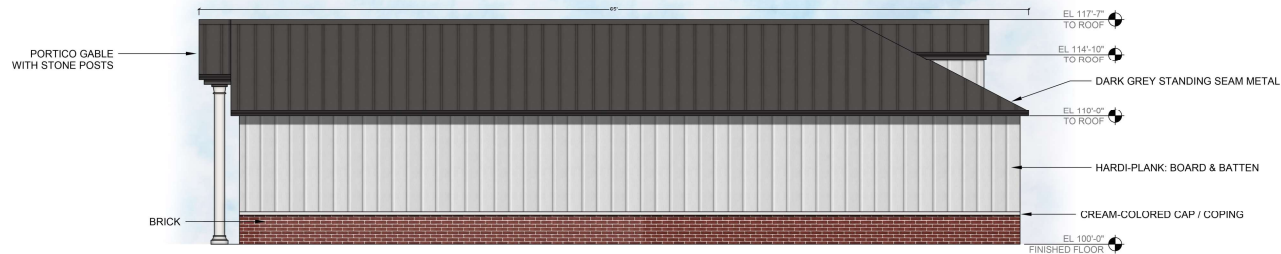


4 REAR ELEVATION

	FRONT (West)		RIGHT (South)		LEFT (North)		REAR (East)		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
Windows/Doors	45	7.9%	30	7.3%	0	0.0%	102	18.0%	177	11.5%
Brick/Brick Trim	298.5	52.6%	129	31.5%	129	31.5%	286.5	50.5%	714	46.2%
Hardi-Plank Board	224	39.5%	251	61.2%	281	68.5%	179	31.5%	654	42.3%
<b>TOTAL</b>	<b>567.5</b>	<b>100.0%</b>	<b>410</b>	<b>100.0%</b>	<b>410</b>	<b>100.0%</b>	<b>567.5</b>	<b>100.0%</b>	<b>1545</b>	<b>100%</b>

Colors/Materials	
BRICK:	Red Brick
BRICK TRIM ACCENT:	Light Cream
HARDI-PLANK SIDING:	Natural White
HARDI-PLANK FASCIA:	Dark Gray
STANDING SEAM METAL ROOF:	Dark Gray
SYNTHETIC WOOD SCREENING:	Dark Gray

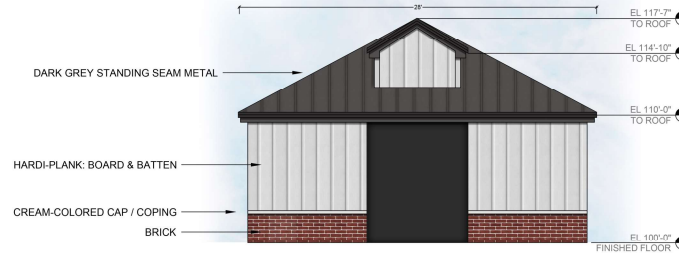
# #5 RESTROOM/CHANGING



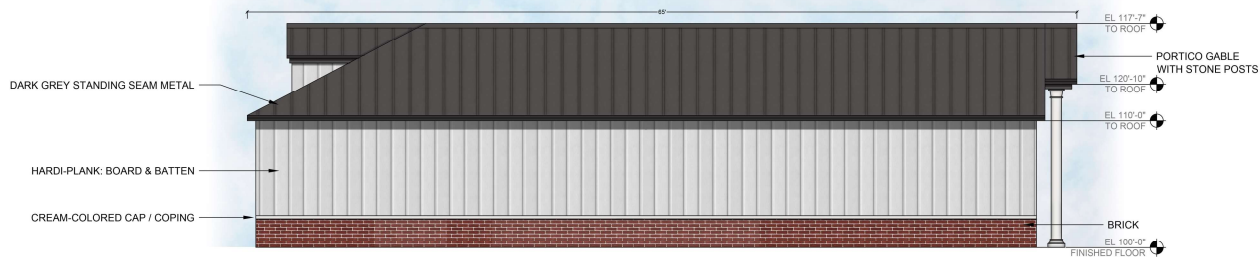
5 RIGHT ELEVATION



5 FRONT ELEVATION



5 REAR ELEVATION



5 LEFT ELEVATION

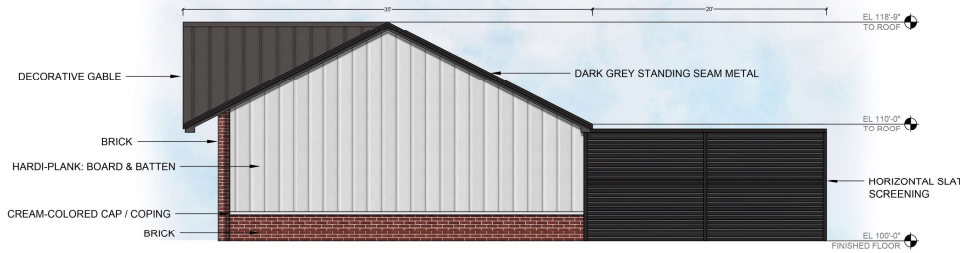
	FRONT (North)		RIGHT (North)		LEFT (South)		REAR (West)		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
Windows/Doors	90	23.6%	0	0.0%	0	0.0%	90	28.5%	180	13.7%
Brick/Brick Trim	254.5	66.7%	183	29.6%	183	29.6%	57	18.0%	495	37.6%
Hardi-Plank Board	37	9.7%	436	70.4%	436	70.4%	169	53.5%	642	48.8%
<b>TOTAL</b>	<b>381.5</b>	<b>100.0%</b>	<b>619</b>	<b>100.0%</b>	<b>619</b>	<b>100.0%</b>	<b>316</b>	<b>100.0%</b>	<b>1317</b>	<b>100%</b>

Colors/Materials	
BRICK:	Red Brick
BRICK TRIM ACCENT:	Light Cream
HARDI-PLANK SIDING:	Natural White
HARDI-PLANK FASCIA:	Dark Gray
STONE PILLARS (GFRC)	Light Cream
STANDING SEAM METAL ROOF:	Dark Gray

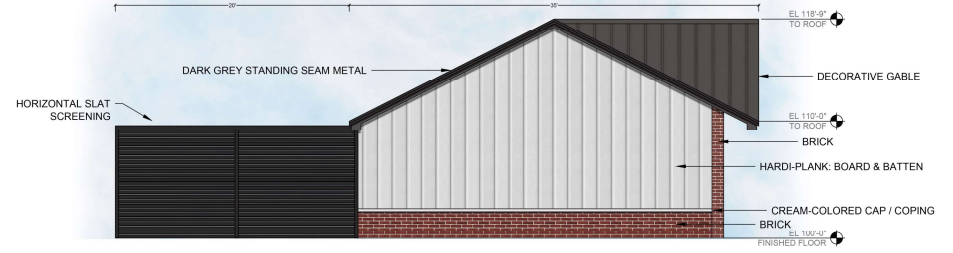
# #11 CENTRAL FOOD AND BEVERAGE BUILDING



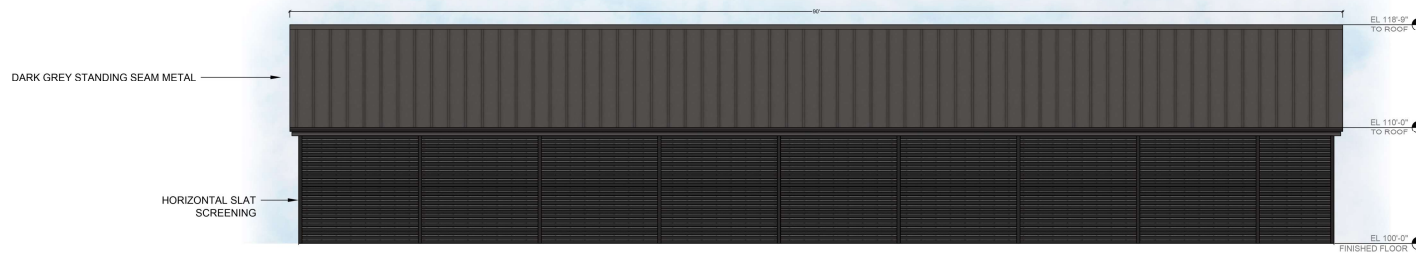
11 FRONT ELEVATION



11 RIGHT ELEVATION



11 LEFT ELEVATION



11 REAR ELEVATION

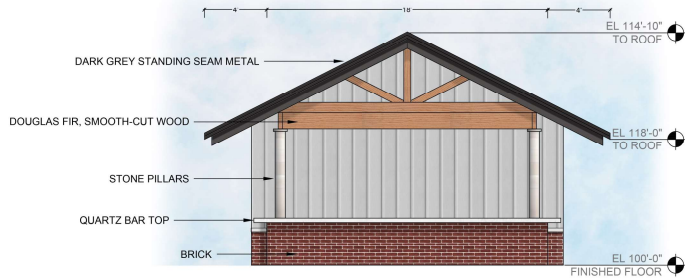
	FRONT (North)		RIGHT (West)		LEFT (East)		REAR (South)		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
Windows/Doors	128	11.6%	0	0.0%	0	0.0%	0	0.0%	128	5.3%
Brick/Brick Trim	729	66.2%	95	23.6%	95	23.6%	0	0.0%	824	34.3%
Hardi-Plank Board	244	22.2%	307	76.4%	307	76.4%	180	20.0%	731	30.4%
Synthetic Wood Fencing	0	0.0%	0	0.0%	0	0.0%	720	80.0%	720	30.0%
<b>TOTAL</b>	<b>1101</b>	<b>100.0%</b>	<b>402</b>	<b>100.0%</b>	<b>402</b>	<b>100.0%</b>	<b>900</b>	<b>100.0%</b>	<b>2403</b>	<b>100%</b>

Colors/Materials	
BRICK:	Red Brick
BRICK TRIM ACCENT:	Light Cream
HARDI-PLANK SIDING:	Natural White
HARDI-PLANK FASCIA:	Dark Gray
STANDING SEAM METAL ROOF:	Dark Gray
SYNTHETIC WOOD SCREENING:	Dark Gray

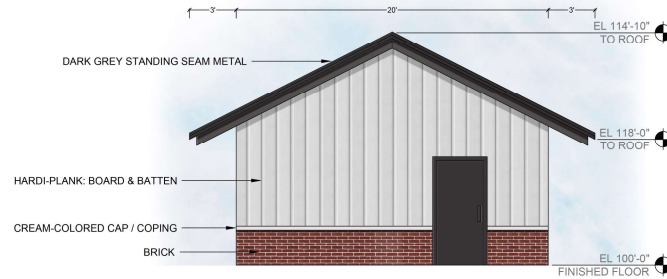
# #20 WALK-UP FOOD AND BEVERAGE



20 RIGHT ELEVATION



20 FRONT ELEVATION



20 REAR ELEVATION

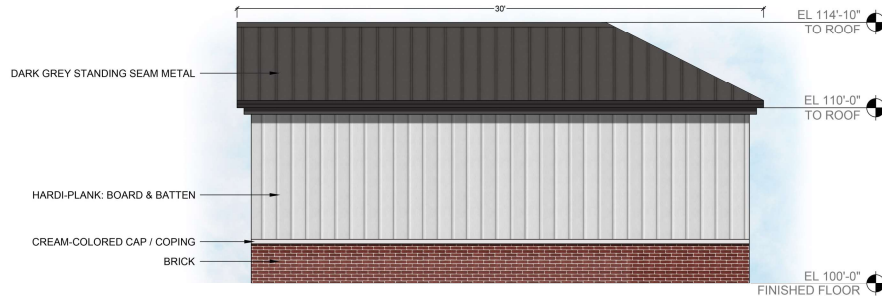


20 LEFT ELEVATION

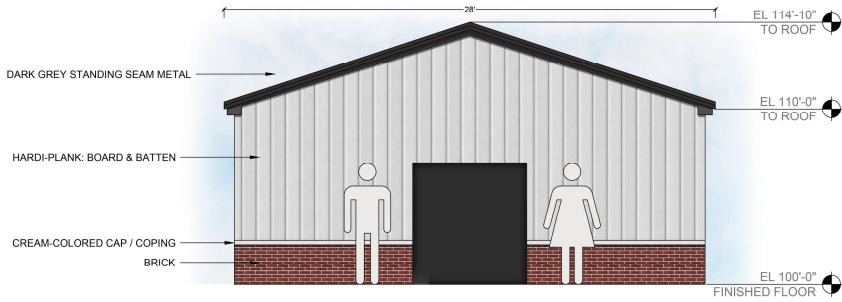
	FRONT (South)		RIGHT (East)		LEFT (West)		REAR (North)		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
Windows/Doors	0	0.0%	0	0.0%	0	0.0%	24	10.1%	24	3.2%
Brick/Brick Trim	84	31.2%	152	60.3%	152	60.3%	51	21.4%	287	37.8%
Hardi-Plank Board	185	68.8%	100	39.7%	100	39.7%	163	68.5%	448	59.0%
<b>TOTAL</b>	<b>269</b>	<b>100.0%</b>	<b>252</b>	<b>100.0%</b>	<b>252</b>	<b>100.0%</b>	<b>238</b>	<b>100.0%</b>	<b>759</b>	<b>100%</b>

Colors/Materials	
BRICK:	Red Brick
BRICK TRIM ACCENT:	Light Cream
HARDI-PLANK SIDING:	Natural White
DOUGLAS FIR PILLARS AND TRIM	Wood
STANDING SEAM METAL ROOF:	Dark Gray
OPEN-AIR BAR AREA:	White Quartz Countertops

# #24 RESTROOM BUILDING



24 RIGHT ELEVATION



24 FRONT ELEVATION



24 REAR ELEVATION

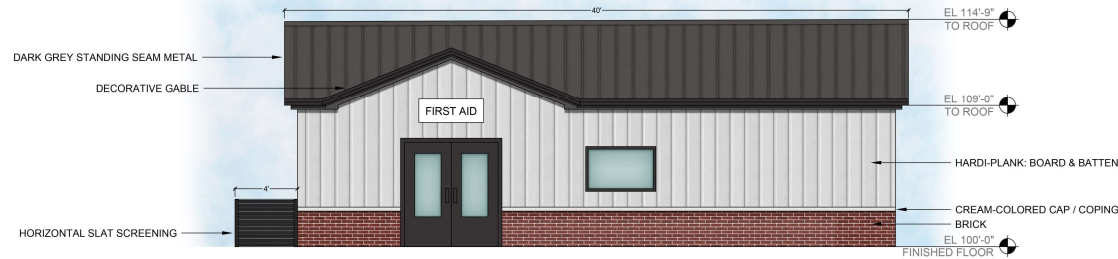


24 LEFT ELEVATION

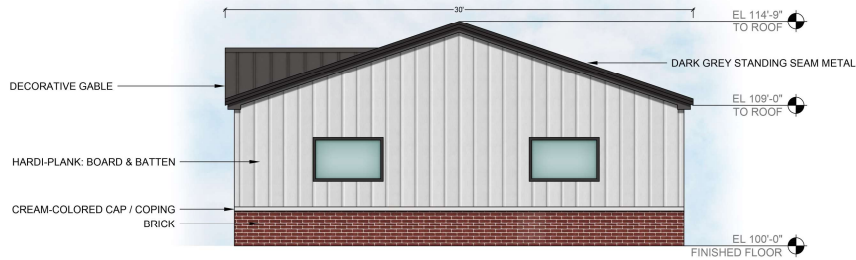
	FRONT (South)		RIGHT (East)		LEFT (West)		REAR (North)		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
Windows/Doors	64	18.4%	0	0.0%	0	0.0%	0	0.0%	64	6.9%
Brick/Brick Trim	60	17.2%	90	30.0%	90	30.0%	84	30.0%	234	25.2%
Hardi-Plank Board	224	64.4%	210	70.0%	210	70.0%	196	70.0%	630	67.9%
<b>TOTAL</b>	<b>348</b>	<b>100.0%</b>	<b>300</b>	<b>100.0%</b>	<b>300</b>	<b>100.0%</b>	<b>280</b>	<b>100.0%</b>	<b>928</b>	<b>100%</b>

Colors/Materials	
BRICK:	Red Brick
BRICK TRIM ACCENT:	Light Cream
HARDI-PLANK SIDING:	Natural White
HARDI-PLANK FASCIA:	Dark Gray
STANDING SEAM METAL ROOF:	Dark Gray

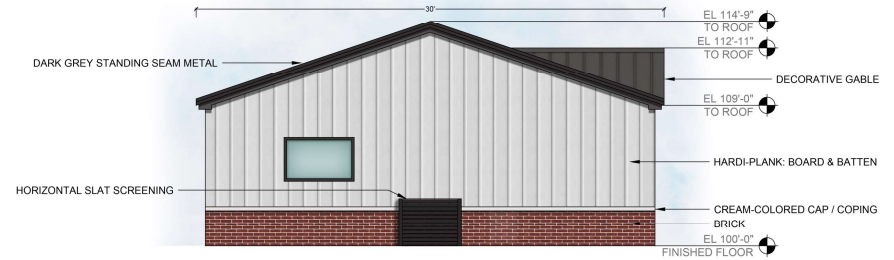
# #28 ADMIN./EMPLOYEES/FIRST AID



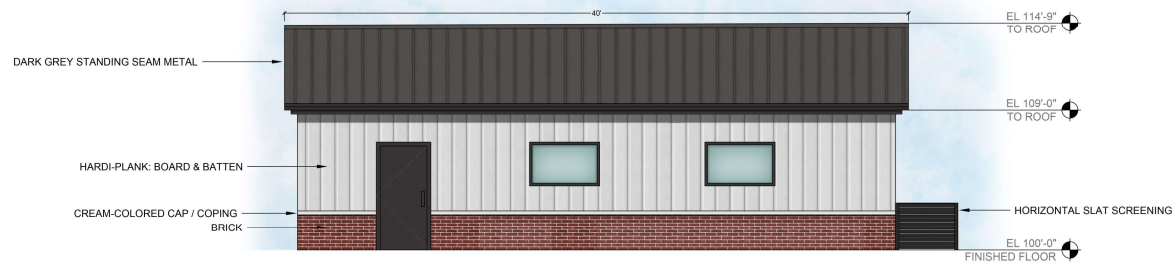
28 FRONT ELEVATION



28 RIGHT ELEVATION



28 LEFT ELEVATION



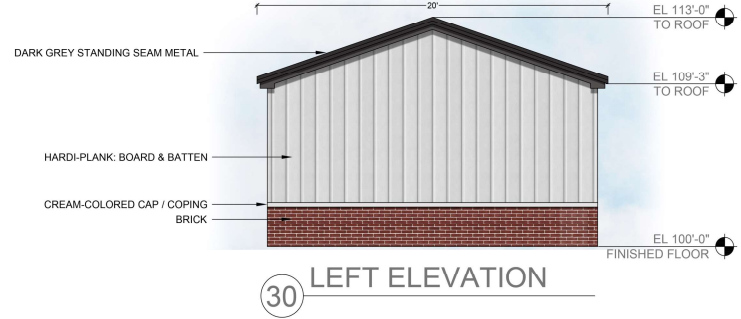
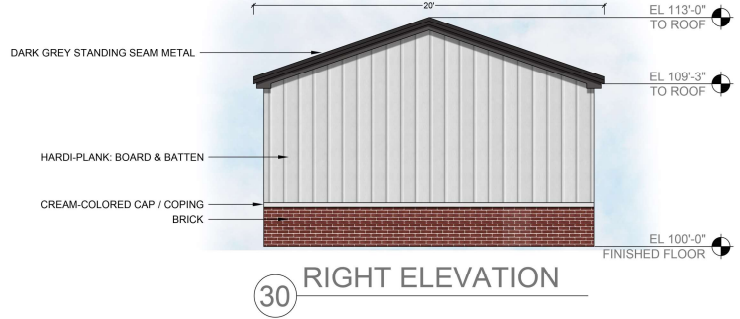
28 REAR ELEVATION

	FRONT (South)		RIGHT (East)		LEFT (West)		REAR (North)		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
Windows/Doors	63	15.0%	30	8.8%	15	4.4%	54	15.0%	147	13.1%
Brick/Brick Trim	102	24.3%	90	26.4%	90	26.4%	111	30.8%	303	27.0%
Hardi-Plank Board	255	60.7%	221	64.8%	236	69.2%	195	54.2%	671	59.9%
<b>TOTAL</b>	<b>420</b>	<b>100.0%</b>	<b>341</b>	<b>100.0%</b>	<b>341</b>	<b>100.0%</b>	<b>360</b>	<b>100.0%</b>	<b>1121</b>	<b>100%</b>

## Colors/Materials

BRICK:	Red Brick
BRICK TRIM ACCENT:	Light Cream
HARDI-PLANK SIDING:	Natural White
HARDI-PLANK FASCIA:	Dark Gray
STANDING SEAM METAL ROOF:	Dark Gray
SYNTHETIC WOOD SCREENING:	Dark Gray

# #30 STORAGE & MAINTENANCE



	FRONT (South)		RIGHT (East)		LEFT (West)		REAR (North)		TOTAL	
	SF	%	SF	%	SF	%	SF	%	SF	%
Windows/Doors	48	17.3%	0	0.0%	0	0.0%	0	0.0%	48	6.1%
Brick/Brick Trim	72	25.9%	60	26.5%	60	26.5%	90	32.4%	222	28.4%
Hardi-Plank Board	158	56.8%	166	73.5%	166	73.5%	188	67.6%	512	65.5%
<b>TOTAL</b>	<b>278</b>	<b>100.0%</b>	<b>226</b>	<b>100.0%</b>	<b>226</b>	<b>100.0%</b>	<b>278</b>	<b>100.0%</b>	<b>782</b>	<b>100%</b>

Colors/Materials	
BRICK:	Red Brick
BRICK TRIM ACCENT:	Light Cream
HARDI-PLANK SIDING:	Natural White
HARDI-PLANK FASCIA:	Dark Gray
STANDING SEAM METAL ROOF:	Dark Gray
SYNTHETIC WOOD SCREENING:	Dark Gray



323 North Shore Drive  
Suite 300  
Pittsburgh, PA 15212

Ph: (412) 921 - 3303

March 03, 2026

Mr. Jim Richey, P.E.  
KFM Engineering & Design  
322 W. Walnut St., Suite 200  
Celina, TX 75009

*VIA EMAIL: [jrichey@kfm-llc.com](mailto:jrichey@kfm-llc.com)*

***Reference: Parking Demand Analysis / Evaluation for the Proposed Silicon Sands Waterpark Development in the City of Sherman, Grayson County, Texas***

Dear Mr. Richey:

As requested, David E. Wooster and Associates, LLC (Wooster) has performed a parking demand analysis / evaluation relative to the proposed Silicon Sands Waterpark development in the City of Sherman, Grayson County, Texas.

It is understood that the proposed development will consist of an approximate 6.34-acre waterpark (excluding on-site parking areas).

To identify the peak parking demand of the proposed development, Wooster consulted ITE's *Parking Generation Manual*, 6<sup>th</sup> Edition, 2023 (specifically, ITE Land Use Code #482 – *Water Slide Park*). Based on ITE rates (excerpts and calculations are included at the end of this correspondence), the peak parking demand of the proposed waterpark is projected to be 508 spaces.

**NOTE: The parking generation rates associated with ITE LUC #482 (Water Slide Park) do not account for ride-sharing or shuttling, which would result in a lower parking demand, to an extent.**

As currently proposed, the development will provide approximately 472 on-site spaces, with an additional 375 off-site shared spaces via the Schulman's Movie Bowl Grille (site plan and off-site parking exhibits are included at the end of this correspondence). Although the

Mr. Jim Richey, P.E.  
March 03, 2026  
Page 2 of 2

proposed on-site parking (472 spaces) does not meet the projected parking demand (508 spaces), the proposed off-site parking (375 spaces) and ridesharing / shuttling options are anticipated to sufficiently offset the on-site parking deficiency (36 spaces).

We trust that this correspondence has been submitted in the proper form. If you have any questions or require additional information, please feel free to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'J Haydo', is centered below the text 'Yours truly,'. The signature is written in a cursive style with a large initial 'J' and a distinct 'H'.

Joshua A. Haydo, P.E., PTOE  
Senior Traffic Engineer / Deputy COO

JAH/jrn

Enclosures: ITE Parking Generation Excerpts and Calculations  
Preliminary Site Plan  
Off-Site Parking Exhibit

W:4824-030326 ParkingEval

# Land Use: 482 Water Slide Park

## Description

A water slide park contains water slides, wading pools, and refreshment stands. Some water slide parks may include picnic areas.

## Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand for one study site on a weekday and a Saturday.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	—
9:00 a.m.	—	—
10:00 a.m.	19	10
11:00 a.m.	64	36
12:00 p.m.	81	60
1:00 p.m.	89	76
2:00 p.m.	100	93
3:00 p.m.	95	100
4:00 p.m.	77	91
5:00 p.m.	63	78
6:00 p.m.	44	66
7:00 p.m.	23	51
8:00 p.m.	—	32
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

## **Additional Data**

The average parking supply ratio for the two study sites with parking supply information is 86 spaces per acre. The average peak parking occupancy at these two sites is 93 percent.

The sites were surveyed in the 2000s in Texas.

## **Source Number**

447

# Water Slide Park (482)

**Peak Period Parking Demand vs: Acres**

**On a: Weekday (Monday - Friday)**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

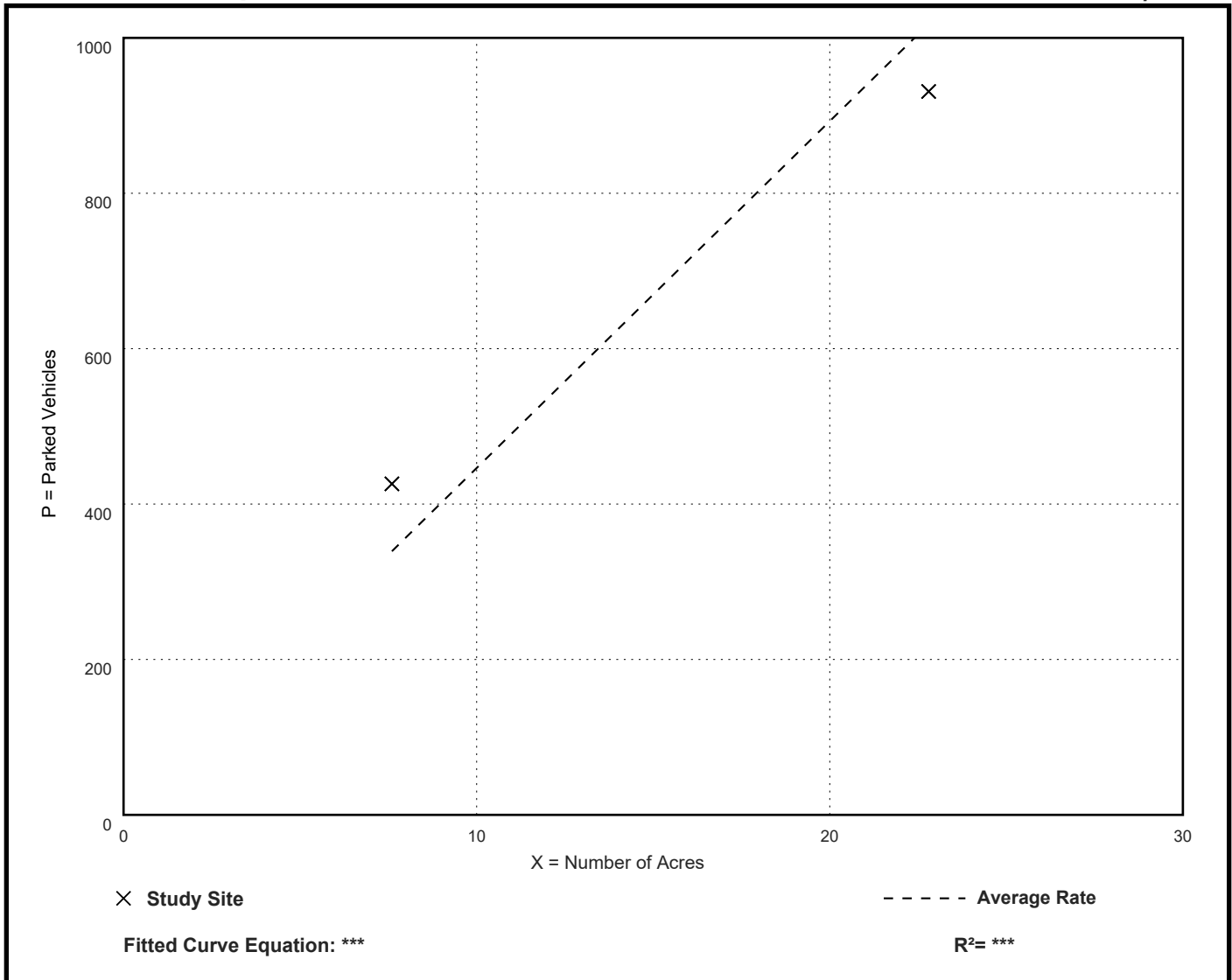
Avg. Num. of Acres: 15

## Peak Period Parking Demand per Acre

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
44.64	40.83 - 56.05	*** / ***	***	*** ( ***)

## Data Plot and Equation

*Caution – Small Sample Size*



# Water Slide Park (482)

**Peak Period Parking Demand vs: Acres**

**On a: Saturday**

**Setting/Location: General Urban/Suburban**

Number of Studies: 2

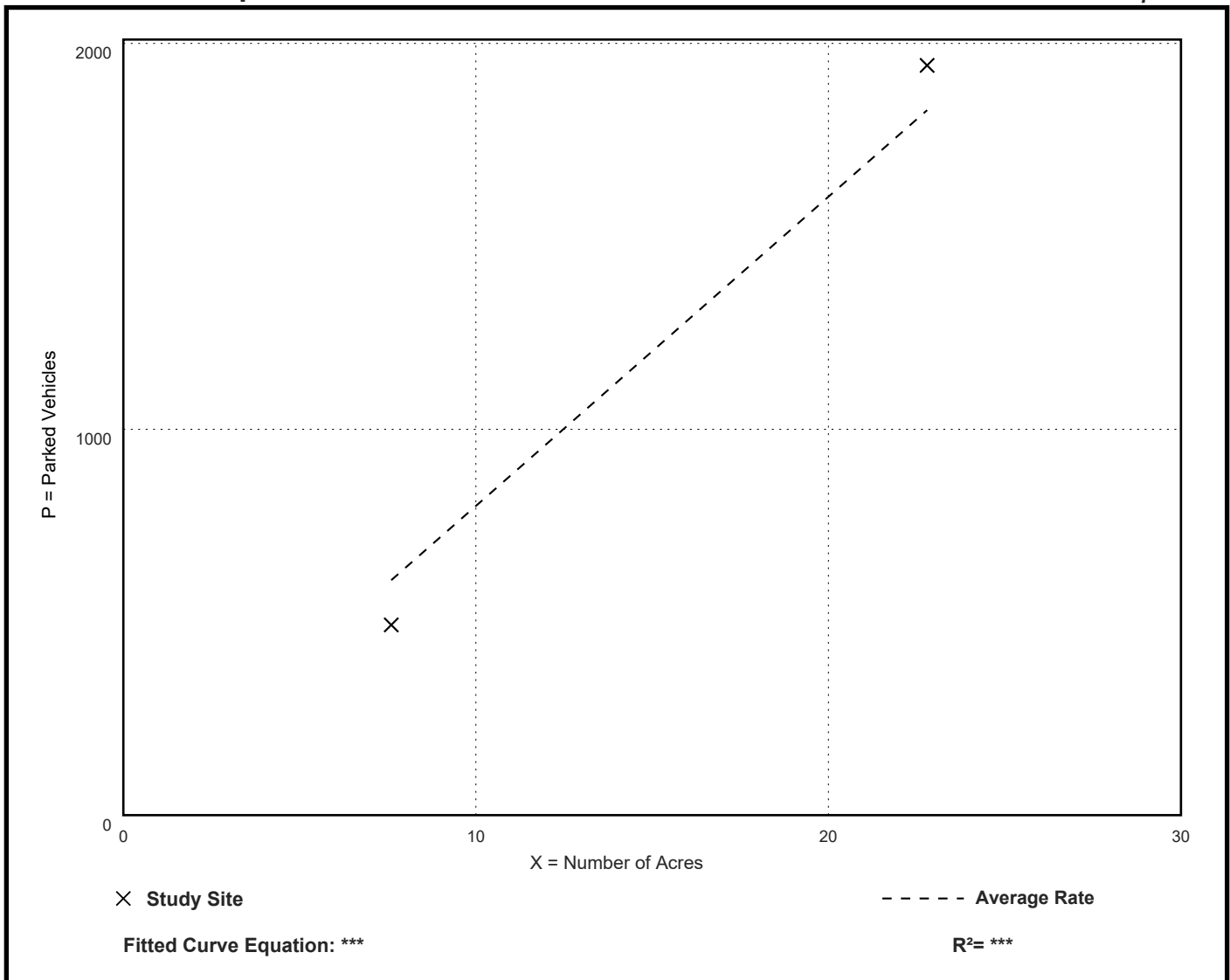
Avg. Num. of Acres: 15

## Peak Period Parking Demand per Acre

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
80.13	64.87 - 85.22	*** / ***	***	*** ( ***)

## Data Plot and Equation

*Caution – Small Sample Size*



# PARKING GENERATION

---

David E. Wooster and Associates, LLC  
323 North Shore Dr, Suite 300  
Pittsburgh, PA 15212

County : Grayson  
Municipality : City of Sherman  
State: Texas  
Client Code: #4824

Land Use Code: 482  
Description: Water Slide Park

Acres: 6.34

X = Acres

## Page: 269 Weekday (Monday - Friday)

Equation: Not Given

*Average Rate = 44.64*

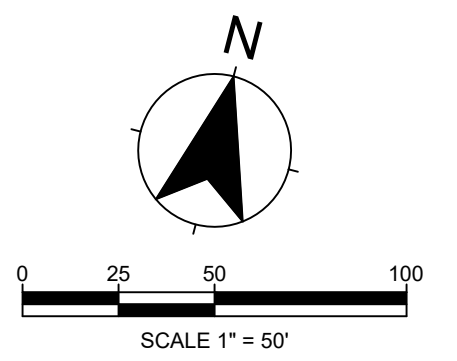
Parking Demand = 283

## Page: 270 Saturday

Equation: Not Given

*Average Rate = 80.13*

Parking Demand = 508



LEGEND

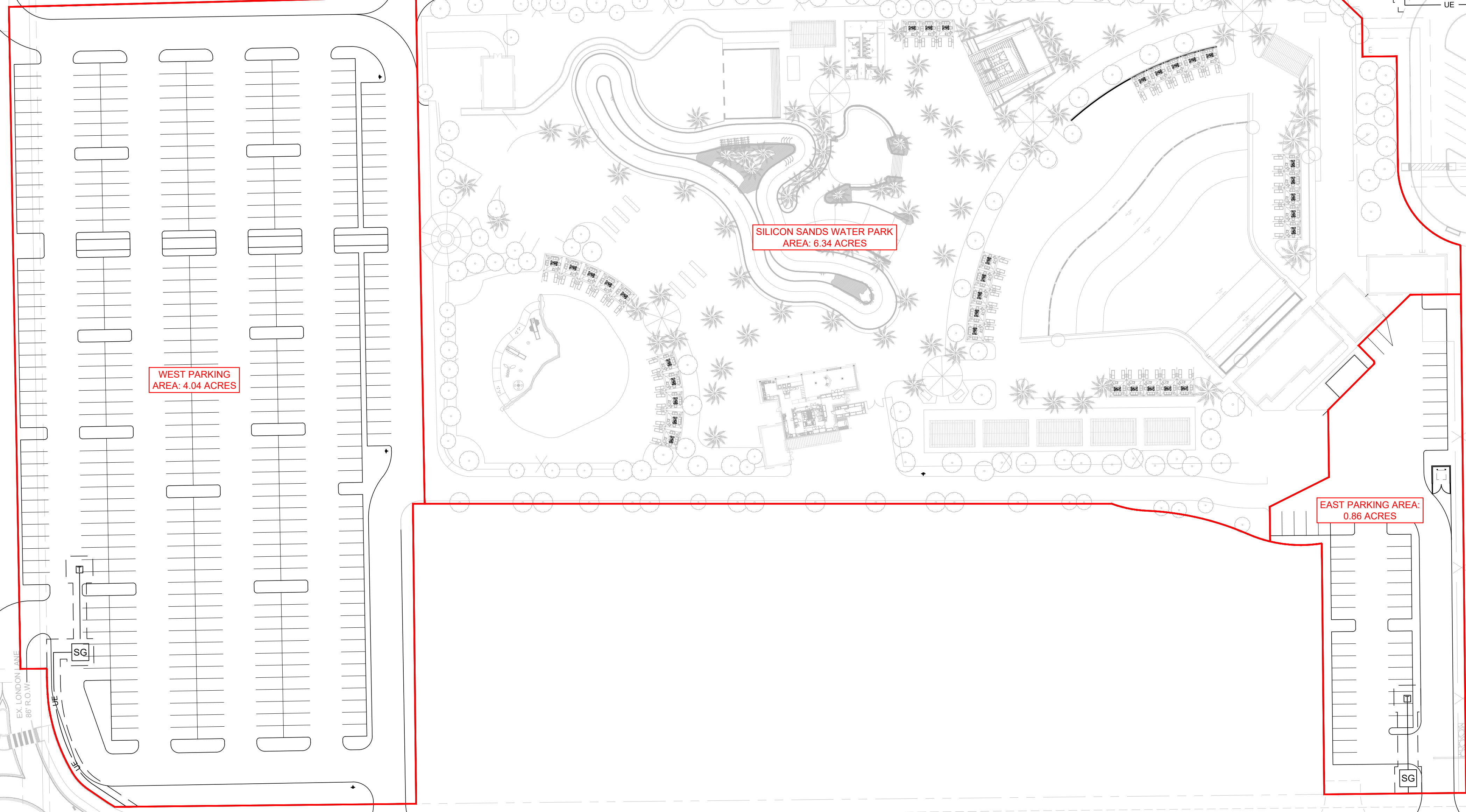
- PROPOSED PARKING LAYOUT
- EXISTING PARKING LAYOUT
- SWITCH GEAR
- TRANSFORMER

T

SG

FUTURE LONDON LANE: 16 SPACES  
DRIVE SHIFT IN SOUTHWEST CORNER: 5 SPACES  
REQUIRED LANDSCAPE ISLANDS: 29 SPACES  
WEST PARKING LOT ENTRANCE: 5 SPACES  
  
TOTAL PARKING SPACES REMOVED: 55 SPACES  
UPDATED TOTAL PARKING SPACES PROVIDED: 472 SPACES

CONNECTION TO FM1417  
PER KIMLEY HORN PLANS



EX. BEACH BOULEVARD 86' R.O.W.

EX. BEACH BOULEVARD 86' R.O.W.

EX. BEACH BOULEVARD 86' R.O.W.

p:\25kfm0255\civil\scb\exhibits\25kfm0255\_sfp\_site\_plan\_exhibit.dwg, 2/27/2026, 9:53 AM

PROJECT

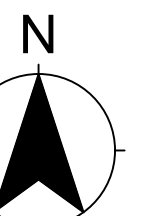
**BEL-AIR DEVELOPMENT:  
SILICON SANDS  
WATERPARK**  
SHERMAN, TEXAS

TITLE

**OFFSITE PARKING  
EXHIBIT**

CLIENT

**SILICON SANDS, LLC**  
DENISON, TEXAS



0 40 80 160  
SCALE 1" = 80'

PROJECT NUMBER:  
25KFM0255

DRAWN BY:  
SCB

DATE:  
2026/01/28

SHEET:

EXH 01

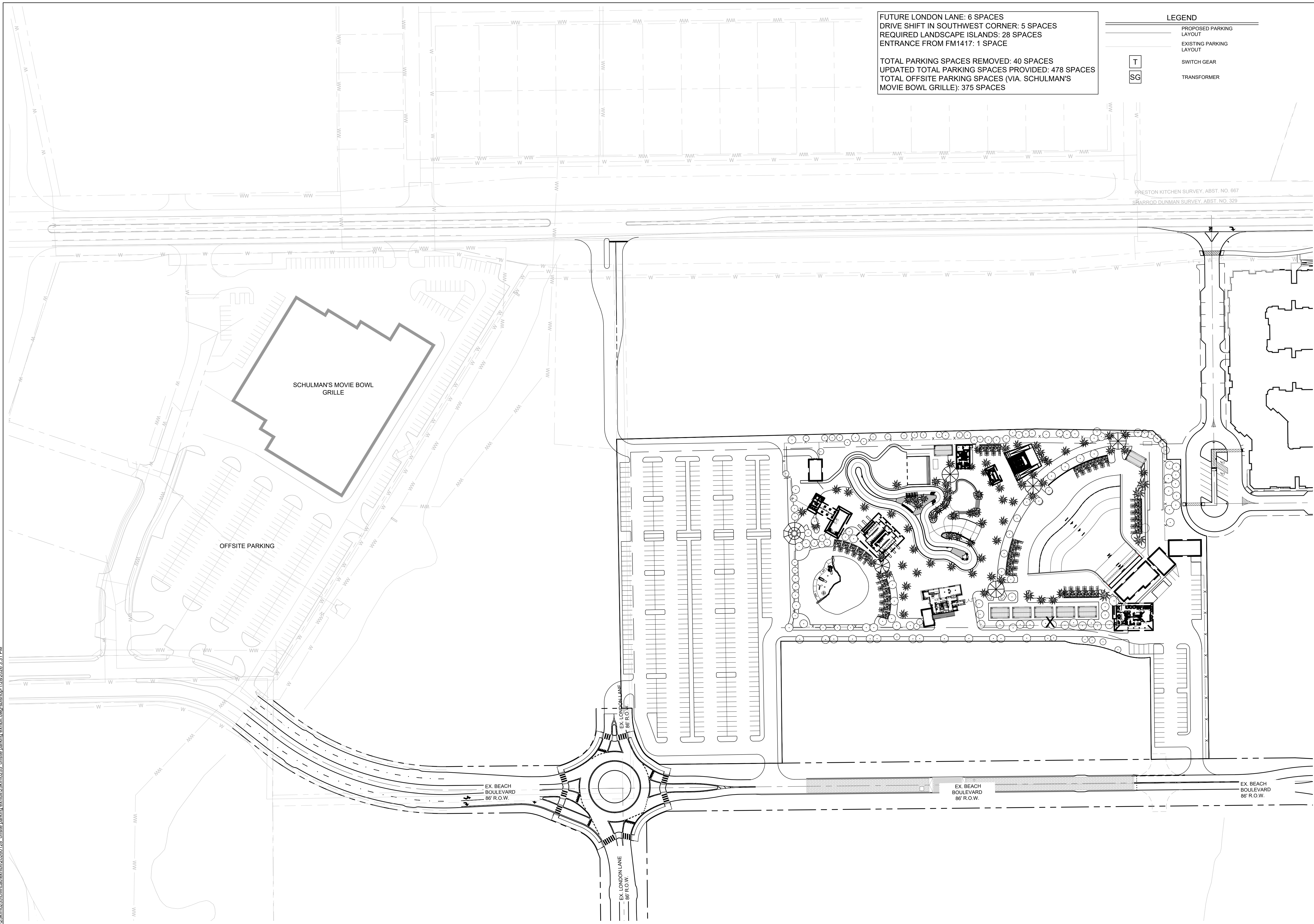
LEGEND

- PROPOSED PARKING LAYOUT
- EXISTING PARKING LAYOUT
- SWITCH GEAR
- TRANSFORMER



FUTURE LONDON LANE: 6 SPACES  
DRIVE SHIFT IN SOUTHWEST CORNER: 5 SPACES  
REQUIRED LANDSCAPE ISLANDS: 28 SPACES  
ENTRANCE FROM FM1417: 1 SPACE

TOTAL PARKING SPACES REMOVED: 40 SPACES  
UPDATED TOTAL PARKING SPACES PROVIDED: 478 SPACES  
TOTAL OFFSITE PARKING SPACES (VIA SCHULMAN'S  
MOVIE BOWL GRILLE): 375 SPACES



PRESTON KITCHEN SURVEY, ABST. NO. 667  
SHARROD DUNMAN SURVEY, ABST. NO. 329

p:\25kfm\255\civil\scb\exhibit\25kfm0255\_offsite\_parking\_exhibit.dwg\_ebs\shop\_1/28/2026 3:31 PM



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

**Planning & Zoning Commission Development Services**

Agenda Item No. 7.

**Meeting Date:** 3/24/2026

**Prepared By:** Tammy Mrozinski, Planning Technician

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**\*4811 Tortilla Way (Project No. 000346-2026)**

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 in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District), as follows:

***Planning and Zoning Commission***

Site Plan for Molinos USA

**Background:**

The property is located at 4811 Tortilla Way. The applicant has added approximately 10,000 square feet of building area to the development, resulting in a resubmittal for site plan approval. The property owner would like site plan approval for Molinos USA.

The following has been approved at this location:

- 1/13/2026- Final Plat Molinos USA Addition.
- 9/16/2025 Site plan for Easy Foods.
- 1/22/2025 - Site Plan for Molinos USA Lawrence Equipment.
- 12/11/2024 - Preliminary Plat of Molinos USA Addition (Conditionally Approved).
- 2/21/2023 - Site Plan of Molinos USA Addition.
- 2/21/2023 -Preliminary Plat of Molinos USA Addition.

**Origination:**

The request of Sherman Economic Development Corporation (Owner), Chris Lawrence (Prospective Buyer) and BGE, Inc. (Surveyor)

**Staff Recommendation:**

Staff recommends P&Z approve this item.

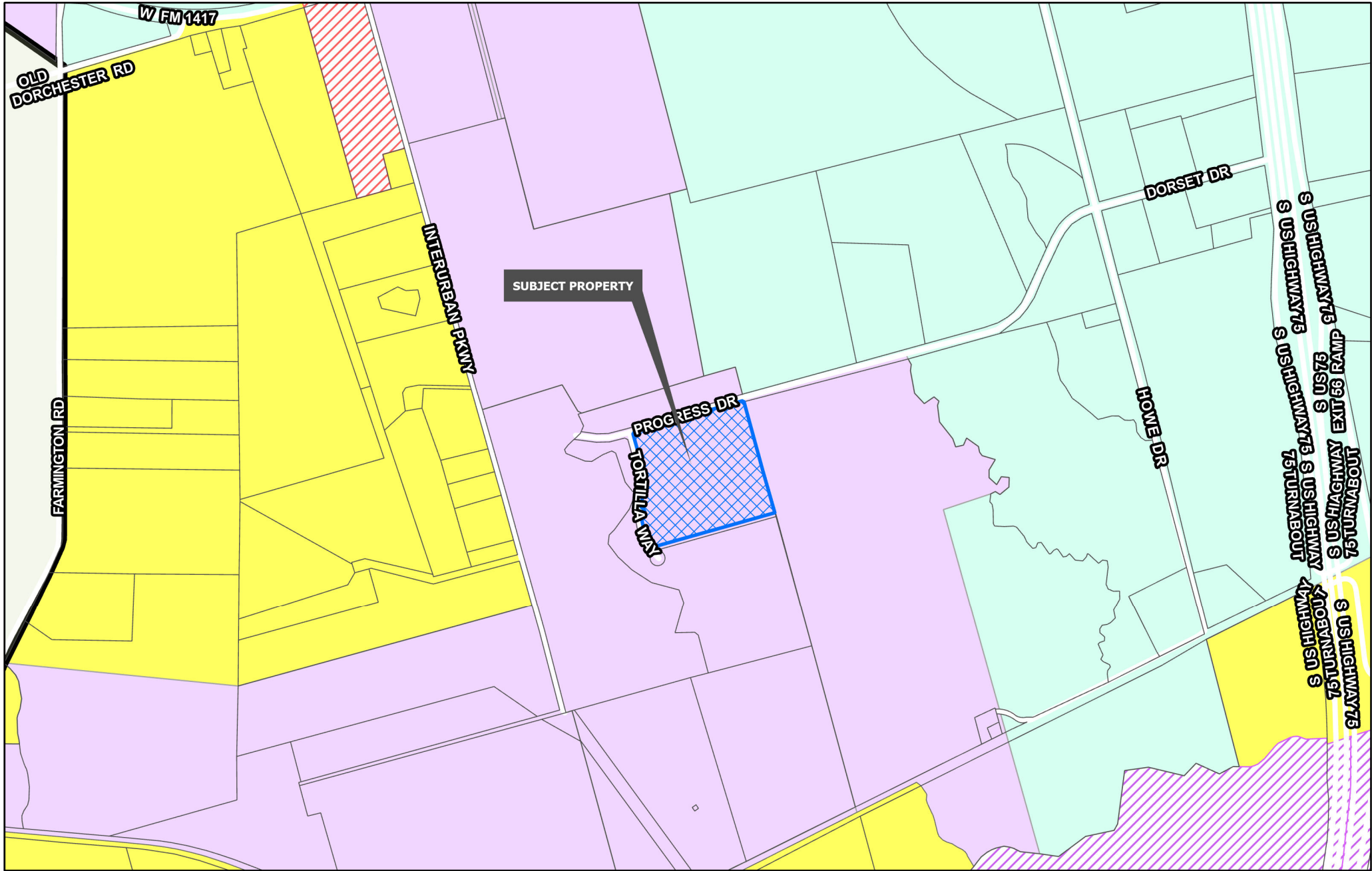
---

**Attachments:**

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Site Plan
6. 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  
 4811 TORTILLA WAY**



## TECHNOLOGY HUB

### Intent & Character

The Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

### Appropriate Land Use Types

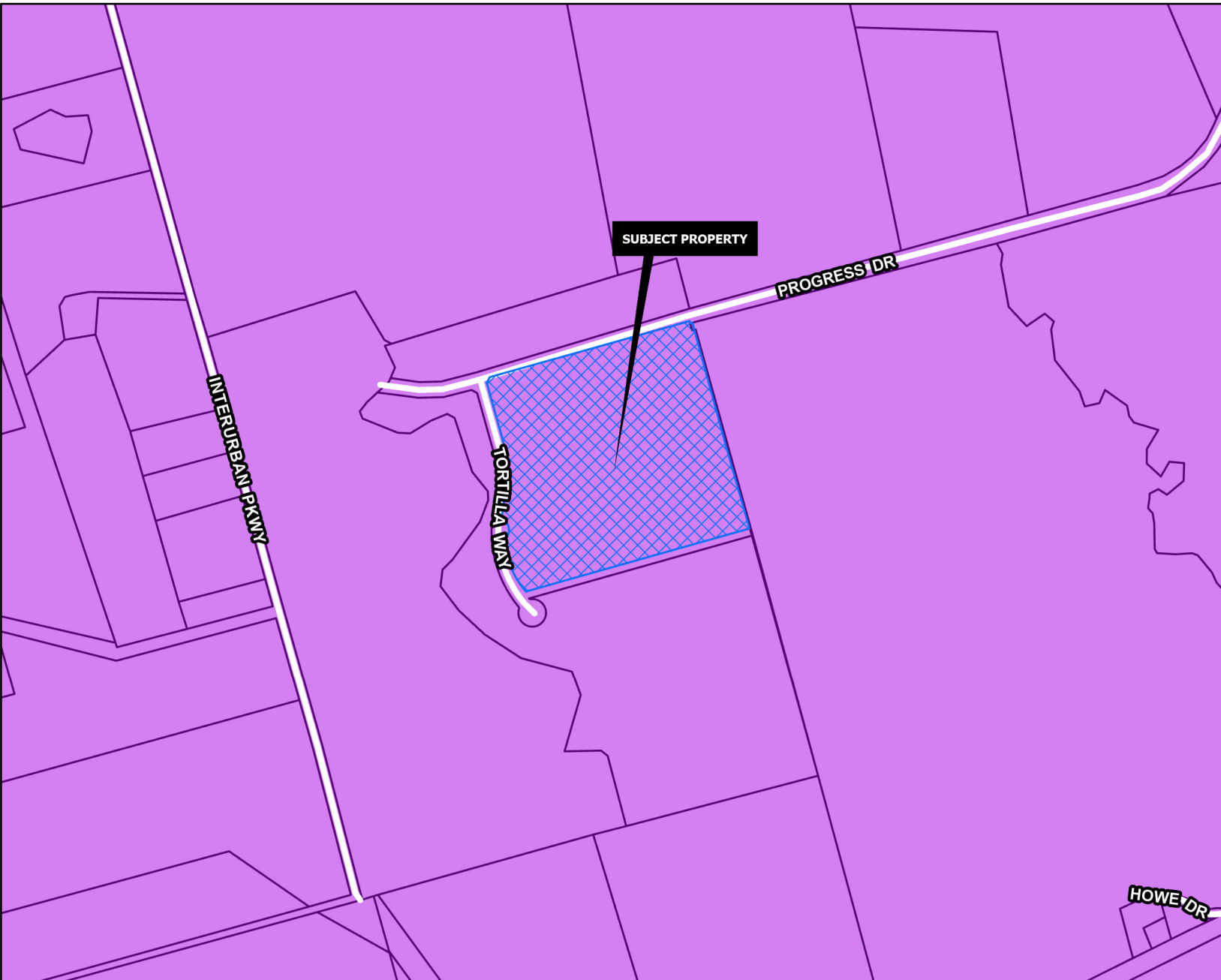
- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

### Compatible Zoning Districts

- Light Manufacturing
- Heavy Manufacturing
- Multi-Family Residential (MF-15 and MF-30)

### Considerations

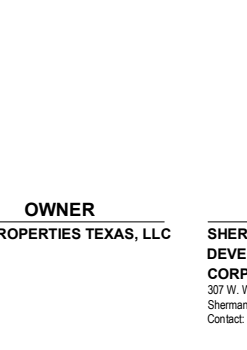
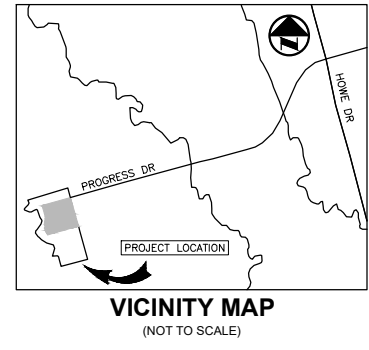
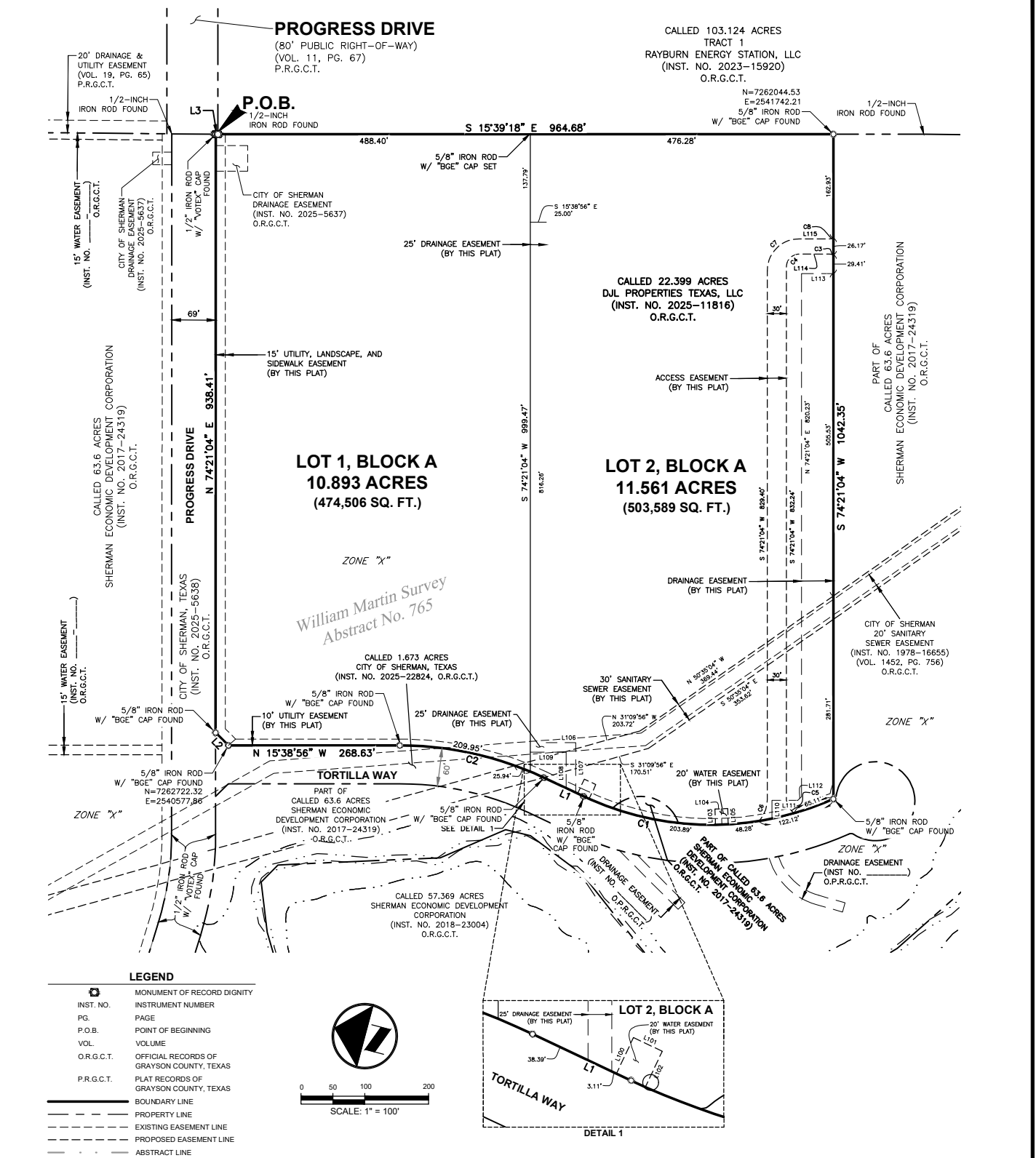
- Multi-family uses can support employment uses and provide housing variety in the community. These uses should be integrated into planned developments.
- Industrial uses should be ones that are primarily operated inside.
- Outdoor storage should be limited and screened from public view.



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

**CITY OF SHERMAN  
FUTURE LAND USE MAP  
4811 TORTILLA WAY**





**FINAL PLAT**  
**LOTS 1 & 2, BLOCK A**  
**MOLINOS USA ADDITION**

BEING 22.454 ACRES  
 WILLIAM MARTIN SURVEY, ABSTRACT NO. 765  
 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS  
 NOVEMBER 2025  
 SHEET 1 OF 2

<b>OWNER</b> DJL PROPERTIES TEXAS, LLC	<b>OWNER</b> SHERMAN ECONOMIC DEVELOPMENT CORPORATION 307 W. Washington St #102 Sherman, Texas 75090 Contact: Kent Sharp, President	<b>SURVEYOR</b> <b>BGE, Inc.</b> 2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Firm No. 10106500 Copyright 2025 Contact: René Silvas, R.P.L.S. Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com
---	---	--

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS §  
 COUNTY OF GRAYSON §

WHEREAS, DJL Properties Texas, LLC and Sherman Economic Development Corporation are the owners of a 22.454-acre (978,095-square-foot) tract of land situated in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas; said tract being all of that called 22.399-acre tract of land described in Special Warranty Deed to DJL Properties Texas, LLC recorded in Instrument No. 2025-11816 and part of that called 63.6-acre tract of land described in General Warranty Deed to Sherman Economic Development Corporation (hereafter called Sherman EDC) recorded in Instrument No. 2017-24319, both of the Official Records of Grayson County, Texas; said 22.454-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the northeast line of said DJL Properties Texas tract; said point being the southwest corner of Progress Drive (an 80-foot public right-of-way according to the plat recorded in Volume 11, Page 67 of the Plat Records of Grayson County, Texas) and the northwest corner of that called 103.124-acre tract of land described as Tract 1 in Special Warranty Deed to Rayburn Energy Station, LLC recorded in Instrument No. 2023-15920 of said Official Records;

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

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

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

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

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

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

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

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

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

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

**SURVEYOR'S CERTIFICATION**  
 STATE OF TEXAS §  
 COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

That I, René Silvas, 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.

Released for client review purposes only on November 26, 2025.  
 Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

STATE OF TEXAS §  
 COUNTY OF TARRANT §

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

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

Notary Public in and for the State of Texas

**CERTIFICATE OF COMPLIANCE**

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, MOLINOS USA ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2025, and the City Council by formal action then and there accepted the dedicated 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 by the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**OWNER**  
DJL PROPERTIES TEXAS, LLC

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

**SURVEYOR**  
**BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Firm No. 10106500  
Copyright 2025  
Contact: René Silvas, R.P.L.S.  
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	49°15'47"	470.00'	N 15°02'25" W	391.77'	404.11'
C2	25°14'24"	530.00'	N 03°01'44" W	231.59'	233.48'
C3	18°57'56"	20.00'	N 06°09'58" W	6.59'	6.62'
C4	90°00'00"	20.00'	N 60°38'56" W	28.28'	31.42'
C5	54°25'57"	30.00'	S 47°08'05" W	27.44'	28.50'
C6	42°21'06"	50.00'	N 84°28'23" W	36.12'	36.96'
C7	90°00'00"	50.00'	S 60°38'56" E	70.71'	78.54'
C8	18°57'56"	20.00'	S 25°07'54" E	6.59'	6.62'

LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 09°35'28" E	68.27'	L107	S 74°21'04" W	78.42'
L2	N 29°21'04" E	28.28'	L108	N 74°21'04" E	56.35'
L3	S 15°08'10" E	3.45'	L109	N 15°38'56" W	56.22'
L100	S 80°24'32" E	25.00'	L110	N 74°21'04" E	28.98'
L101	S 09°35'28" W	20.00'	L111	S 15°38'56" E	40.57'
L102	N 80°24'32" W	24.90'	L112	S 60°38'56" E	7.92'
L103	N 72°19'13" E	24.89'	L113	S 15°38'56" E	50.00'
L104	S 17°40'47" E	20.00'	L114	N 15°38'56" W	47.17'
L105	S 72°19'13" W	24.89'	L115	S 15°38'56" E	47.17'
L106	S 15°38'56" E	46.22'			

**OWNER'S DEDICATION**  
 STATE OF TEXAS §  
 COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2025.

By: DJL Properties Texas, LLC

**GENERAL NOTES:**

- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
- Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within Zone X and Zone A as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0405G with Map Revised September 1, 2022.  
 Zone X - Areas determined to be outside 500-year floodplain
- 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 Oncor Electric Delivery Company, LLC.
- 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 local, state and federal regulations regarding developments of this type.
- The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

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

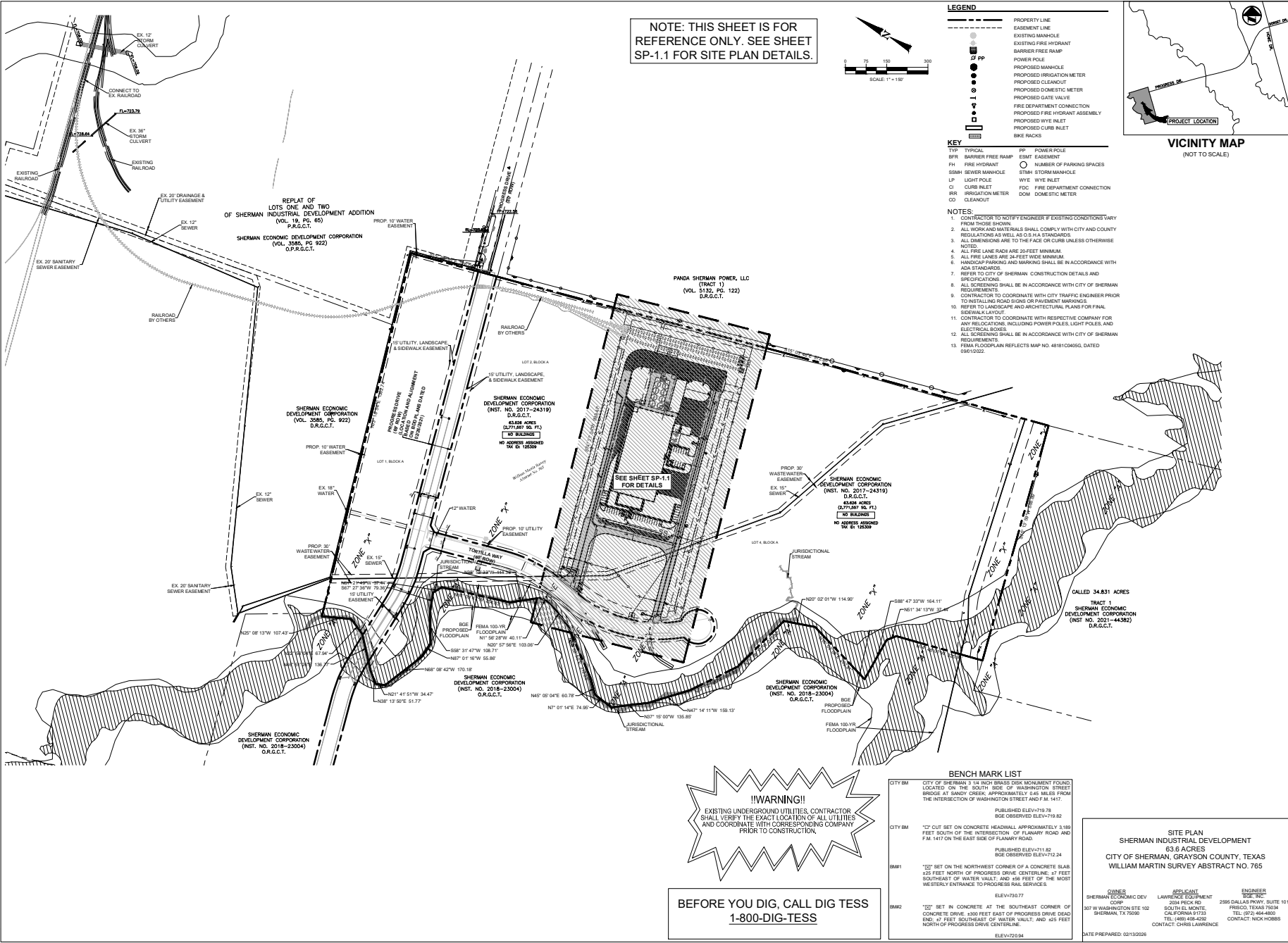
Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

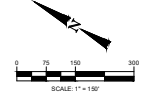
**FINAL PLAT**  
**LOTS 1 & 2, BLOCK A**  
**MOLINOS USA ADDITION**

BEING 22.454 ACRES  
 WILLIAM MARTIN SURVEY, ABSTRACT NO. 765  
 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS  
 NOVEMBER 2025  
 SHEET 2 OF 2

<b>OWNER</b> DJL PROPERTIES TEXAS, LLC	<b>OWNER</b> SHERMAN ECONOMIC DEVELOPMENT CORPORATION 307 W. Washington St #102 Sherman, Texas 75090 Contact: Kent Sharp, President	<b>SURVEYOR</b> <b>BGE, Inc.</b> 2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Firm No. 10106500 Copyright 2025 Contact: René Silvas, R.P.L.S. Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com
---	---	--



**NOTE: THIS SHEET IS FOR REFERENCE ONLY. SEE SHEET SP-1.1 FOR SITE PLAN DETAILS.**



**LEGEND**

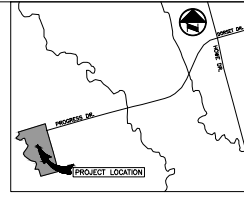
---	PROPERTY LINE	---	EASEMENT LINE
○	EXISTING MANHOLE	○	EXISTING FIRE HYDRANT
▬	BARRIER FREE RAMP	○	POWER POLE
○	PROPOSED MANHOLE	○	PROPOSED IRRIGATION METER
○	PROPOSED CLEANOUT	○	PROPOSED DOMESTIC METER
○	PROPOSED GATE VALVE	○	PROPOSED FIRE VALVE
○	FIRE DEPARTMENT CONNECTION	○	PROPOSED FIRE HYDRANT ASSEMBLY
○	PROPOSED WYE INLET	○	PROPOSED CURB INLET
○	PROPOSED CURB INLET	○	BIKE RACKS

**KEY**

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESM	EASEMENT
FH	FIRE HYDRANT	○	NUMBER OF PARKING SPACES
SMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FOC	FIRE DEPARTMENT CONNECTION
IRR	IRRIGATION METER	DOM	DOMESTIC METER
CO	CLEANOUT		

**NOTES:**

- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS OSHA STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
- ALL FIRE LANE RADII ARE 20 FEET MINIMUM.
- ALL FIRE LANES ARE 24 FEET WIDE MINIMUM.
- HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
- REFER TO CITY OF SHERMAN CONSTRUCTION DETAILS AND SPECIFICATIONS.
- ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
- CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
- REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SHERMAN LAYOUT.
- CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
- ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
- FEMA FLOODPLAIN REFLECTS MAP NO. 48181C0465G, DATED 09/01/2002.



**BGE, Inc.**  
2595 Dallas Parkway, Suite 101  
Frisco, TX 75034  
Tel: 972-464-4900 • www.bgeinc.com  
TBPE Registration No. F-1046  
Copyright 2020

**DEVELOPER**  
**LAWRENCE EQUIPMENT**  
2034 PECAN RD  
SOUTH EL MONTE, CA 91733  
TEL: (469) 408-4292  
CONTACT: CHRIS LAWRENCE

**OWNER**  
**SHERMAN ECONOMIC DEV CORP**  
307 W WASHINGTON STE 102  
SHERMAN, TX 75090

**SITE PLAN**

**MOLINOS USA**  
**LAWRENCE EQUIPMENT**

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

**NICHOLAS STEVEN MILLER**  
05/13/2026  
BGE, Inc.  
F-1046

**!CAUTION!!**  
Contractor to verify exact location & depth of Existing Facilities Prior to any Construction Activities.

**CAUTION!!!**  
CONTACT 1-800-DIG-TESS 48 HOURS PRIOR TO CONSTRUCTION.

REVISIONS	DATE	DESCRIPTION
1	02/19/20	ABI#1

CHECKED BY: NCH  
DESIGNED BY: EJB  
DATE: FEBRUARY 2020  
PROJECT NUMBER: 1151.00

**SITE PLAN**  
**SHERMAN INDUSTRIAL DEVELOPMENT**  
**63.6 ACRES**  
**CITY OF SHERMAN, GRAYSON COUNTY, TEXAS**  
**WILLIAM MARTIN SURVEY ABSTRACT NO. 765**

**OWNER:** SHERMAN ECONOMIC DEV CORP  
**APPLICANT:** LAWRENCE EQUIPMENT  
**ENGINEER:** BGE, INC.

307 W WASHINGTON STE 102  
SHERMAN, TX 75090

2595 DALLAS PKWY, SUITE 101  
FRISCO, TEXAS 75034  
SOUTH EL MONTE, CALIFORNIA 91733  
TEL: (972) 464-4900  
TEL: (469) 408-4292  
CONTACT: CHRIS LAWRENCE

DATE PREPARED: 02/13/2020

**!WARNING!**  
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

**BEFORE YOU DIG, CALL DIG TESS**  
**1-800-DIG-TESS**

**BENCH MARK LIST**

CITY BM	DESCRIPTION	ELEVATION
CITY BM	CITY OF SHERMAN, 3 1/4 INCH BRASS DISK MONUMENT FOUND LOCATED ON THE SOUTHWEST CORNER OF WASHINGTON STREET BRIDGE AT SANDY CREEK, APPROXIMATELY 0.45 MILES FROM THE INTERSECTION OF WASHINGTON STREET AND F.M. 1417.	PUBLISHED ELEV=719.78 BOE OBSERVED ELEV=719.82
CITY BM	12" CUT SET ON CONCRETE HEADWALL APPROXIMATELY 3.185 FEET SOUTH OF THE INTERSECTION OF FLANNERY ROAD AND F.M. 1417 ON THE EAST SIDE OF FLANNERY ROAD.	PUBLISHED ELEV=711.82 BOE OBSERVED ELEV=712.34
BM#1	12" SET ON THE NORTHWEST CORNER OF A CONCRETE SLAB 425 FEET NORTH OF PROGRESS DRIVE CENTERLINE, 47 FEET SOUTHWEST OF WATER VALVE AND 146 FEET FROM THE MOST WESTERLY ENTRANCE TO PROGRESS RAIL SERVICES.	ELEV=730.77
BM#2	12" SET IN CONCRETE AT THE SOUTHEAST CORNER OF CONCRETE DRIVE, 430 FEET EAST OF PROGRESS DRIVE DEAD END, 47 FEET SOUTHWEST OF WATER VALVE, AND 405 FEET NORTH OF PROGRESS DRIVE CENTERLINE.	ELEV=722.04

B.G.E., INC. \\\\bge\proj\2020\proj\2020\1151\1151.dwg, PLOT DATE: 02/19/2020, PLOT TIME: 10:52:00 AM, PLOT BY: J. L. BROWN, PLOT SCALE: 1"=100'



**BGE, Inc.**  
2595 Dallas Parkway, Suite 101  
Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBP Registration No. F-1046  
Copyright 2020

**DEVELOPER**  
**LAWRENCE EQUIPMENT**  
2034 PECK RD  
SOUTH EL MONTE, CA 91733  
TEL: (469) 408-4292  
CONTACT: CHRIS LAWRENCE

**OWNER**  
**SHERMAN ECONOMIC DEV CORP**  
307 W WASHINGTON STE 102  
SHERMAN, TX 75090

**SITE PLAN**  
**MOLINOS USA**  
**LAWRENCE EQUIPMENT**  
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

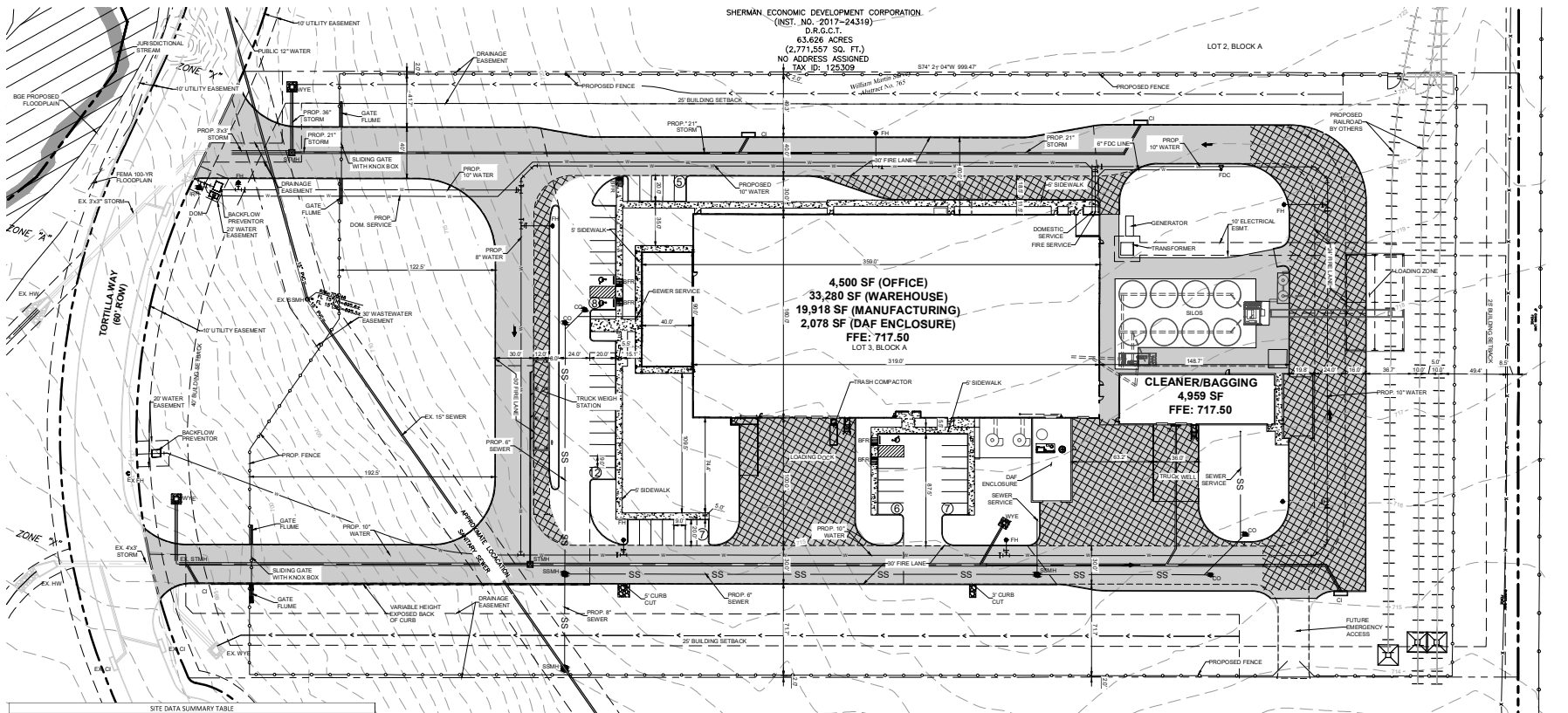


**CAUTION!!!**  
Contractor to verify exact location & depth of  
Exist Facilities Prior to any Construction  
Activities

REVISIONS	REV NO	DATE	DESCRIPTION
	1	02/19/20	ASB #1

CHECKED BY: NDH  
DESIGNED BY: EJB  
DATE: FEBRUARY 2020  
PROJECT NUMBER: 11167.00

**SHEET NO.**  
**SP-1.1**



SITE DATA SUMMARY TABLE	
<b>GENERAL SITE DATA</b>	
ZONING	LOT 3
LAND USE	M-1 LIGHT MANUFACTURING
LOT AREA	503,590
OFFICE (PROPOSED)	4,500 SF
WAREHOUSE (PROPOSED)	33,280 SF
MANUFACTURING (PROPOSED)	19,918 SF
DAF ENCLOSURE (PROPOSED)	2,078 SF
CLEANER/BAGGING BUILDING (PROPOSED)	4,959 SF
TOTAL AREA	64,735 SF
LOT COVERAGE	12.9%
TOTAL FLOOR AREA RATIO	0.13:1
<b>PARKING</b>	
PARKING RATIO	1 SPACE PER 400 SF PROFESSIONAL OFFICE 1 SPACE PER 2000 SF WAREHOUSE OVER 20,000 SF
REQUIRED PARKING PROFESSIONAL OFFICE	12
REQUIRED PARKING WAREHOUSE	17
REQUIRED PARKING MANUFACTURING	10
REQUIRED PARKING DAF ENCLOSURE	2
REQUIRED PARKING CLEANER/BAGGING BUILDING	3
REQUIRED PARKING TOTAL (# SPACES)	44
PROVIDED PARKING TOTAL (# SPACES)	45
HANDICAP PARKING REQUIRED (# SPACES)	3
REQUIRED PARKING PROVIDED (# SPACES)	42
<b>OPEN SPACE</b>	
SQ. FT. PARKING AREAS AND DRIVES	142,257 SF
LANDSCAPED AREA OF PARKING AREAS AND DRIVES (REQUIRED)	14,226 SF
LANDSCAPED AREA OF PARKING AREAS AND DRIVES (PROVIDED)	28,484 SF
LANDSCAPED AREA IN PARKING ISLANDS (REQUIRED)	5,690 SF
LANDSCAPED AREA IN PARKING ISLANDS (PROVIDED)	5,228 SF
SQ. FT. TOTAL LANDSCAPED AREA	288,734 SF
SQ. FT. TOTAL IMPERVIOUS SURFACE	214,856 SF
*NOTE: MIN. 10% OF PARKING AREAS AND DRIVES SHALL BE LANDSCAPED. MIN. 40% OF REQUIRED LANDSCAPE MUST BE LOCATED IN PARKING ISLANDS.	

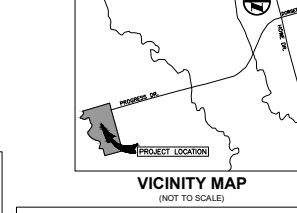
LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	BARRIER FREE RAMP
	POWER POLE
	PROPOSED MANHOLE
	PROPOSED IRRIGATION METER
	PROPOSED DOMESTIC METER
	PROPOSED GATE VALVE
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE INLET
	PROPOSED CURB INLET
	BIKE RACKS
	PP POWER POLE
	BFR BARRIER FREE RAMP
	FH FIRE HYDRANT
	SBM SEWER MANHOLE
	LP LIGHT POLE
	CI CURB INLET
	IRR IRRIGATION METER
	CD CLEANOUT
	EMT EASEMENT
	H NUMBER OF PARKING SPACES
	S SEWER MANHOLE
	W WYE WYE INLET
	FDC FIRE DEPARTMENT CONNECTION
	DOM DOMESTIC METER

- NOTES:**
- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
  - ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS D.S.H.A. STANDARDS.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL FIRE LANE RADA ARE 30 FEET MINIMUM.
  - ALL FIRE LANES ARE 34 FEET WIDE MINIMUM.
  - HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
  - REFER TO CITY OF SHERMAN CONSTRUCTION DETAILS AND SPECIFICATIONS.
  - ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
  - CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
  - REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIGNAGE AND LIGHTING.
  - CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY NEIGHBORS INCLUDING POWER POLES, LIGHT POLES AND ELECTRICAL BOXES.
  - ALL UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
  - FEMA FLOODPLAN REFLECTS MAP NO. 48181C0450, DATED 09/15/2002.

**!!WARNING!!**  
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

**BEFORE YOU DIG, CALL DIG TESS**  
**1-800-DIG-TESS**

BENCH MARK LIST		(NOT TO SCALE)	
CITY BM	CITY OF SHERMAN 3 1/4 INCH BRASS DISK MONUMENT FOUND LOCATED ON THE SOUTH SIDE OF WASHINGTON STREET BRIDGE AT SANDY CREEK, APPROXIMATELY 0.45 MILES FROM THE INTERSECTION OF WASHINGTON STREET AND F.M. 1417.		
CITY BM	"C" CUT SET ON CONCRETE HEADWALL APPROXIMATELY 3.189 FEET SOUTH OF THE INTERSECTION OF PLANARY ROAD AND F.M. 1417 ON THE EAST SIDE OF PLANARY ROAD.	PUBLISHED ELEVATION 711.82	BGE OBSERVED ELEVATION 719.82
BM#1	"D" SET ON THE NORTHWEST CORNER OF A CONCRETE SLAB 425 FEET NORTH OF PROGRESS DRIVE CENTERLINE, 27 FEET SOUTHWEST OF WATER VALLEY, 145 FEET OF THE MOST WESTERLY ENTRANCE TO PROGRESS RAIL SERVICES.	PUBLISHED ELEVATION 719.78	BGE OBSERVED ELEVATION 719.82
		ELEVATION 719.77	
BM#2	"D" SET IN CONCRETE AT THE SOUTHEAST CORNER OF CONCRETE DRIVE, 4300 FEET EAST OF PROGRESS DRIVE DEAD END, 47 FEET SOUTHWEST OF WATER VALLEY, AND 425 FEET NORTH OF PROGRESS DRIVE CENTERLINE.	ELEVATION 723.94	



**VICINITY MAP**  
(NOT TO SCALE)

**SITE PLAN**  
**SHERMAN INDUSTRIAL DEVELOPMENT**  
**63.6 ACRES**  
**CITY OF SHERMAN, GRAYSON COUNTY, TEXAS**  
**WILLIAM MARTIN SURVEY ABSTRACT NO. 765**

**OWNER**  
SHERMAN ECONOMIC DEV CORP  
307 W WASHINGTON STE 102  
SHERMAN, TX 75090

**APPLICANT**  
LAWRENCE EQUIPMENT  
2034 PECK RD  
SOUTH EL MONTE,  
CALIFORNIA 91733  
TEL: (469) 408-4292  
CONTACT: CHRIS LAWRENCE

**ENGINEER**  
BGE, P.C.  
2595 DALLAS PKWY, SUITE 101  
FRISCO, TEXAS 75034  
TEL: (972) 464-4800  
CONTACT: NICK HOBBS

DATE PREPARED: 02/13/2020

B.G.E., P.C. 2/19/2020 10:50:00 AM C:\Users\jbober\OneDrive\Documents\Projects\11167\11167\_SitePlan.dwg Plot Date: 2/19/2020 10:50:00 AM



MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

11-12-24

11-12-24



PROJECT NO: 21-288

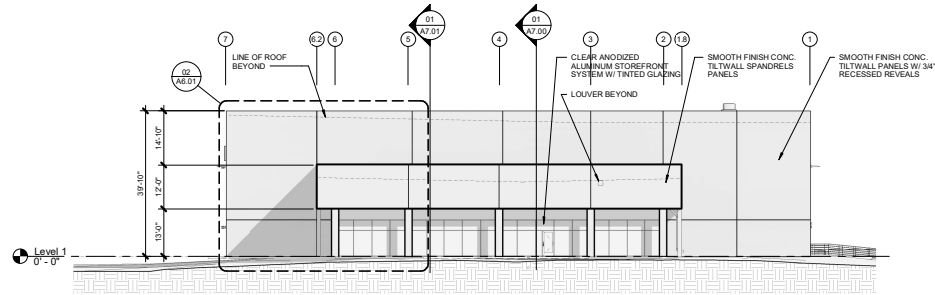
DATE: 02-23-24

DRAWN BY: Author

CHECKED BY: Checker

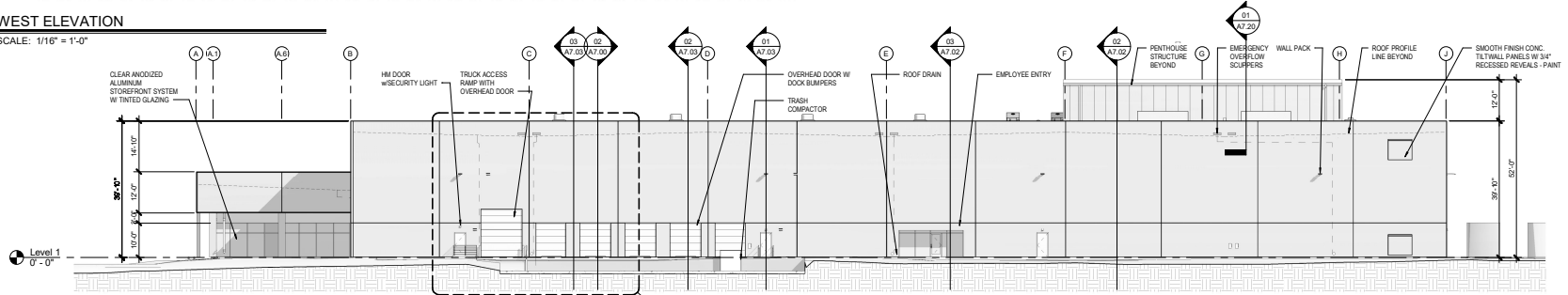
SHEET: BUILDING ELEVATIONS

A6.00



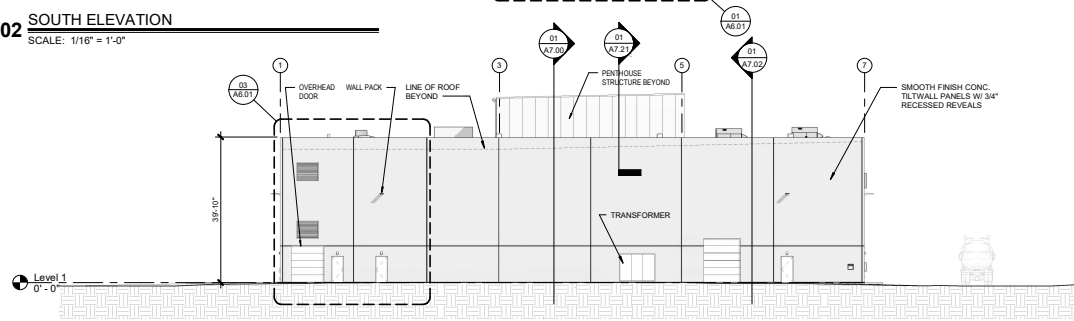
01 WEST ELEVATION

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



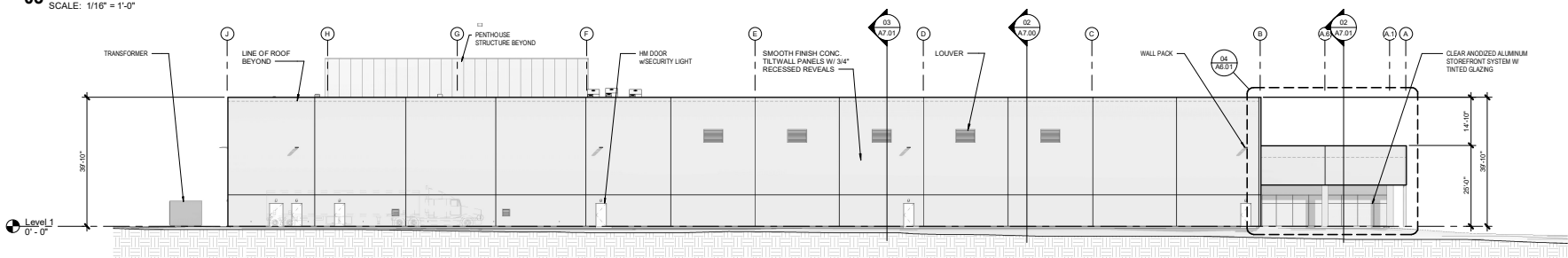
02 SOUTH ELEVATION

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



03 EAST ELEVATION

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



04 NORTH ELEVATION

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



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

**Planning & Zoning Commission Development Services**

Agenda Item No. 8.

**Meeting Date:** 3/24/2026

**Prepared By:** Tammy Mrozinski, Planning Technician

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**2701 BLOCK WEST TRAVIS STREET (Project No. 000278-225)**

The request SSCGC Holdings LLC (Owner), and KFM Engineering and Design (Applicant/Surveyor), concerning the property located in the 2701 Block West Travis Street consisting of 165 acres, in the Elizabeth Jones Survey, Abstract No. 625, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to PD (Planned Development) District with a base zoning of C-2 (General Commercial) District.

**Background:**

The property is located in the 2701 Block West Travis Street. The owner would like a Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to a Planned Development District with a base zoning of C-2 (General Commercial) District.

The applicant has requested that this PD be approved to allow commercial, retail, multi-family, and data center uses by right.

**Origination:**

The request SSCGC Holdings LLC (Owner), and KFM Engineering and Design (Applicant/Surveyor).

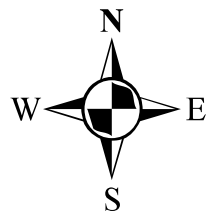
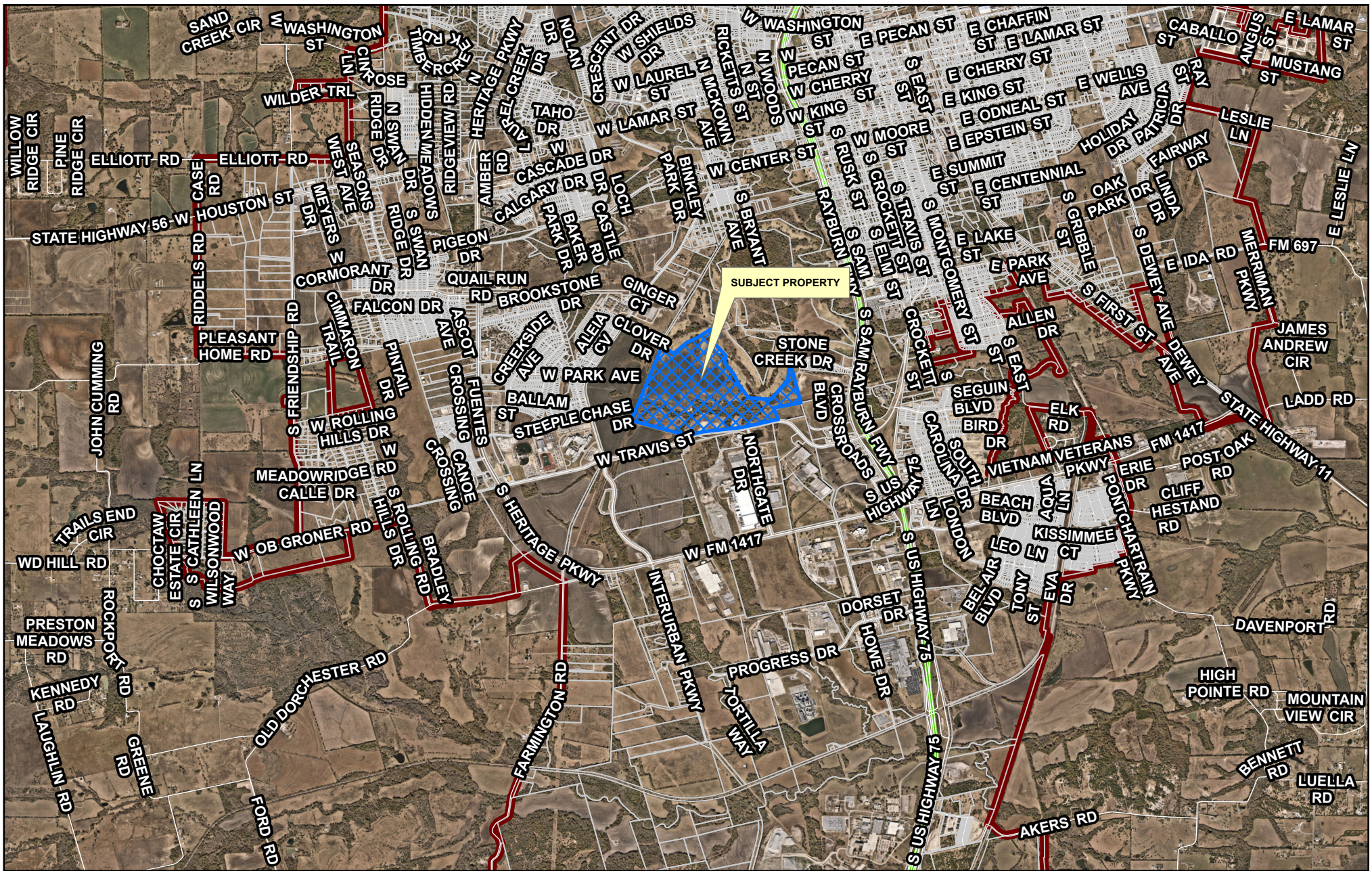
**Staff Recommendation:**

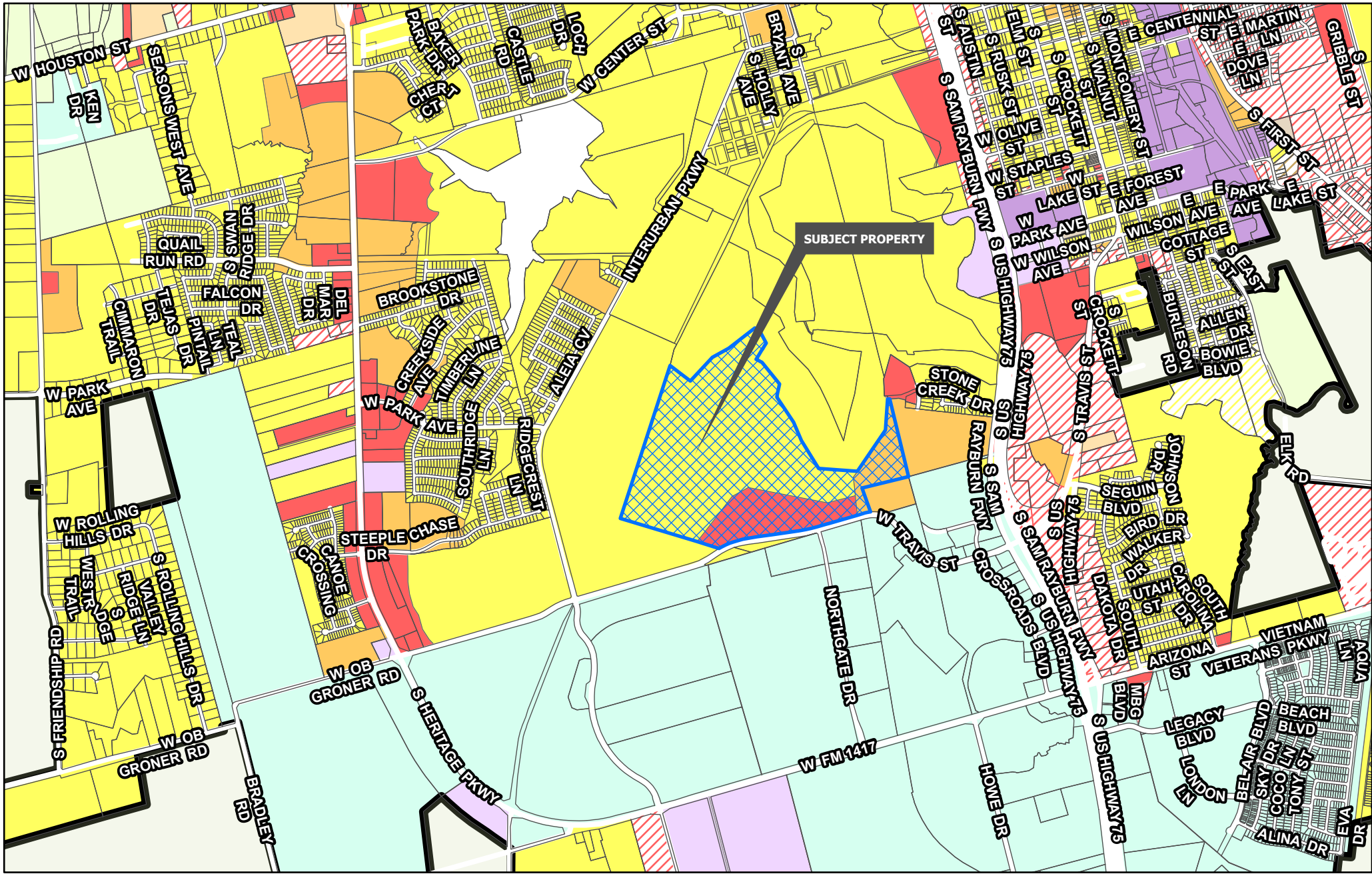
Staff has no recommendation for this item.

---

**Attachments:**

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Development Standards
7. Exhibit C - Zoning Exhibit
8. Planned Development Narrative
9. Staff Review Letter
10. Supporting Documents





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**  
**2701 BLK W TRAVIS 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**

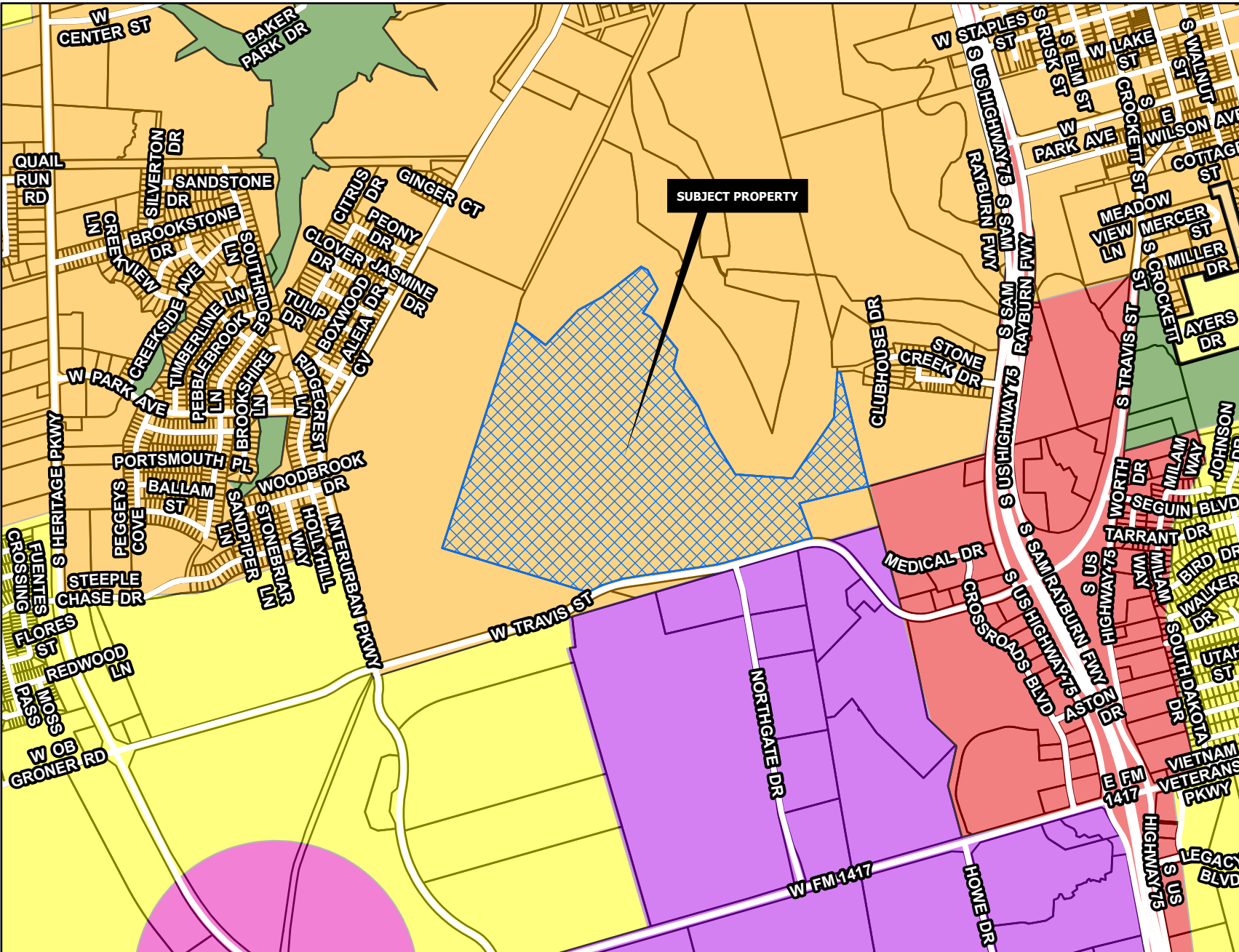
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

**Compatible Zoning Districts**

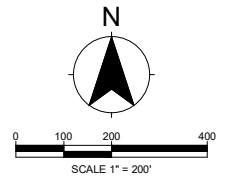
- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

**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.







**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 SSGCG 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 00°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°35'26" 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;

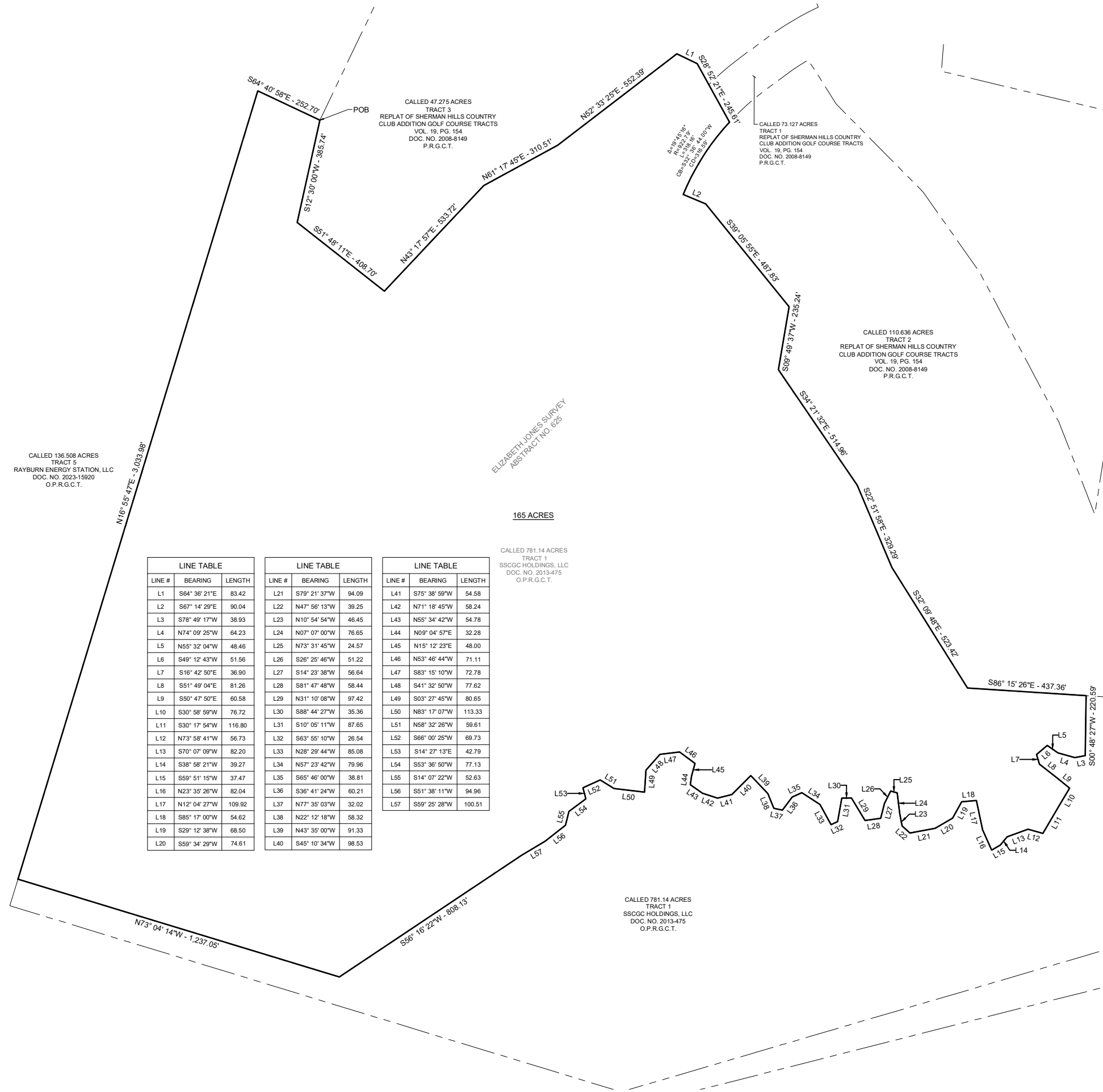
33. SOUTH 65°46'00" WEST, A DISTANCE OF 38.81 FEET TO A CALCULATED POINT;
34. SOUTH 36°41'24" WEST, A DISTANCE OF 60.21 FEET TO A CALCULATED POINT;
35. NORTH 77°35'03" WEST, A DISTANCE OF 32.02 FEET TO A CALCULATED POINT;
36. NORTH 22°12'18" WEST, A DISTANCE OF 58.32 FEET TO A CALCULATED POINT;
37. NORTH 43°35'00" WEST, A DISTANCE OF 91.33 FEET TO A CALCULATED POINT;
38. SOUTH 45°10'34" WEST, A DISTANCE OF 98.53 FEET TO A CALCULATED POINT;
39. SOUTH 75°38'59" WEST, A DISTANCE OF 54.58 FEET TO A CALCULATED POINT;
40. NORTH 22°12'18" WEST, A DISTANCE OF 58.32 FEET TO A CALCULATED POINT;
41. NORTH 55°34'42" WEST, A DISTANCE OF 54.78 FEET TO A CALCULATED POINT;
42. NORTH 09°04'57" EAST, A DISTANCE OF 32.28 FEET TO A CALCULATED POINT;
43. NORTH 15°12'23" EAST, A DISTANCE OF 48.00 FEET TO A CALCULATED POINT;
44. NORTH 53°46'44" WEST, A DISTANCE OF 71.11 FEET TO A CALCULATED POINT;
45. SOUTH 83°15'10" WEST, A DISTANCE OF 72.78 FEET TO A CALCULATED POINT;
46. SOUTH 41°32'50" WEST, A DISTANCE OF 77.62 FEET TO A CALCULATED POINT;
47. SOUTH 03°27'45" WEST, A DISTANCE OF 80.65 FEET TO A CALCULATED POINT;
48. NORTH 83°17'07" WEST, A DISTANCE OF 113.33 FEET TO A CALCULATED POINT;
49. NORTH 58°32'26" WEST, A DISTANCE OF 59.61 FEET TO A CALCULATED POINT;
50. SOUTH 66°00'25" WEST, A DISTANCE OF 69.73 FEET TO A CALCULATED POINT;
51. SOUTH 14°27'13" EAST, A DISTANCE OF 42.79 FEET TO A CALCULATED POINT;
52. SOUTH 53°36'50" WEST, A DISTANCE OF 77.13 FEET TO A CALCULATED POINT;
53. SOUTH 14°07'22" WEST, A DISTANCE OF 52.63 FEET TO A CALCULATED POINT;
54. SOUTH 51°38'11" WEST, A DISTANCE OF 94.96 FEET TO A CALCULATED POINT;
55. SOUTH 59°25'28" WEST, A DISTANCE OF 100.51 FEET TO A CALCULATED POINT;

THENCE CROSSING THROUGH SAID 781.14 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 56°16'22" WEST, A DISTANCE OF 808.13 FEET TO A CALCULATED POINT;
2. NORTH 73°04'14" WEST, A DISTANCE OF 1,237.05 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID 781.14 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 136.508 ACRE TRACT;

THENCE NORTH 15°55'47" EAST, WITH THE WEST LINE OF SAID 781.14 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 136.508 ACRE TRACT, A DISTANCE OF 3,033.98 FEET TO A CALCULATED POINT;

THENCE SOUTH 64°40'58" EAST, WITH THE NORTH LINE OF SAID 781.14 ACRE TRACT, SAME BEING A SOUTH LINE OF SAID 136.508 ACRE TRACT, A DISTANCE OF 252.70 FEET TO THE POINT OF BEGINNING, CONTAINING 165 ACRES OF LAND, MORE OR LESS.



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' 26"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			

CALLLED 136.508 ACRES  
TRACT 5  
RAYBURN ENERGY STATION, LLC  
DOC. NO. 2023-15920  
O.P.R.G.C.T.

CALLLED 47.275 ACRES  
TRACT 3  
REPLAT OF SHERMAN HILLS COUNTRY  
CLUB ADDITION GOLF COURSE TRACTS  
VOL. 19, PG. 154  
DOC. NO. 2008-8149  
P.R.G.C.T.

CALLLED 73.127 ACRES  
TRACT 1  
REPLAT OF SHERMAN HILLS COUNTRY  
CLUB ADDITION GOLF COURSE TRACTS  
VOL. 19, PG. 154  
DOC. NO. 2008-8149  
P.R.G.C.T.

CALLLED 110.636 ACRES  
TRACT 2  
REPLAT OF SHERMAN HILLS COUNTRY  
CLUB ADDITION GOLF COURSE TRACTS  
VOL. 19, PG. 154  
DOC. NO. 2008-8149  
P.R.G.C.T.

CALLLED 781.14 ACRES  
TRACT 1  
SSGCG HOLDINGS, LLC  
DOC. NO. 2013-475  
O.P.R.G.C.T.

CALLLED 781.14 ACRES  
TRACT 1  
SSGCG HOLDINGS, LLC  
DOC. NO. 2013-475  
O.P.R.G.C.T.

## **EXHIBIT B - DEVELOPMENT STANDARDS**

The design, development and use of the Property shall comply with this Ordinance, Sherman's Zoning Ordinance, the Zoning Exhibit, attached hereto as Exhibit C, and the following development standards:

### **A. Base District:**

The Property shall be developed and used in accordance with the regulations applicable to the C-2 (General Commercial) district of the Zoning Ordinance, as it exists or may be amended, subject to the standards set forth herein, and further provided that the following land uses on the Property shall be subject to the regulations set forth in the Use Chart below, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended:

### **B. Use Chart:**

Use Type	
<b>Residential Uses:</b>	
Dwelling, multifamily	P [1]
<b>Manufacturing and Industrial Uses:</b>	
Data center	P [2]
Trucking, carting, crating, express handling, and storage	P
Warehousing	P

### **Legend for Use Chart**

P - Use is permitted by right in district indicated.

[BLANK] – Use is prohibited in district indicated.

[1] – Dwelling, multifamily – Multifamily is permitted and is subject to the regulations set forth in the MF-30 (multifamily residential) district.

[2] – Data Center – Defined as: a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center. (This definition shall only apply to data center as a primary use.)

### **C. District Regulations:**

#### ***Multi-family Residential District Standards:***

Multi-family Residential Development shall follow the regulations in the MF-30 district regulations as it exists or may be amended.

#### ***Commercial District Standards:***

Commercial Development shall follow the regulations in the C-2 district regulations as it exists or may be amended with the following amendment(s):

Height regulations: No building shall exceed 50 feet.





March 12, 2026

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 Planned Development (PD) with a C-2 base zoning district. The proposed PD will allow commercial, retail, data center and multi-family uses by right (MF-30 Uses).

We believe this approach best supports the flexibility and long-term vision for the site while aligning with the City's development goals.

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', is written over a light blue circular scribble.

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

cc: Rex Glendenning  
Caleb Lavey

---

**STAFF REVIEW LETTER**

March 17, 2026

Sent via email

Lexis Joy  
3501 Olympus Blvd  
Dallas, TX 75019

Dear Applicants,

The request of a Public Hearing and Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to a Planned Development District with a base zoning of C-2 (General Commercial) District located in the 2701 Block West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 24, 2026 at 5:00 P.M. in the City Council Chambers at 220 West Mulberry Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal ([stevend@cityofsherman.com](mailto:stevend@cityofsherman.com)).
3. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval; at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, contact Development Services by emailing [planning@cityofsherman.com](mailto:planning@cityofsherman.com) prior to the meeting.

Respectfully,

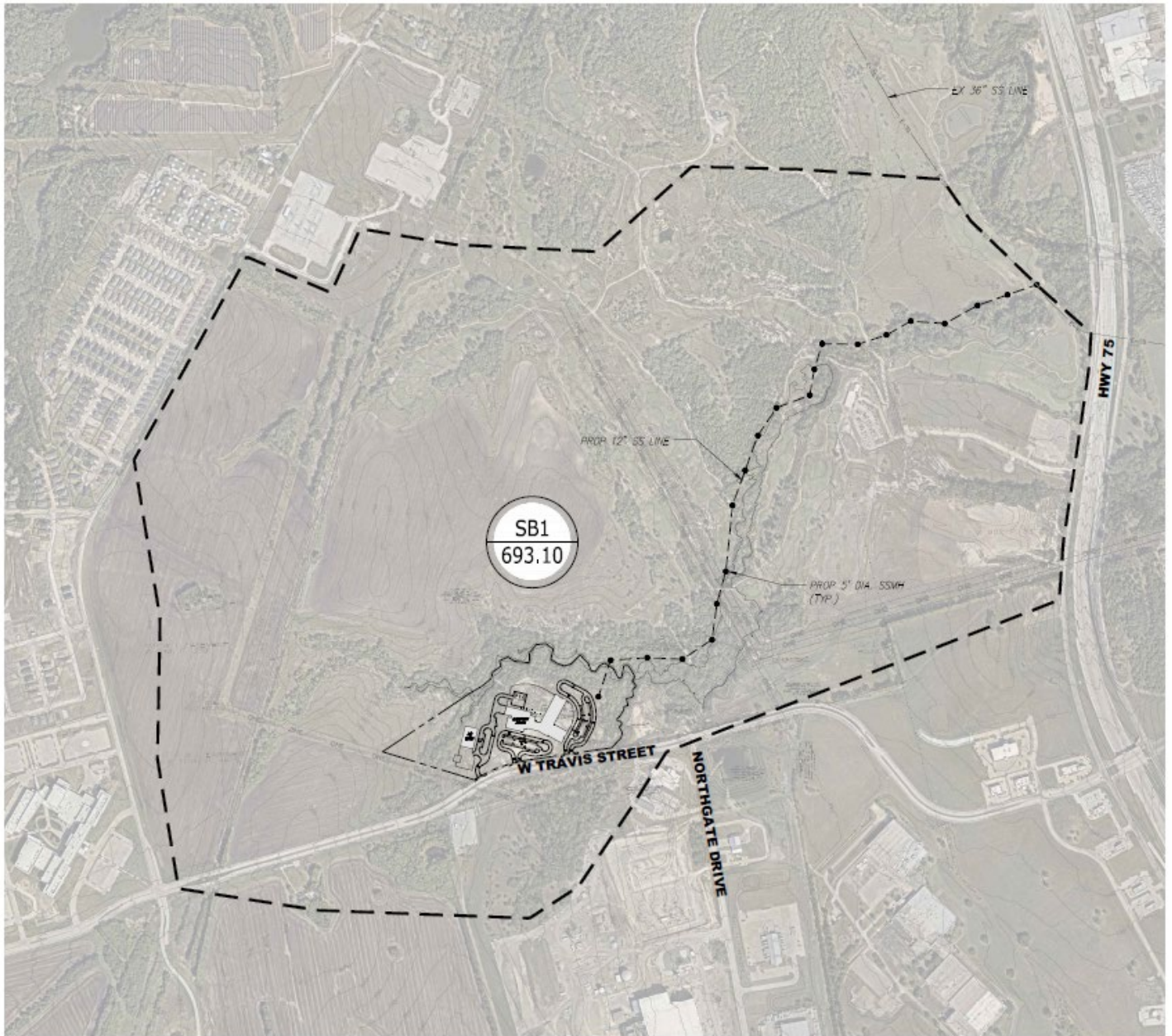


Rob Rae

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

Proposed Sewer Basin







**SITE KEY**

  SITE BOUNDARY: ± 164.7 AC  
  FLOODPLAIN: ± 4.1 AC  
  DATA CENTERS: ± 985,200 TOTAL SQ. FT.  
1 DATA CENTER: ± 246,300 SQ. FT.

**NOTES:**

1. CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY. POND LOCATION AND SIZING TO BE CONFIRMED AT THE TIME OF DEVELOPMENT.
2. PROPOSED THOROUGHFARES PER THE 2022 CITY OF SHERMAN THOROUGHFARE PLAN.
3. LANDSCAPING AND PROPOSED TREE LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

PROPOSED MINOR ARTERIAL ALIGNMENT  
DESIGN SPEED 45 MPH

DATA CENTERS  
± 985,200 TOTAL SQ. FT.

FEMA FLOODPLAIN

W TRAVIS ST (90' ROW)



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

**Planning & Zoning Commission Development Services**

Agenda Item No. 9.

**Meeting Date:** 3/24/2026

**Prepared By:** Tammy Mrozinski, Planning Technician

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**1118 NORTH HOPSON STREET (Project No. 00313-2026)**

**AN EMAIL WAS RECEIVED FROM PAUL TERRELL ON TUESDAY, MARCH 3, 2026, AT 10:34 A.M. REQUESTING TO TABLE THIS ITEM.**

The request of Travis and Emily May (Owners), La Cima Contracting, LLC (Applicant), and Underwood Drafting & Surveying (Surveyors) concerning the property located at 1118 North Hopson Street, being the South 40' of Lot 22, all of Lots 23 & 24, and the North 45' of Lot 25, Block 1, of the Birge's Addition as follows:

***Board of Adjustment***

A. Public Hearing and Variance under Section 14.02.005 to allow an 8.7' North Side Setback in lieu of the required 10' for the existing structure.

***Planning and Zoning Commission***

B. 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 1118 North Hopson Street. The owner would like a Variance to allow an 8.7' North side setback in lieu of the required 10' for an existing building, and a Zone Change from R-6 (Single Family Residential) District to R-12 (Single Family Residential) District.

**Origination:**

The request of Travis and Emily May (Owners), La Cima Contracting, LLC (Applicant), and Underwood Drafting & Surveying (Surveyors).

**Staff Recommendation:**

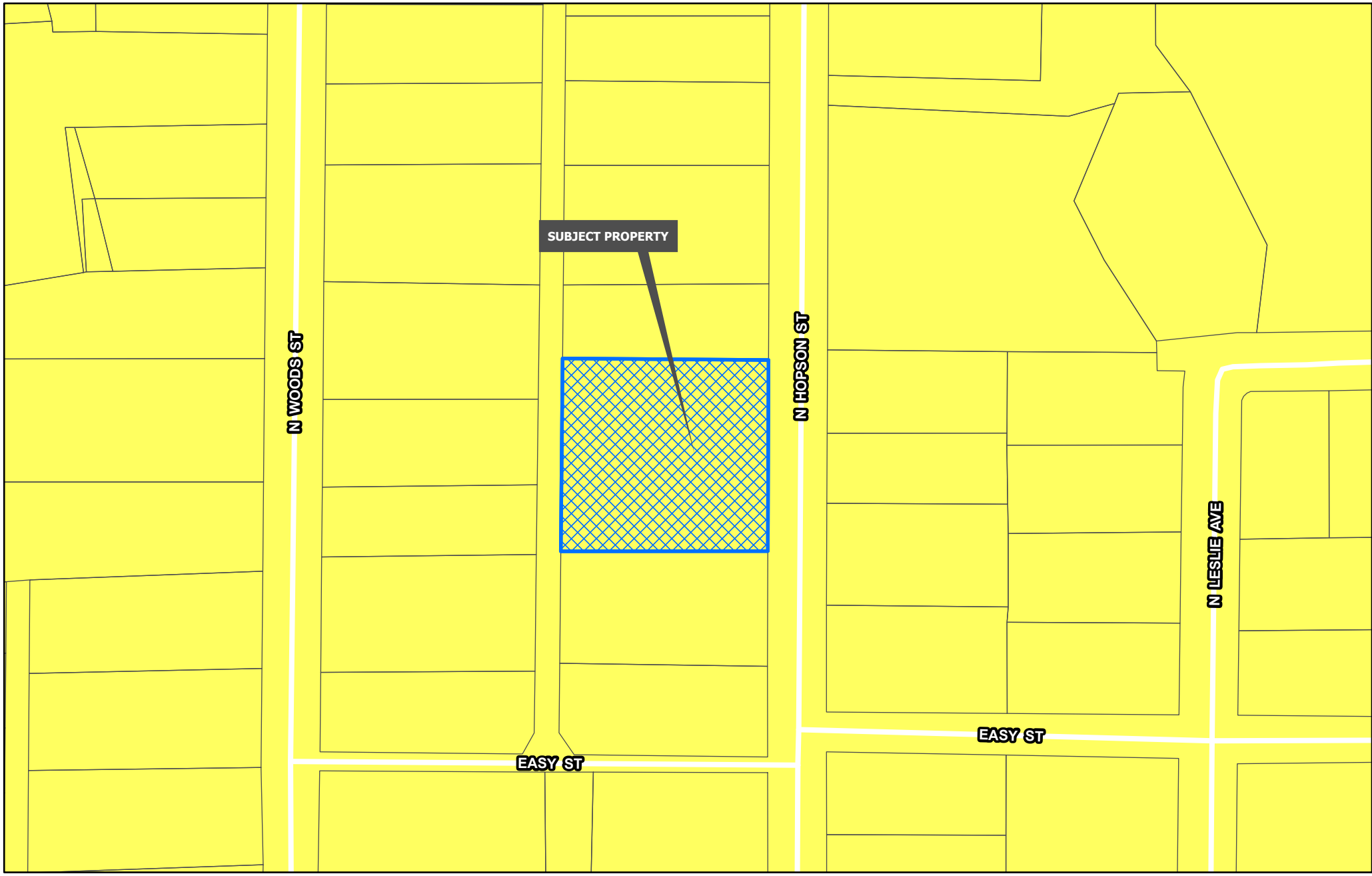
Staff has no objections to the approval of these items.

---

**Attachments:**

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Project Narrative
6. Site Plan
7. Elevation
8. Request to Table





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  
1118 N HOPSON 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.

**SUBJECT PROPERTY**

**N WOODS ST**

**N HOPSON ST**

**EASY ST**

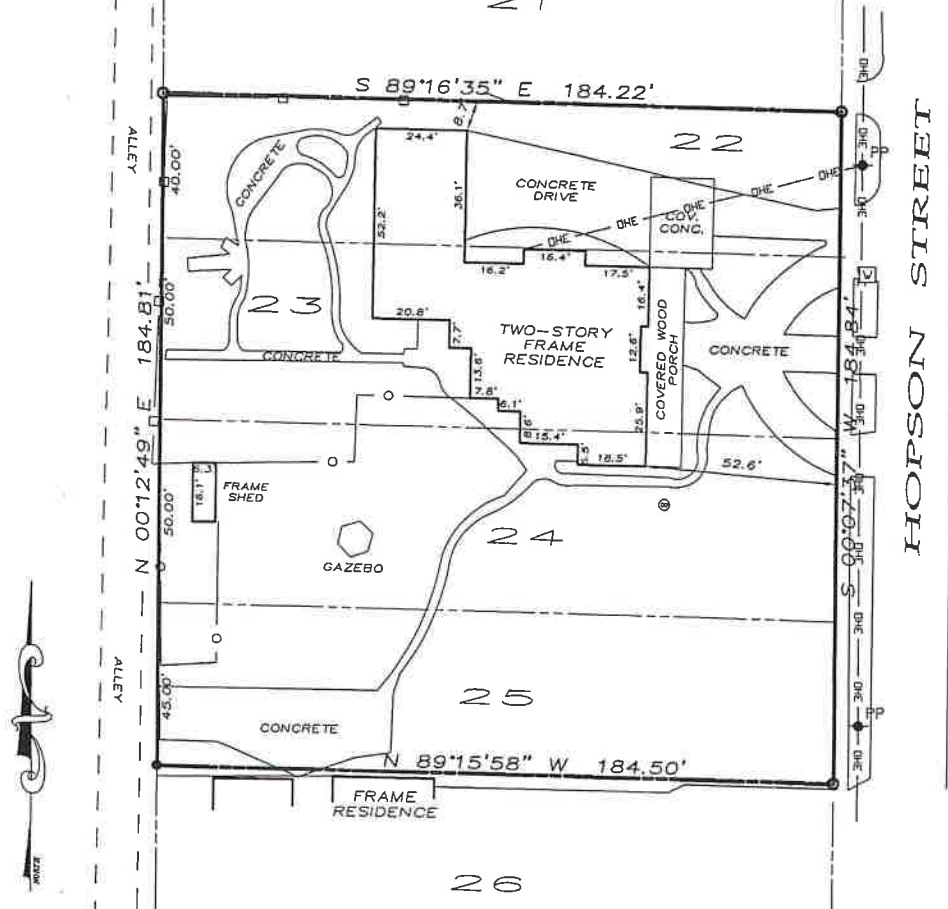
**EASY ST**



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

JOB NO. 19030158  
 FW: JW - DFT: CG

BLOCK 1  
 21



SCALE  
 1" = 40'

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

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

Copyright ©2019  
 Underwood Drafting & Surveying, Inc.  
 All rights reserved.

- LEGEND**
- 5/8" STEEL ROD FOUND
  - 1/2" STEEL ROD FOUND
  - PP POWER POLE
  - ◻ WATER METER
  - Ⓢ SEWER CLEANOUT
  - BOUNDARY LINE
  - - - PROPERTY LINE
  - CHAINLINK FENCE
  - STOCKADE FENCE
  - DHE - OVERHEAD ELECTRIC LINE

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 22nd day of March 2019, a survey was made on the ground of the property shown hereon, described as the South 40' of lot 22 all of lots 23 & 24 and the North 45' of lot 25, Block 1, of the Birge's Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 130, Page 438, of the Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 1118 N. Hopson Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.



**UNDERWOOD**  
 DRAFTING & SURVEYING

*Douglas W. Underwood*  
 Douglas W. Underwood  
 Registered Professional  
 Land Surveyor No. 4709  
 Firm No. 10006300

## SURVEY RECEIPT AND ACKNOWLEDGMENT

GF #: 0146647

BUYER: EMILY EVELYN MAY AND TRAVIS JOSEPH MAY

SELLER: REBEKAH ROBERTS HESS AND MATTHEW HESS

PROPERTY: 1118 N. HOPSON STREET, SHERMAN, TX 75092

LEGAL DESCRIPTION: BEING THE SOUTH 40' OF LOT 22, ALL OF LOTS 23 & 24 AND THE NORTH 45' OF LOT 25, BLOCK 1, OF THE BIRGE'S ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 130, PAGE 438, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.

I hereby certify that I have received and reviewed a copy of the survey by Douglas W. Underwood, dated March 22, 2019, and am aware of and accept the encroachments, easements, limitations and/or conditions there on.

I further certify that I understand that Red River Title Company had nothing to do with the preparation of the survey as referenced above. Any errors associated with said survey are the responsibility of the surveyor.

---

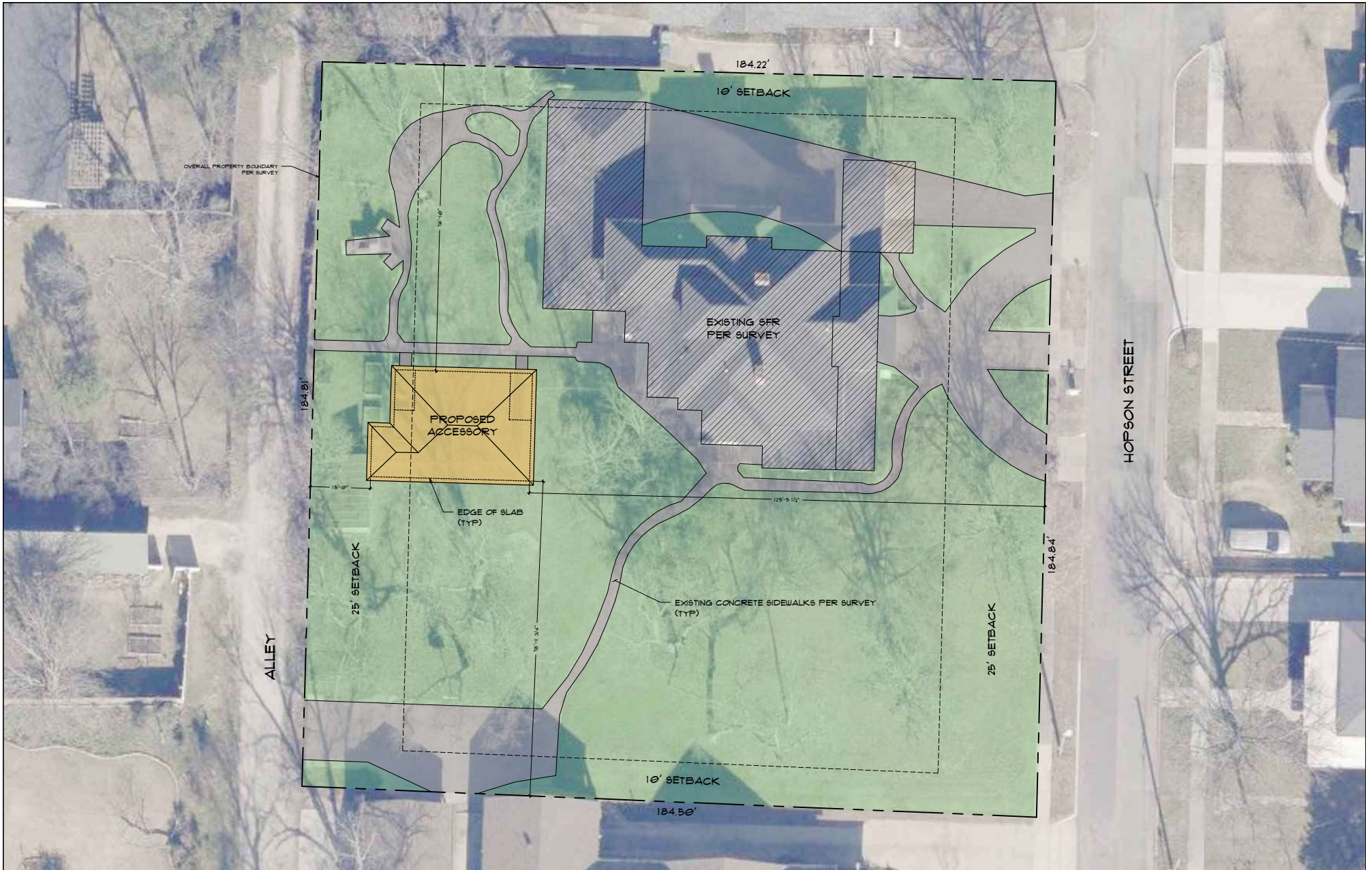
EMILY EVELYN MAY

---

TRAVIS JOSEPH MAY

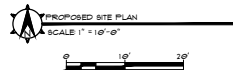
## **1118 N. Hopson Street Project Narrative**

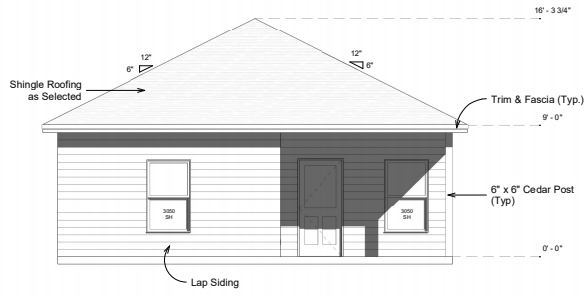
This request is for a building permit, and zoning change from R6 to R12 for the construction of a ground up built accessory building. This building will be used as a pool house (future), and a guest room. The building will be on a concrete slab foundation. It will be stick framed, with siding on the exterior to match the main house. It will also have a composite shingle roof to match the main house. The accessory building will have 883 sq. ft. of living area. Utilities will be pulled from the main house.



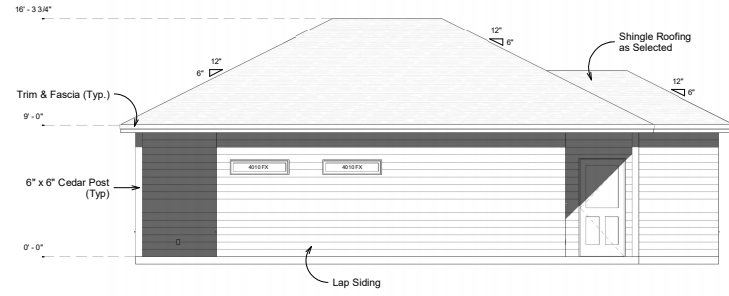
**GENERAL SITE PLAN NOTES:**

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.

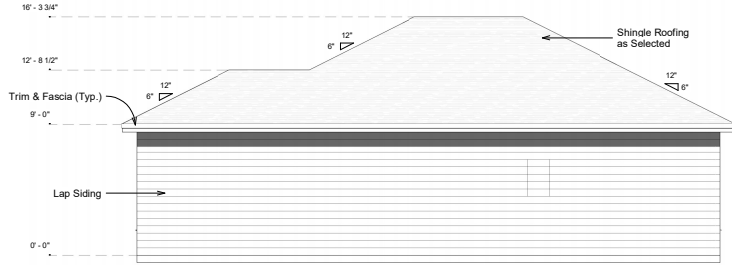




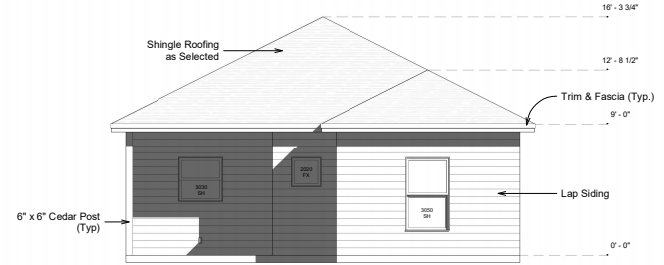
**Front Elevation**



**Right Elevation**



**Left Elevation**



**Rear Elevation**

Elevation Views	
PROJECT CLIENT	Max
DATE	03/2/2025
DRAWN BY	JOS
CHECKED BY	JOS
SCALE	1/4" = 1'-0"

**COPYRIGHT NOTICE:**  
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SASS ARCHITECTURE & DESIGN.

Project Address:  
 1118 N. Hopson St.,  
 Sherman, TX 75092

501 Spur 316, # 102  
 Pottsboro, TX 75076  
 909.647.6851  
 sass@firmgraphicsign@gmail.com



## Marlow, Lauren

---

**From:** laurenm@cityofsherman.com  
**Subject:** RE: 000313-2026-ZC

---

**From:** Paul Terrell  
**Sent:** Tuesday, March 3, 2026 10:34 AM  
**To:** Marlow, Lauren  
**Cc:** Brandon Shields; Emily May  
**Subject:** Re: 000313-2026-ZC

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

Lauren - good morning... Thank you for your time earlier. Per our conversation, we would like to table this item until the April P&Z meeting on April 21, 2026. We are requesting that both variances are approved, being the setback on the side/north property line on the existing house, as well the rear setback of 15' feet on the new accessory building. I know that you have this, but just for reference I have reattached our site plan showing these variances. Please let me know if you need any further information for us to be on the docket of the April P&Z meeting? Thank you.

Sincerely,

Paul Terrell

Sent from my iPhone



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

**Planning & Zoning Commission Development Services**

Agenda Item No. 10.

**Meeting Date:** 3/24/2026

**Prepared By:** Tammy Mrozinski, Planning Technician

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**4111 TEXOMA PARKWAY (Project No. 000315-2026)**

The request of Saeid Taghvaci, ReliaCars, LLC. (Owner), and Copley Land Surveying (Surveyor) concerning the property located at 4111 Texoma Parkway, consisting of 1.001 acres in the W.F. Patterson Survey, Abstract No. 969, as follows:

***Planning and Zoning Commission***

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

**Background:**

The property is located at 4111 Texoma Parkway. The owner would like Site Plan approval, and a Specific Use Permit to allow Automobile, motorcycle, boat or trailer sales, new or used in a C-2 (General Commercial) District.

**Origination:**

The request of Saeid Taghvaci, ReliaCars, LLC. (Owner), and Copley Land Surveying (Surveyor).

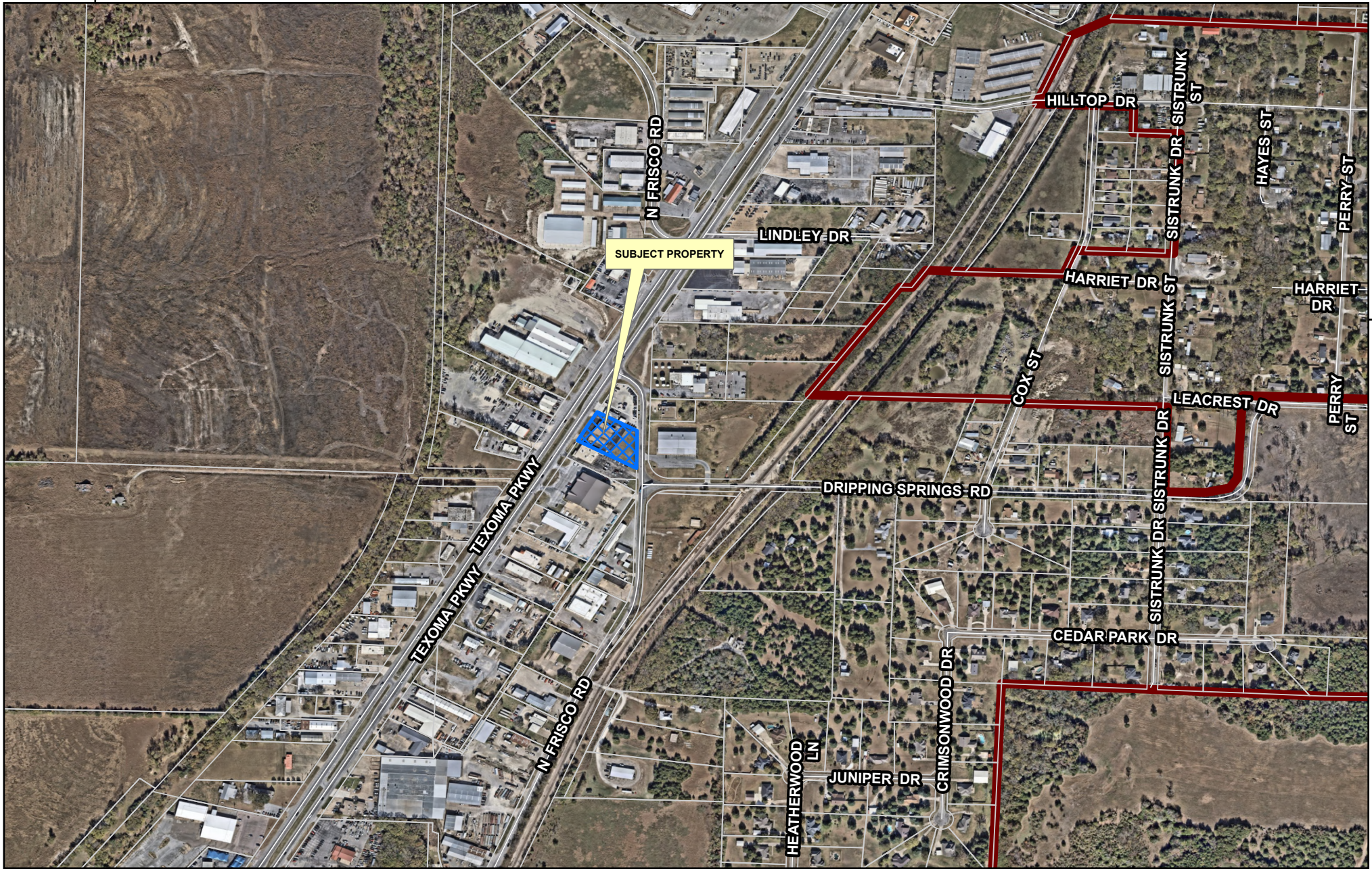
**Staff Recommendation:**

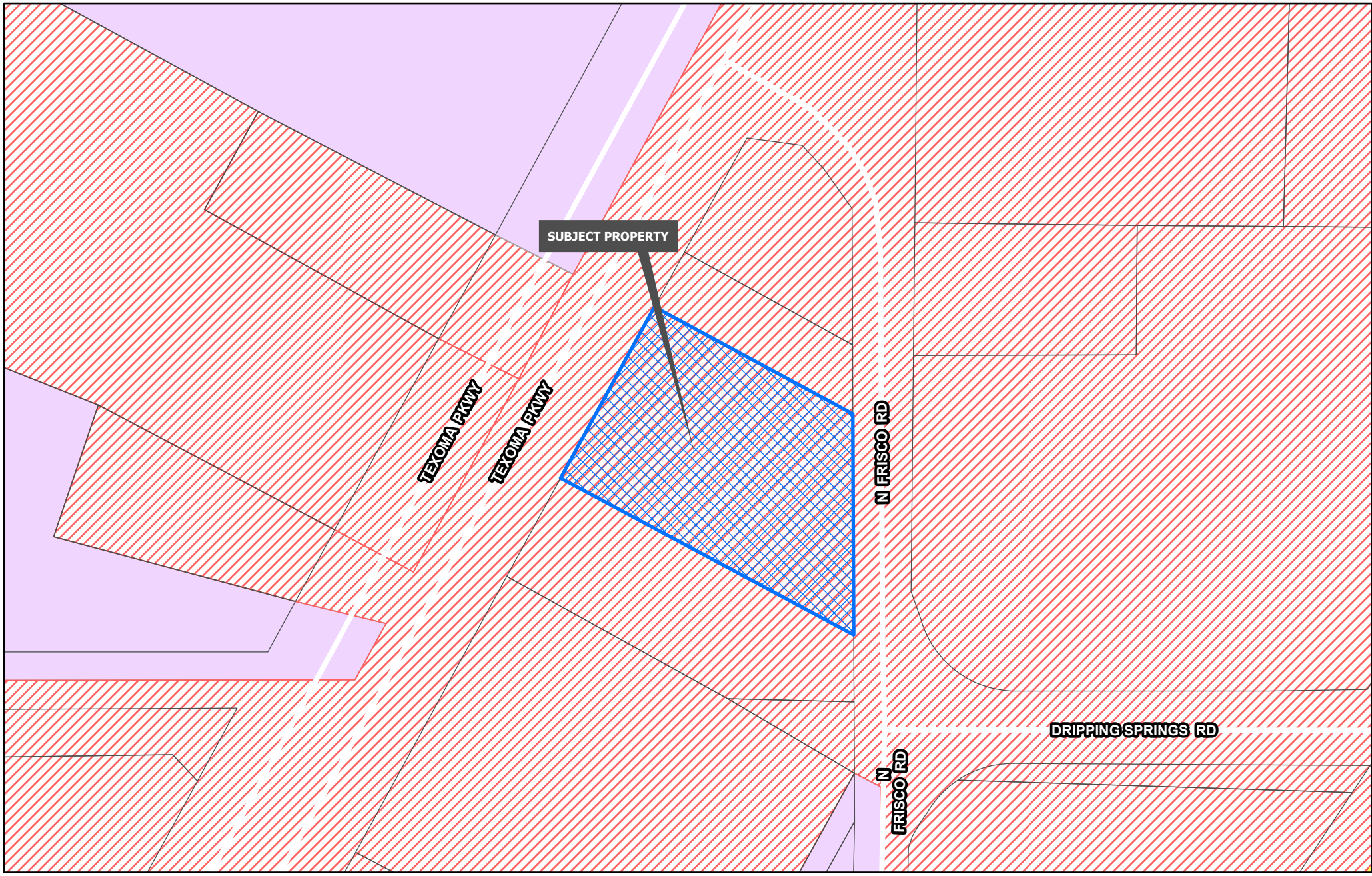
Staff recommends P&Z deny this request.

---

**Attachments:**

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Site Plan
7. Elevation
8. Staff Review Letter





**SUBJECT PROPERTY**

**TEXOMA PKWY**

**TEXOMA PKWY**

**N FRISCO RD**

**N FRISCO RD**

**DRIPPING SPRINGS 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  
4111 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."

**SUBJECT PROPERTY**

**TEXOMA PKWY**

**TEXOMA PKWY**

**N FRISCO RD**

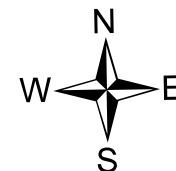
**N FRISCO RD**

**DRIPPING SPRINGS RD**



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

**CITY OF SHERMAN  
FUTURE LANDUSE MAP  
4111 TEXOMA PKWY**





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

### Legend

- PP POWER POLE
- LP LIGHT POLE
- GA GUY ANCHOR
- SM SEWER MANHOLE
- GM GAS MARKER
- GM GAS METER
- WM WATER METER
- CM CABLE MARKER
- TV TELEPHONE VAULT
- BL BOUNDARY LINE
- PL PROPERTY LINE
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- CLF CHAINLINK FENCE
- ASPH ASPHALT
- CONC CONCRETE

### Legal Description

Situated in the City of Sherman, Grayson County, Texas, being a part of the W.F. Patterson Survey, Abstract No. 969, and being all of a 1.000 acre tract of land conveyed to Hempkins Partners LTD by deed of record in Document No. 2025-28376, Official Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the southeast right-of-way line of Texoma Parkway maintaining the southwest corner of said 1.00 acre tract and the northwest corner of a 0.713 acre tract of land conveyed to Goodwill Industries of Northeast Texas Inc. by deed of record in Document No. 2021-17705 of said Official Records;

Thence North 28°35'33" East, along the west line of said 1.00 acre tract, a distance of 166.88 feet to a mag nail found maintaining the northwest corner of said 1.00 acre tract and the southwest corner of a 0.234 acre tract of land conveyed to Home Place Partners LP, by deed of record in Document No. 2020-12191 of said Official Public Records;

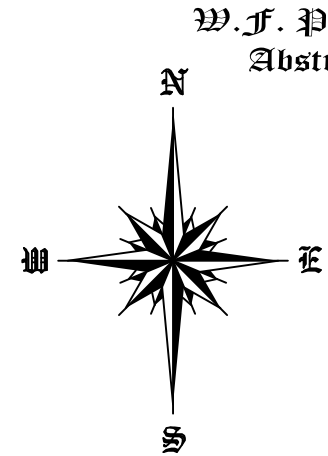
Thence South 61°23'43" East, along the north line of said 1.00 acre tract and the south line of said 0.234 acre tract, a distance of 217.67 feet to a mag nail set in the center of Frisco Road, for the northeast corner of said 1.00 acre tract and the southeast corner of said 0.234 acre tract;

Thence South 01°06'31" West, following along said Frisco Road and the east line of said 1.00 acre tract, a distance of 188.29 feet to a spike nail found, maintaining the southeast corner of said 1.00 acre tract and the northeast corner of said 0.713 acre tract;

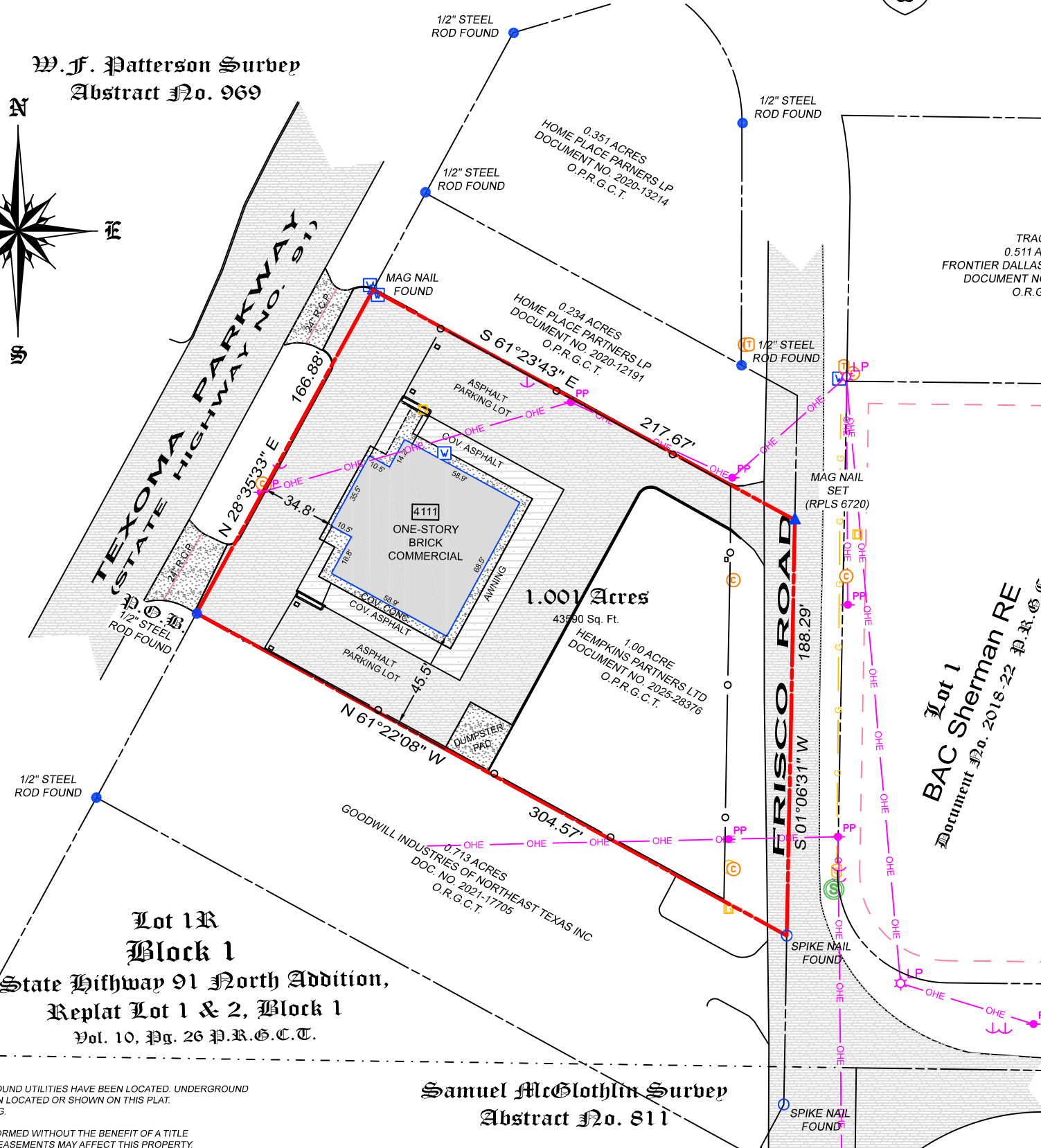
Thence North 61°22'08" West, along the south line of said 1.00 acre tract and the north line of said 0.713 acre tract, a distance of 304.57 feet to the Point-of-Beginning and containing 1.001 acres of land.

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

*John Copley*  
John C. Copley  
Registered Professional  
Land Surveyor No. 6720  
Firm No. 10194429  
DATE OF SURVEY: 1/15/2026

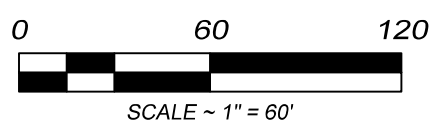


W.F. Patterson Survey  
Abstract No. 969



Lot 1R  
Block 1  
State Highway 91 North Addition,  
Replat Lot 1 & 2, Block 1  
Vol. 10, Pg. 26 P.R.G.C.T.

Samuel McGlothlin Survey  
Abstract No. 811



ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED OR SHOWN ON THIS PLAT. CALL 811 BEFORE YOU DIG.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EXISTING EASEMENTS MAY AFFECT THIS PROPERTY.

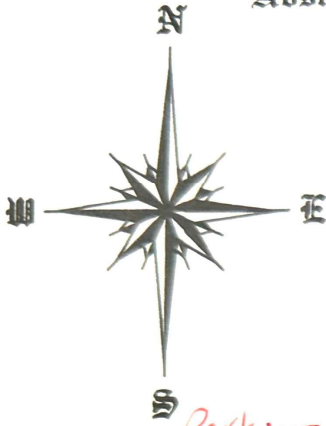
**Copley Land Surveying**  
1702 Verdi Ln. Sherman, Texas 75090  
TX 903-415-0643  
john@copleylandsurveying.com

Copyright © 2026  
Copley Land Surveying, Inc.  
All rights reserved.

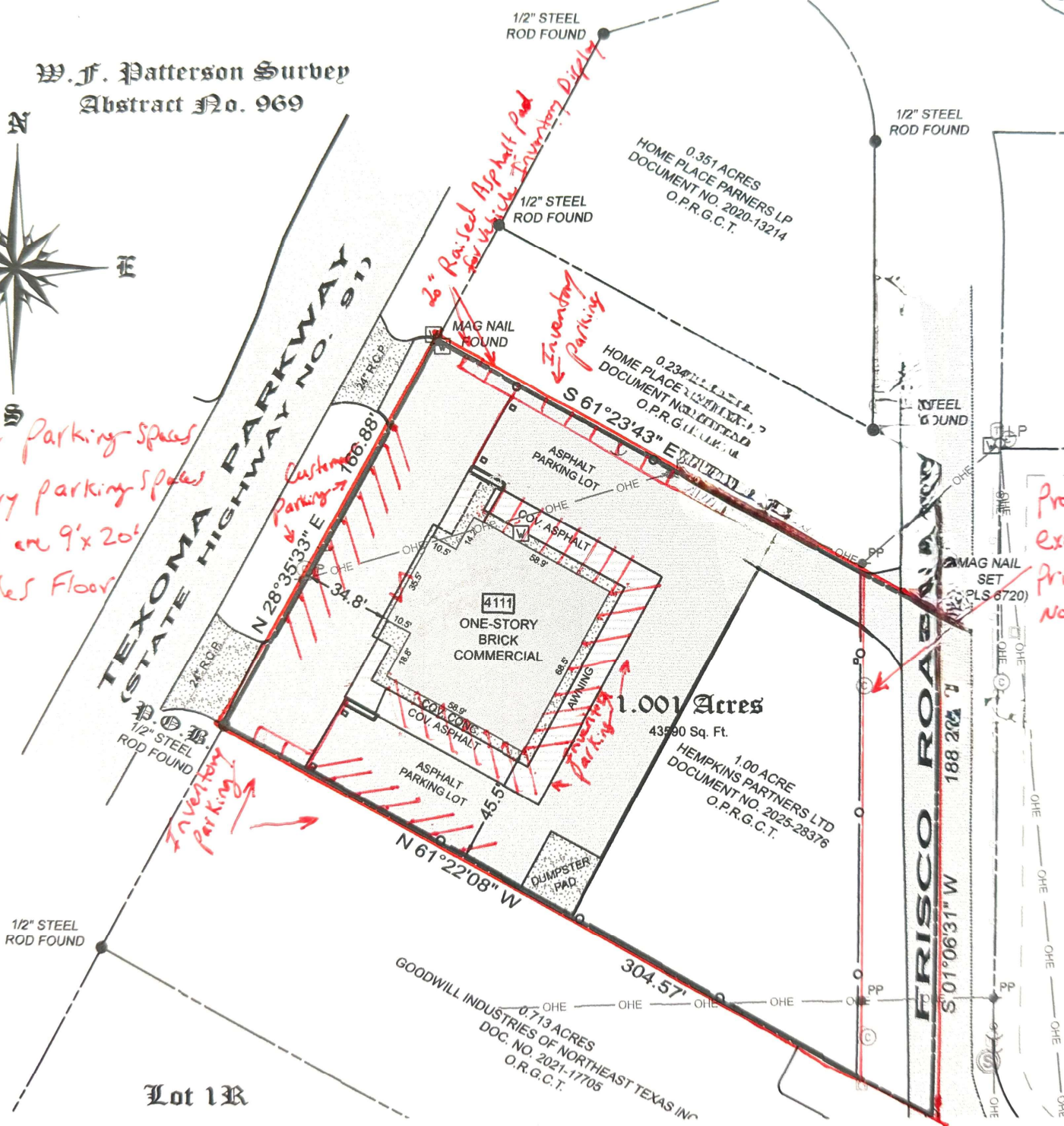
# Site Plan



W.F. Patterson Survey  
Abstract No. 969



- 8 Customer Parking Spaces
- 40 Inventory parking Spaces
- Parking Spaces are 9'x20'
- 4,000 SF Sales Floor



**TEXOMA PARKWAY**  
(STATE HIGHWAY NO. 91)

**FRISCO ROAD**

TRACT 3  
0.511 ACRES  
FRONTIER DALLAS TX FIBER 1 LLC  
DOCUMENT NO. 2024-21110  
O.R.G.C.T.

4111  
ONE-STORY BRICK COMMERCIAL

1.001 Acres  
43,900 Sq. Ft.

1.00 ACRE  
HEMPKINS PARTNERS LTD  
DOCUMENT NO. 2025-28376  
O.P.R.G.C.T.

0.713 ACRES  
GOODWILL INDUSTRIES OF NORTHEAST TEXAS INC  
DOC. NO. 2021-17705  
O.R.G.C.T.

Property Surrounded by  
existing Chainlink &  
Privacy slats, Dumpster  
not visible from street

**Lot 1**  
**BAC Sherman RE**  
Document No. 2018-22 P.B.C.T.

Lot 1R

mai  
trac  
No.  
  
fee:  
con  
Doc  
  
said  
the  
  
acr  
1.01  
  
of s  
acr



---

**STAFF REVIEW LETTER**

March 17, 2026

Sent via email

Saeid Taghvaei  
1455 W. Farmington Rd  
Van Alstyne, TX 75495

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District located at 4111 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 24, 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).
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)
  - a. Barbed wire fencing must be removed from the property before a Certificate of Occupancy can be issued.
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. All vehicles must be parked on an improved surface and shall not be parked on grass or other unimproved surfaces.
8. One-way drive aisles with angled parking shall be constructed with a minimum drive aisle width of fifteen (15) feet. (Sec. 14.04.003(d)(4)(C))
  - a. The 15' wide drive aisle for customer parking must be shown on the Site Plan.
9. The property must be properly maintained in a state of good repair and neat appearance.
10. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
11. 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 Saeid Taghvaci, ReliaCars, LLC is the owner or lessee of the property.
12. 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.

13. 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))*
14. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Solid Waste Services

15. 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
  - a. A dumpster enclosure must be shown on the Site Plan for the Dumpster pad shown and must be constructed before a Certificate of Occupancy is issued.

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](mailto: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. 11.

**Meeting Date:** 3/24/2026

**Prepared By:** Tammy Mrozinski, Planning Technician

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**2005 SOUTH SAM RAYBURN FREEWAY (Project No. 000318-2026)**

The request of NNN REIT, INC. (Owner), Dayna Ausing (Applicant), and Gonzalez & Schneeberg Engineers & Surveyors (Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, consisting of 7.036 acres, in the Preston Kitchen Survey, Abstract No. 667 and currently zoned M-1 (Light Manufacturing) District/Sam Rayburn Overlay District, as follows:

***Board of Adjustment***

Public Hearing and Variance under Section 14.07.009 to allow an 80' tall pylon sign in lieu of the allowed 50'.

**Background:**

The property is located at 2005 South Sam Rayburn Freeway. The owner would like approval for a Variance for an 80' pylon sign in lieu of the allowed 50'.

The following has been approved for this location:

- 11/16/2021 - Specific Use Permit to allow a Paint Booth in an M-1 (Light Manufacturing) District/Sam Rayburn Overlay District. P&Z: SUBJECT TO PRETREATMENT REQUIREMENTS & STAFF REVIEW LETTER. Ordinance No. 6435.
- 10/16/2018 - Specific Use Permit to allow parking lot extension for additional RV storage in a C-1 (Retail Business) District/Sam Rayburn Overlay District. P&Z: Provide 8' wood fence on the east side adjacent to residential properties and review the SUP 1 year from the time of the Certificate of Occupancy Permit is issued. Ordinance No. 6164.
- 1/19/2016 - Variance to allow a 2' front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40' front setback in an M-1 (Light Manufacturing) District/Sam Rayburn Overlay District.
- 2/11/1992 - Variance to allow a 6' fence in lieu of 4' allowed.

**Origination:**

The request of NNN REIT, INC. (Owner), Dayna Ausing (Applicant), and Gonzalez & Schneeberg Engineers & Surveyors (Surveyor).

**Staff Recommendation:**

Staff recommends the Board of Adjustment deny this item.

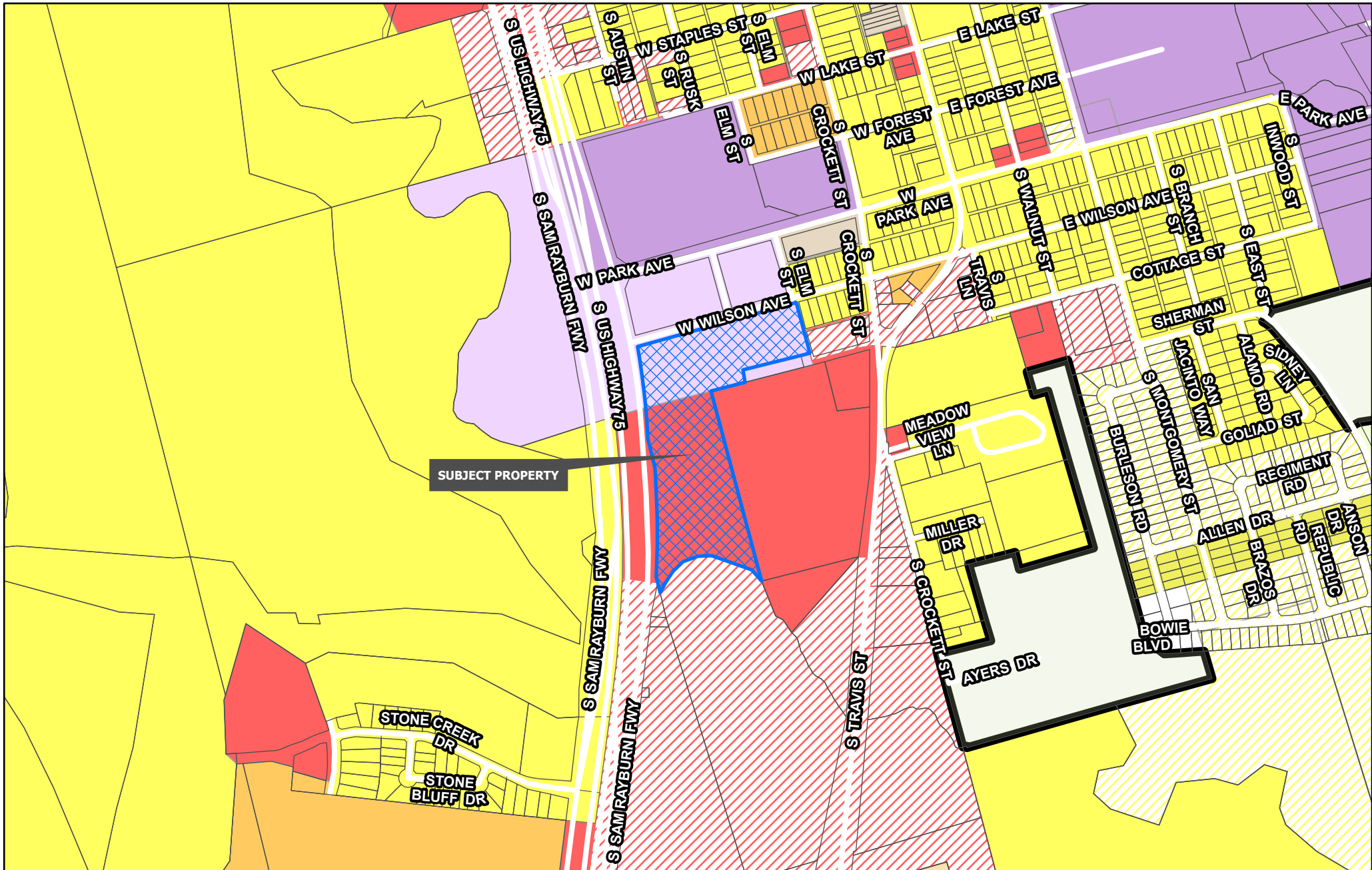
---

**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**  
**2005 S SAM RAYBURN FWY**



**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**

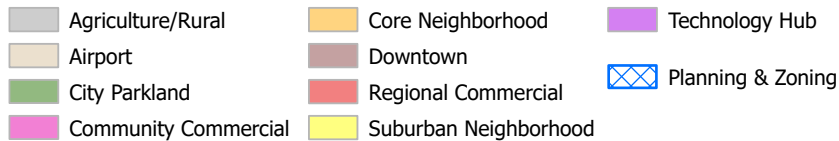
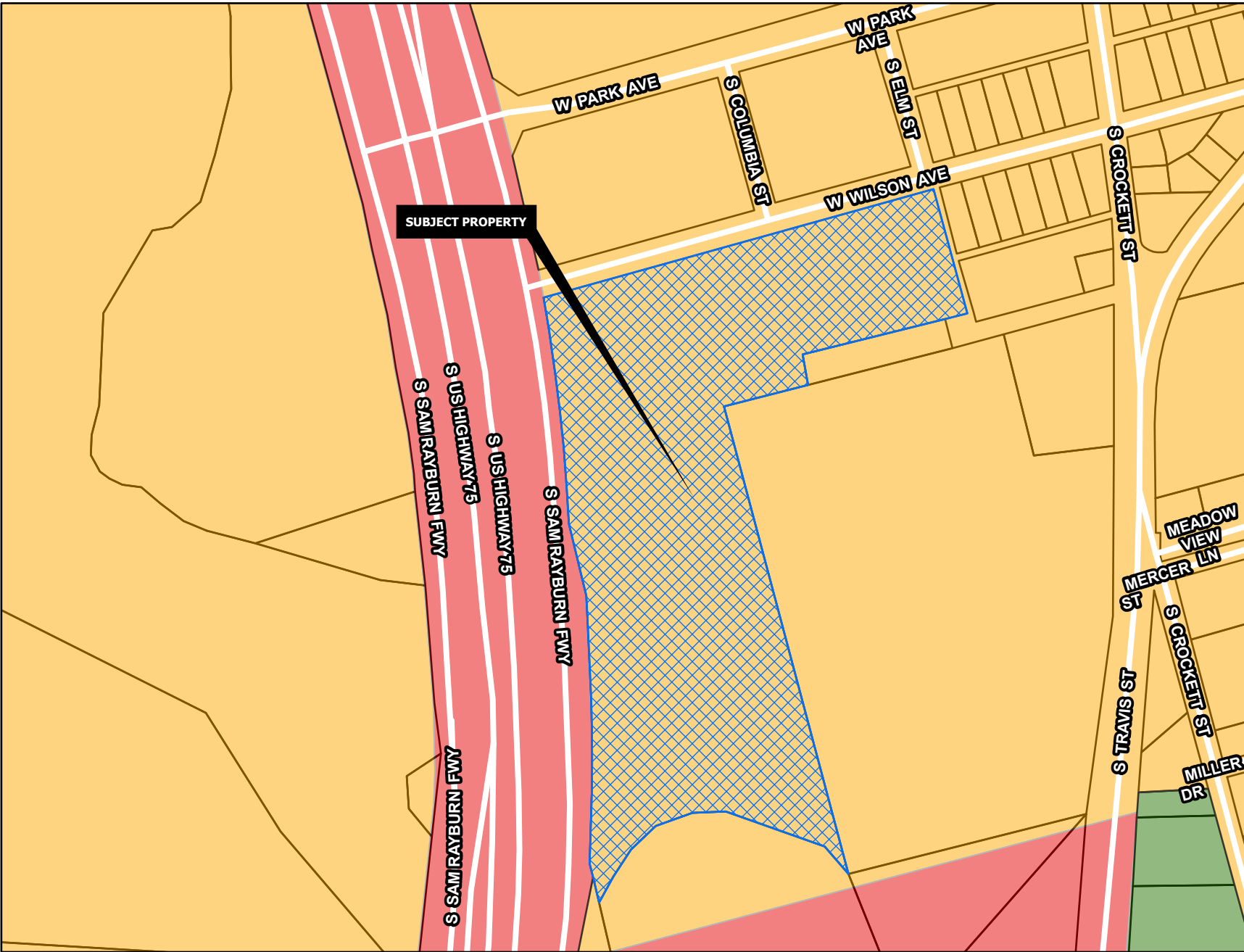
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

**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.





ALL OF BLOCK NUMBER THIRTY-TWO (32), AS SHOWN ON THE MAP ENTITLED "RE-PLAT OF BLOCK FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39), FORTY (40), FORTY-ONE (41), FORTY-TWO (42), FORTY-THREE (43), FORTY-FOUR (44), FORTY-FIVE (45), FORTY-SIX (46), FORTY-SEVEN (47), FORTY-EIGHT (48), FORTY-NINE (49), FIFTY (50), FIFTY-ONE (51), FIFTY-TWO (52), FIFTY-THREE (53), FIFTY-FOUR (54), FIFTY-FIVE (55), FIFTY-SIX (56), FIFTY-SEVEN (57), FIFTY-EIGHT (58), FIFTY-NINE (59), SIXTY (60), SIXTY-ONE (61), SIXTY-TWO (62), SIXTY-THREE (63), SIXTY-FOUR (64), SIXTY-FIVE (65), SIXTY-SIX (66), SIXTY-SEVEN (67), SIXTY-EIGHT (68), SIXTY-NINE (69), SEVENTY (70), SEVENTY-ONE (71), SEVENTY-TWO (72), SEVENTY-THREE (73), SEVENTY-FOUR (74), SEVENTY-FIVE (75), SEVENTY-SIX (76), SEVENTY-SEVEN (77), SEVENTY-EIGHT (78), SEVENTY-NINE (79), EIGHTY (80), EIGHTY-ONE (81), EIGHTY-TWO (82), EIGHTY-THREE (83), EIGHTY-FOUR (84), EIGHTY-FIVE (85), EIGHTY-SIX (86), EIGHTY-SEVEN (87), EIGHTY-EIGHT (88), EIGHTY-NINE (89), NINETY (90), NINETY-ONE (91), NINETY-TWO (92), NINETY-THREE (93), NINETY-FOUR (94), NINETY-FIVE (95), NINETY-SIX (96), NINETY-SEVEN (97), NINETY-EIGHT (98), NINETY-NINE (99), ONE HUNDRED (100), ONE HUNDRED-ONE (101), ONE HUNDRED-TWO (102), ONE HUNDRED-THREE (103), ONE HUNDRED-FOUR (104), ONE HUNDRED-FIVE (105), ONE HUNDRED-SIX (106), ONE HUNDRED-SEVEN (107), ONE HUNDRED-EIGHT (108), ONE HUNDRED-NINE (109), ONE HUNDRED-TEN (110), ONE HUNDRED-ELEVEN (111), ONE HUNDRED-TWENTY (120), ONE HUNDRED-TWENTY-ONE (121), ONE HUNDRED-TWENTY-TWO (122), ONE HUNDRED-TWENTY-THREE (123), ONE HUNDRED-TWENTY-FOUR (124), ONE HUNDRED-TWENTY-FIVE (125), ONE HUNDRED-TWENTY-SIX (126), ONE HUNDRED-TWENTY-SEVEN (127), ONE HUNDRED-TWENTY-EIGHT (128), ONE HUNDRED-TWENTY-NINE (129), ONE HUNDRED-THIRTY (130), ONE HUNDRED-THIRTY-ONE (131), ONE HUNDRED-THIRTY-TWO (132), ONE HUNDRED-THIRTY-THREE (133), ONE HUNDRED-THIRTY-FOUR (134), ONE HUNDRED-THIRTY-FIVE (135), ONE HUNDRED-THIRTY-SIX (136), ONE HUNDRED-THIRTY-SEVEN (137), ONE HUNDRED-THIRTY-EIGHT (138), ONE HUNDRED-THIRTY-NINE (139), ONE HUNDRED-FORTY (140), ONE HUNDRED-FORTY-ONE (141), ONE HUNDRED-FORTY-TWO (142), ONE HUNDRED-FORTY-THREE (143), ONE HUNDRED-FORTY-FOUR (144), ONE HUNDRED-FORTY-FIVE (145), ONE HUNDRED-FORTY-SIX (146), ONE HUNDRED-FORTY-SEVEN (147), ONE HUNDRED-FORTY-EIGHT (148), ONE HUNDRED-FORTY-NINE (149), ONE HUNDRED-FIFTY (150), ONE HUNDRED-FIFTY-ONE (151), ONE HUNDRED-FIFTY-TWO (152), ONE HUNDRED-FIFTY-THREE (153), ONE HUNDRED-FIFTY-FOUR (154), ONE HUNDRED-FIFTY-FIVE (155), ONE HUNDRED-FIFTY-SIX (156), ONE HUNDRED-FIFTY-SEVEN (157), ONE HUNDRED-FIFTY-EIGHT (158), ONE HUNDRED-FIFTY-NINE (159), ONE HUNDRED-SIXTY (160), ONE HUNDRED-SIXTY-ONE (161), ONE HUNDRED-SIXTY-TWO (162), ONE HUNDRED-SIXTY-THREE (163), ONE HUNDRED-SIXTY-FOUR (164), ONE HUNDRED-SIXTY-FIVE (165), ONE HUNDRED-SIXTY-SIX (166), ONE HUNDRED-SIXTY-SEVEN (167), ONE HUNDRED-SIXTY-EIGHT (168), ONE HUNDRED-SIXTY-NINE (169), ONE HUNDRED-SEVENTY (170), ONE HUNDRED-SEVENTY-ONE (171), ONE HUNDRED-SEVENTY-TWO (172), ONE HUNDRED-SEVENTY-THREE (173), ONE HUNDRED-SEVENTY-FOUR (174), ONE HUNDRED-SEVENTY-FIVE (175), ONE HUNDRED-SEVENTY-SIX (176), ONE HUNDRED-SEVENTY-SEVEN (177), ONE HUNDRED-SEVENTY-EIGHT (178), ONE HUNDRED-SEVENTY-NINE (179), ONE HUNDRED-EIGHTY (180), ONE HUNDRED-EIGHTY-ONE (181), ONE HUNDRED-EIGHTY-TWO (182), ONE HUNDRED-EIGHTY-THREE (183), ONE HUNDRED-EIGHTY-FOUR (184), ONE HUNDRED-EIGHTY-FIVE (185), ONE HUNDRED-EIGHTY-SIX (186), ONE HUNDRED-EIGHTY-SEVEN (187), ONE HUNDRED-EIGHTY-EIGHT (188), ONE HUNDRED-EIGHTY-NINE (189), ONE HUNDRED-NINETY (190), ONE HUNDRED-NINETY-ONE (191), ONE HUNDRED-NINETY-TWO (192), ONE HUNDRED-NINETY-THREE (193), ONE HUNDRED-NINETY-FOUR (194), ONE HUNDRED-NINETY-FIVE (195), ONE HUNDRED-NINETY-SIX (196), ONE HUNDRED-NINETY-SEVEN (197), ONE HUNDRED-NINETY-EIGHT (198), ONE HUNDRED-NINETY-NINE (199), TWO HUNDRED (200), TWO HUNDRED-ONE (201), TWO HUNDRED-TWO (202), TWO HUNDRED-THREE (203), TWO HUNDRED-FOUR (204), TWO HUNDRED-FIVE (205), TWO HUNDRED-SIX (206), TWO HUNDRED-SEVEN (207), TWO HUNDRED-EIGHT (208), TWO HUNDRED-NINE (209), TWO HUNDRED-TEN (210), TWO HUNDRED-ELEVEN (211), TWO HUNDRED-TWENTY (220), TWO HUNDRED-TWENTY-ONE (221), TWO HUNDRED-TWENTY-TWO (222), TWO HUNDRED-TWENTY-THREE (223), TWO HUNDRED-TWENTY-FOUR (224), TWO HUNDRED-TWENTY-FIVE (225), TWO HUNDRED-TWENTY-SIX (226), TWO HUNDRED-TWENTY-SEVEN (227), TWO HUNDRED-TWENTY-EIGHT (228), TWO HUNDRED-TWENTY-NINE (229), TWO HUNDRED-THIRTY (230), TWO HUNDRED-THIRTY-ONE (231), TWO HUNDRED-THIRTY-TWO (232), TWO HUNDRED-THIRTY-THREE (233), TWO HUNDRED-THIRTY-FOUR (234), TWO HUNDRED-THIRTY-FIVE (235), TWO HUNDRED-THIRTY-SIX (236), TWO HUNDRED-THIRTY-SEVEN (237), TWO HUNDRED-THIRTY-EIGHT (238), TWO HUNDRED-THIRTY-NINE (239), TWO HUNDRED-FORTY (240), TWO HUNDRED-FORTY-ONE (241), TWO HUNDRED-FORTY-TWO (242), TWO HUNDRED-FORTY-THREE (243), TWO HUNDRED-FORTY-FOUR (244), TWO HUNDRED-FORTY-FIVE (245), TWO HUNDRED-FORTY-SIX (246), TWO HUNDRED-FORTY-SEVEN (247), TWO HUNDRED-FORTY-EIGHT (248), TWO HUNDRED-FORTY-NINE (249), TWO HUNDRED-FIFTY (250), TWO HUNDRED-FIFTY-ONE (251), TWO HUNDRED-FIFTY-TWO (252), TWO HUNDRED-FIFTY-THREE (253), TWO HUNDRED-FIFTY-FOUR (254), TWO HUNDRED-FIFTY-FIVE (255), TWO HUNDRED-FIFTY-SIX (256), TWO HUNDRED-FIFTY-SEVEN (257), TWO HUNDRED-FIFTY-EIGHT (258), TWO HUNDRED-FIFTY-NINE (259), TWO HUNDRED-SIXTY (260), TWO HUNDRED-SIXTY-ONE (261), TWO HUNDRED-SIXTY-TWO (262), TWO HUNDRED-SIXTY-THREE (263), TWO HUNDRED-SIXTY-FOUR (264), TWO HUNDRED-SIXTY-FIVE (265), TWO HUNDRED-SIXTY-SIX (266), TWO HUNDRED-SIXTY-SEVEN (267), TWO HUNDRED-SIXTY-EIGHT (268), TWO HUNDRED-SIXTY-NINE (269), TWO HUNDRED-SEVENTY (270), TWO HUNDRED-SEVENTY-ONE (271), TWO HUNDRED-SEVENTY-TWO (272), TWO HUNDRED-SEVENTY-THREE (273), TWO HUNDRED-SEVENTY-FOUR (274), TWO HUNDRED-SEVENTY-FIVE (275), TWO HUNDRED-SEVENTY-SIX (276), TWO HUNDRED-SEVENTY-SEVEN (277), TWO HUNDRED-SEVENTY-EIGHT (278), TWO HUNDRED-SEVENTY-NINE (279), TWO HUNDRED-EIGHTY (280), TWO HUNDRED-EIGHTY-ONE (281), TWO HUNDRED-EIGHTY-TWO (282), TWO HUNDRED-EIGHTY-THREE (283), TWO HUNDRED-EIGHTY-FOUR (284), TWO HUNDRED-EIGHTY-FIVE (285), TWO HUNDRED-EIGHTY-SIX (286), TWO HUNDRED-EIGHTY-SEVEN (287), TWO HUNDRED-EIGHTY-EIGHT (288), TWO HUNDRED-EIGHTY-NINE (289), TWO HUNDRED-NINETY (290), TWO HUNDRED-NINETY-ONE (291), TWO HUNDRED-NINETY-TWO (292), TWO HUNDRED-NINETY-THREE (293), TWO HUNDRED-NINETY-FOUR (294), TWO HUNDRED-NINETY-FIVE (295), TWO HUNDRED-NINETY-SIX (296), TWO HUNDRED-NINETY-SEVEN (297), TWO HUNDRED-NINETY-EIGHT (298), TWO HUNDRED-NINETY-NINE (299), THREE HUNDRED (300), THREE HUNDRED-ONE (301), THREE HUNDRED-TWO (302), THREE HUNDRED-THREE (303), THREE HUNDRED-FOUR (304), THREE HUNDRED-FIVE (305), THREE HUNDRED-SIX (306), THREE HUNDRED-SEVEN (307), THREE HUNDRED-EIGHT (308), THREE HUNDRED-NINE (309), THREE HUNDRED-TEN (310), THREE HUNDRED-ELEVEN (311), THREE HUNDRED-TWENTY (320), THREE HUNDRED-TWENTY-ONE (321), THREE HUNDRED-TWENTY-TWO (322), THREE HUNDRED-TWENTY-THREE (323), THREE HUNDRED-TWENTY-FOUR (324), THREE HUNDRED-TWENTY-FIVE (325), THREE HUNDRED-TWENTY-SIX (326), THREE HUNDRED-TWENTY-SEVEN (327), THREE HUNDRED-TWENTY-EIGHT (328), THREE HUNDRED-TWENTY-NINE (329), THREE HUNDRED-THIRTY (330), THREE HUNDRED-THIRTY-ONE (331), THREE HUNDRED-THIRTY-TWO (332), THREE HUNDRED-THIRTY-THREE (333), THREE HUNDRED-THIRTY-FOUR (334), THREE HUNDRED-THIRTY-FIVE (335), THREE HUNDRED-THIRTY-SIX (336), THREE HUNDRED-THIRTY-SEVEN (337), THREE HUNDRED-THIRTY-EIGHT (338), THREE HUNDRED-THIRTY-NINE (339), THREE HUNDRED-FORTY (340), THREE HUNDRED-FORTY-ONE (341), THREE HUNDRED-FORTY-TWO (342), THREE HUNDRED-FORTY-THREE (343), THREE HUNDRED-FORTY-FOUR (344), THREE HUNDRED-FORTY-FIVE (345), THREE HUNDRED-FORTY-SIX (346), THREE HUNDRED-FORTY-SEVEN (347), THREE HUNDRED-FORTY-EIGHT (348), THREE HUNDRED-FORTY-NINE (349), THREE HUNDRED-FIFTY (350), THREE HUNDRED-FIFTY-ONE (351), THREE HUNDRED-FIFTY-TWO (352), THREE HUNDRED-FIFTY-THREE (353), THREE HUNDRED-FIFTY-FOUR (354), THREE HUNDRED-FIFTY-FIVE (355), THREE HUNDRED-FIFTY-SIX (356), THREE HUNDRED-FIFTY-SEVEN (357), THREE HUNDRED-FIFTY-EIGHT (358), THREE HUNDRED-FIFTY-NINE (359), THREE HUNDRED-SIXTY (360), THREE HUNDRED-SIXTY-ONE (361), THREE HUNDRED-SIXTY-TWO (362), THREE HUNDRED-SIXTY-THREE (363), THREE HUNDRED-SIXTY-FOUR (364), THREE HUNDRED-SIXTY-FIVE (365), THREE HUNDRED-SIXTY-SIX (366), THREE HUNDRED-SIXTY-SEVEN (367), THREE HUNDRED-SIXTY-EIGHT (368), THREE HUNDRED-SIXTY-NINE (369), THREE HUNDRED-SEVENTY (370), THREE HUNDRED-SEVENTY-ONE (371), THREE HUNDRED-SEVENTY-TWO (372), THREE HUNDRED-SEVENTY-THREE (373), THREE HUNDRED-SEVENTY-FOUR (374), THREE HUNDRED-SEVENTY-FIVE (375), THREE HUNDRED-SEVENTY-SIX (376), THREE HUNDRED-SEVENTY-SEVEN (377), THREE HUNDRED-SEVENTY-EIGHT (378), THREE HUNDRED-SEVENTY-NINE (379), THREE HUNDRED-EIGHTY (380), THREE HUNDRED-EIGHTY-ONE (381), THREE HUNDRED-EIGHTY-TWO (382), THREE HUNDRED-EIGHTY-THREE (383), THREE HUNDRED-EIGHTY-FOUR (384), THREE HUNDRED-EIGHTY-FIVE (385), THREE HUNDRED-EIGHTY-SIX (386), THREE HUNDRED-EIGHTY-SEVEN (387), THREE HUNDRED-EIGHTY-EIGHT (388), THREE HUNDRED-EIGHTY-NINE (389), THREE HUNDRED-NINETY (390), THREE HUNDRED-NINETY-ONE (391), THREE HUNDRED-NINETY-TWO (392), THREE HUNDRED-NINETY-THREE (393), THREE HUNDRED-NINETY-FOUR (394), THREE HUNDRED-NINETY-FIVE (395), THREE HUNDRED-NINETY-SIX (396), THREE HUNDRED-NINETY-SEVEN (397), THREE HUNDRED-NINETY-EIGHT (398), THREE HUNDRED-NINETY-NINE (399), FOUR HUNDRED (400), FOUR HUNDRED-ONE (401), FOUR HUNDRED-TWO (402), FOUR HUNDRED-THREE (403), FOUR HUNDRED-FOUR (404), FOUR HUNDRED-FIVE (405), FOUR HUNDRED-SIX (406), FOUR HUNDRED-SEVEN (407), FOUR HUNDRED-EIGHT (408), FOUR HUNDRED-NINE (409), FOUR HUNDRED-TEN (410), FOUR HUNDRED-ELEVEN (411), FOUR HUNDRED-TWENTY (420), FOUR HUNDRED-TWENTY-ONE (421), FOUR HUNDRED-TWENTY-TWO (422), FOUR HUNDRED-TWENTY-THREE (423), FOUR HUNDRED-TWENTY-FOUR (424), FOUR HUNDRED-TWENTY-FIVE (425), FOUR HUNDRED-TWENTY-SIX (426), FOUR HUNDRED-TWENTY-SEVEN (427), FOUR HUNDRED-TWENTY-EIGHT (428), FOUR HUNDRED-TWENTY-NINE (429), FOUR HUNDRED-THIRTY (430), FOUR HUNDRED-THIRTY-ONE (431), FOUR HUNDRED-THIRTY-TWO (432), FOUR HUNDRED-THIRTY-THREE (433), FOUR HUNDRED-THIRTY-FOUR (434), FOUR HUNDRED-THIRTY-FIVE (435), FOUR HUNDRED-THIRTY-SIX (436), FOUR HUNDRED-THIRTY-SEVEN (437), FOUR HUNDRED-THIRTY-EIGHT (438), FOUR HUNDRED-THIRTY-NINE (439), FOUR HUNDRED-FORTY (440), FOUR HUNDRED-FORTY-ONE (441), FOUR HUNDRED-FORTY-TWO (442), FOUR HUNDRED-FORTY-THREE (443), FOUR HUNDRED-FORTY-FOUR (444), FOUR HUNDRED-FORTY-FIVE (445), FOUR HUNDRED-FORTY-SIX (446), FOUR HUNDRED-FORTY-SEVEN (447), FOUR HUNDRED-FORTY-EIGHT (448), FOUR HUNDRED-FORTY-NINE (449), FOUR HUNDRED-FIFTY (450), FOUR HUNDRED-FIFTY-ONE (451), FOUR HUNDRED-FIFTY-TWO (452), FOUR HUNDRED-FIFTY-THREE (453), FOUR HUNDRED-FIFTY-FOUR (454), FOUR HUNDRED-FIFTY-FIVE (455), FOUR HUNDRED-FIFTY-SIX (456), FOUR HUNDRED-FIFTY-SEVEN (457), FOUR HUNDRED-FIFTY-EIGHT (458), FOUR HUNDRED-FIFTY-NINE (459), FOUR HUNDRED-SIXTY (460), FOUR HUNDRED-SIXTY-ONE (461), FOUR HUNDRED-SIXTY-TWO (462), FOUR HUNDRED-SIXTY-THREE (463), FOUR HUNDRED-SIXTY-FOUR (464), FOUR HUNDRED-SIXTY-FIVE (465), FOUR HUNDRED-SIXTY-SIX (466), FOUR HUNDRED-SIXTY-SEVEN (467), FOUR HUNDRED-SIXTY-EIGHT (468), FOUR HUNDRED-SIXTY-NINE (469), FOUR HUNDRED-SEVENTY (470), FOUR HUNDRED-SEVENTY-ONE (471), FOUR HUNDRED-SEVENTY-TWO (472), FOUR HUNDRED-SEVENTY-THREE (473), FOUR HUNDRED-SEVENTY-FOUR (474), FOUR HUNDRED-SEVENTY-FIVE (475), FOUR HUNDRED-SEVENTY-SIX (476), FOUR HUNDRED-SEVENTY-SEVEN (477), FOUR HUNDRED-SEVENTY-EIGHT (478), FOUR HUNDRED-SEVENTY-NINE (479), FOUR HUNDRED-EIGHTY (480), FOUR HUNDRED-EIGHTY-ONE (481), FOUR HUNDRED-EIGHTY-TWO (482), FOUR HUNDRED-EIGHTY-THREE (483), FOUR HUNDRED-EIGHTY-FOUR (484), FOUR HUNDRED-EIGHTY-FIVE (485), FOUR HUNDRED-EIGHTY-SIX (486), FOUR HUNDRED-EIGHTY-SEVEN (487), FOUR HUNDRED-EIGHTY-EIGHT (488), FOUR HUNDRED-EIGHTY-NINE (489), FOUR HUNDRED-NINETY (490), FOUR HUNDRED-NINETY-ONE (491), FOUR HUNDRED-NINETY-TWO (492), FOUR HUNDRED-NINETY-THREE (493), FOUR HUNDRED-NINETY-FOUR (494), FOUR HUNDRED-NINETY-FIVE (495), FOUR HUNDRED-NINETY-SIX (496), FOUR HUNDRED-NINETY-SEVEN (497), FOUR HUNDRED-NINETY-EIGHT (498), FOUR HUNDRED-NINETY-NINE (499), FIVE HUNDRED (500), FIVE HUNDRED-ONE (501), FIVE HUNDRED-TWO (502), FIVE HUNDRED-THREE (503), FIVE HUNDRED-FOUR (504), FIVE HUNDRED-FIVE (505), FIVE HUNDRED-SIX (506), FIVE HUNDRED-SEVEN (507), FIVE HUNDRED-EIGHT (508), FIVE HUNDRED-NINE (509), FIVE HUNDRED-TEN (510), FIVE HUNDRED-ELEVEN (511), FIVE HUNDRED-TWENTY (520), FIVE HUNDRED-TWENTY-ONE (521), FIVE HUNDRED-TWENTY-TWO (522), FIVE HUNDRED-TWENTY-THREE (523), FIVE HUNDRED-TWENTY-FOUR (524), FIVE HUNDRED-TWENTY-FIVE (525), FIVE HUNDRED-TWENTY-SIX (526), FIVE HUNDRED-TWENTY-SEVEN (527), FIVE HUNDRED-TWENTY-EIGHT (528), FIVE HUNDRED-TWENTY-NINE (529), FIVE HUNDRED-THIRTY (530), FIVE HUNDRED-THIRTY-ONE (531), FIVE HUNDRED-THIRTY-TWO (532), FIVE HUNDRED-THIRTY-THREE (533), FIVE HUNDRED-THIRTY-FOUR (534), FIVE HUNDRED-THIRTY-FIVE (535), FIVE HUNDRED-THIRTY-SIX (536), FIVE HUNDRED-THIRTY-SEVEN (537), FIVE HUNDRED-THIRTY-EIGHT (538), FIVE HUNDRED-THIRTY-NINE (539), FIVE HUNDRED-FORTY (540), FIVE HUNDRED-FORTY-ONE (541), FIVE HUNDRED-FORTY-TWO (542), FIVE HUNDRED-FORTY-THREE (543), FIVE HUNDRED-FORTY-FOUR (544), FIVE HUNDRED-FORTY-FIVE (545), FIVE HUNDRED-FORTY-SIX (546), FIVE HUNDRED-FORTY-SEVEN (547), FIVE HUNDRED-FORTY-EIGHT (548), FIVE HUNDRED-FORTY-NINE (549), FIVE HUNDRED-FIFTY (550), FIVE HUNDRED-FIFTY-ONE (551), FIVE HUNDRED-FIFTY-TWO (552), FIVE HUNDRED-FIFTY-THREE (553), FIVE HUNDRED-FIFTY-FOUR (554), FIVE HUNDRED-FIFTY-FIVE (555), FIVE HUNDRED-FIFTY-SIX (556), FIVE HUNDRED-FIFTY-SEVEN (557), FIVE HUNDRED-FIFTY-EIGHT (558), FIVE HUNDRED-FIFTY-NINE (559), FIVE HUNDRED-SIXTY (560), FIVE HUNDRED-SIXTY-ONE (561), FIVE HUNDRED-SIXTY-TWO (562), FIVE HUNDRED-SIXTY-THREE (563), FIVE HUNDRED-SIXTY-FOUR (564), FIVE HUNDRED-SIXTY-FIVE (565), FIVE HUNDRED-SIXTY-SIX (566), FIVE HUNDRED-SIXTY-SEVEN (567), FIVE HUNDRED-SIXTY-EIGHT (568), FIVE HUNDRED-SIXTY-NINE (569), FIVE HUNDRED-SEVENTY (570), FIVE HUNDRED-SEVENTY-ONE (571), FIVE HUNDRED-SEVENTY-TWO (572), FIVE HUNDRED-SEVENTY-THREE (573), FIVE HUNDRED-SEVENTY-FOUR (574), FIVE HUNDRED-SEVENTY-FIVE (575), FIVE HUNDRED-SEVENTY-SIX (576), FIVE HUNDRED-SEVENTY-SEVEN (577), FIVE HUNDRED-SEVENTY-EIGHT (578), FIVE HUNDRED-SEVENTY-NINE (579), FIVE HUNDRED-EIGHTY (580), FIVE HUNDRED-EIGHTY-ONE (581), FIVE HUNDRED-EIGHTY-TWO (582), FIVE HUNDRED-EIGHTY-THREE (583), FIVE HUNDRED-EIGHTY-FOUR (584), FIVE HUNDRED-EIGHTY-FIVE (585), FIVE HUNDRED-EIGHTY-SIX (586), FIVE HUNDRED-EIGHTY-SEVEN (587), FIVE HUNDRED-EIGHTY-EIGHT (588), FIVE HUNDRED-EIGHTY-NINE (589), FIVE HUNDRED-NINETY (590), FIVE HUNDRED-NINETY-ONE (591), FIVE HUNDRED-NINETY-TWO (592), FIVE HUNDRED-NINETY-THREE (593), FIVE HUNDRED-NINETY-FOUR (594), FIVE HUNDRED-NINETY-FIVE (595), FIVE HUNDRED-NINETY-SIX (596), FIVE HUNDRED-NINETY-SEVEN (597), FIVE HUNDRED-NINETY-EIGHT (598), FIVE HUNDRED-NINETY-NINE (599), SIX HUNDRED (600), SIX HUNDRED-ONE (601), SIX HUNDRED-TWO (602), SIX HUNDRED-THREE (603), SIX HUNDRED-FOUR (604), SIX HUNDRED-FIVE (605), SIX HUNDRED-SIX (606), SIX HUNDRED-SEVEN (607), SIX HUNDRED-EIGHT (608), SIX HUNDRED-NINE (609), SIX HUNDRED-TEN (610), SIX HUNDRED-ELEVEN (611), SIX HUNDRED-TWENTY (620), SIX HUNDRED-TWENTY-ONE (621), SIX HUNDRED-TWENTY-TWO (622), SIX HUNDRED-TWENTY-THREE (623), SIX HUNDRED-TWENTY-FOUR (624), SIX HUNDRED-TWENTY-FIVE (625), SIX HUNDRED-TWENTY-SIX (626), SIX HUNDRED-TWENTY-SEVEN (627), SIX HUNDRED-TWENTY-EIGHT (628), SIX HUNDRED-TWENTY-NINE (629), SIX HUNDRED-THIRTY (630), SIX HUNDRED-THIRTY-ONE (631), SIX HUNDRED-THIRTY-TWO (632), SIX HUNDRED-THIRTY-THREE (633), SIX HUNDRED-THIRTY-FOUR (634), SIX HUNDRED-THIRTY-FIVE (635), SIX HUNDRED-THIRTY-SIX (636), SIX HUNDRED-THIRTY-SEVEN (637), SIX HUNDRED-THIRTY-EIGHT (638), SIX HUNDRED-THIRTY-NINE (639), SIX HUNDRED-FORTY (640), SIX HUNDRED-FORTY-ONE (641), SIX HUNDRED-FORTY-TWO (642), SIX HUNDRED-FORTY-THREE (643), SIX HUNDRED-FORTY-FOUR (644), SIX HUNDRED-FORTY-FIVE (645), SIX HUNDRED-FORTY-SIX (646), SIX HUNDRED-FORTY-SEVEN (647), SIX HUNDRED-FORTY-EIGHT (648), SIX HUNDRED-FORTY-NINE (649), SIX HUNDRED-FIFTY (650), SIX HUNDRED-FIFTY-ONE (651), SIX HUNDRED-FIFTY-TWO (652), SIX HUNDRED-FIFTY-THREE (653), SIX HUNDRED-FIFTY-FOUR (654), SIX HUNDRED-FIFTY-FIVE (655), SIX HUNDRED-FIFTY-SIX (656), SIX HUNDRED-FIFTY-SEVEN (657), SIX HUNDRED-FIFTY-EIGHT (658), SIX HUNDRED-FIFTY-NINE (659), SIX HUNDRED-SIXTY (660), SIX HUNDRED-SIXTY-ONE (661), SIX HUNDRED-SIXTY-TWO (662), SIX HUNDRED-SIXTY-THREE (663), SIX HUNDRED-SIXTY-FOUR (664), SIX HUNDRED-SIXTY-FIVE (665), SIX HUNDRED-SIXTY-SIX (666), SIX HUNDRED-SIXTY-SEVEN (667), SIX HUNDRED-SIXTY-EIGHT (668), SIX HUNDRED-SIXTY-NINE (669), SIX HUNDRED-SEVENTY (670), SIX HUNDRED-SEVENTY-ONE (671), SIX HUNDRED-SEVENTY-TWO (672), SIX HUNDRED-SEVENTY-THREE (673), SIX HUNDRED-SEVENTY-FOUR (674), SIX HUNDRED-SEVENTY-FIVE (675), SIX HUNDRED-SEVENTY-SIX (676), SIX HUNDRED-SEVENTY-SEVEN (677), SIX HUNDRED-SEVENTY-EIGHT (678), SIX HUNDRED-SEVENTY-NINE (679), SIX HUNDRED-EIGHTY (680), SIX HUNDRED-EIGHTY-ONE (681), SIX HUNDRED-EIGHTY-TWO (682), SIX HUNDRED-EIGHTY-THREE (683), SIX HUNDRED-EIGHTY-FOUR (684), SIX HUNDRED-EIGHTY-FIVE (685), SIX HUNDRED-EIGHTY-SIX (686), SIX HUNDRED-EIGHTY-SEVEN (687), SIX HUNDRED-EIGHTY-EIGHT (688), SIX HUNDRED-EIGHTY-NINE (689), SIX HUNDRED-NINETY (690), SIX HUNDRED-NINETY-ONE (691), SIX HUNDRED-NINETY-TWO (692), SIX HUNDRED-NINETY-THREE (693), SIX HUNDRED-NINETY-FOUR (694), SIX HUNDRED-NINETY-FIVE (695), SIX HUNDRED-NINETY-SIX (696), SIX HUNDRED-NINETY-SEVEN (697), SIX HUNDRED-NINETY-EIGHT (698), SIX HUNDRED-NINETY-NINE (699), SEVEN HUNDRED (700), SEVEN HUNDRED-ONE (701), SEVEN HUNDRED-TWO (702), SEVEN HUNDRED-THREE (703), SEVEN HUNDRED-FOUR (704), SEVEN HUNDRED-FIVE (705), SEVEN HUNDRED-SIX (706), SEVEN HUNDRED-SEVEN (707), SEVEN HUNDRED-EIGHT (708), SEVEN HUNDRED-NINE (709), SEVEN HUNDRED-TEN (710), SEVEN HUNDRED-ELEVEN (711), SEVEN HUNDRED-TWENTY (720), SEVEN HUNDRED-TWENTY-ONE (721), SEVEN HUNDRED-TWENTY-TWO (722), SEVEN HUNDRED-TWENTY-THREE (723), SEVEN HUNDRED-TWENTY-FOUR (724), SEVEN HUNDRED-TWENTY-FIVE (725), SEVEN HUNDRED-TWENTY-SIX (726), SEVEN HUNDRED-TWENTY-SEVEN (727), SEVEN HUNDRED-TWENTY-EIGHT (728), SEVEN HUNDRED-TWENTY-NINE (729), SEVEN HUNDRED-THIRTY (730), SEVEN HUNDRED-THIRTY-ONE (731), SEVEN HUNDRED-THIRTY-TWO (732), SEVEN HUNDRED-THIRTY-THREE (733), SEVEN HUNDRED-THIRTY-FOUR (734), SEVEN HUNDRED-THIRTY-FIVE (735), SEVEN HUNDRED-THIRTY-SIX (736), SEVEN HUNDRED-THIRTY-SEVEN (737), SEVEN HUNDRED-THIRTY-EIGHT (738), SEVEN HUNDRED-THIRTY-NINE (739), SEVEN HUNDRED-FORTY (740), SEVEN HUNDRED-FORTY-ONE (741), SEVEN HUNDRED-FORTY-TWO (742), SEVEN HUNDRED-FORTY-THREE (743), SEVEN HUNDRED-FORTY-FOUR (744), SEVEN HUNDRED-FORTY-FIVE (745), SEVEN HUNDRED-FORTY-SIX (746), SEVEN HUNDRED-FORTY-SEVEN (747), SEVEN HUNDRED-FORTY-EIGHT (748), SEVEN HUNDRED-FORTY-NINE (749), SEVEN HUNDRED-FIFTY (750), SEVEN HUNDRED-FIFTY-ONE (751), SEVEN HUNDRED-FIFTY-TWO (752), SEVEN HUNDRED-FIFTY-THREE (753), SEVEN HUNDRED-FIFTY-FOUR (754), SEVEN HUNDRED-FIFTY-FIVE (755), SEVEN HUNDRED-FIFTY-SIX (756), SEVEN HUNDRED-FIFTY-SEVEN (757), SEVEN HUNDRED-FIFTY-EIGHT (758), SEVEN HUNDRED-FIFTY-NINE (759), SEVEN HUNDRED-SIXTY (760), SEVEN HUNDRED-SIXTY-ONE (761), SEVEN HUNDRED-SIXTY-TWO (762), SEVEN HUNDRED-SIXTY-THREE (763), SEVEN HUNDRED-SIXTY-FOUR (764), SEVEN HUNDRED-SIXTY-FIVE (765), SEVEN HUNDRED-SIXTY-SIX (766), SEVEN HUNDRED-SIXTY-SEVEN (767), SEVEN HUNDRED-SIXTY-EIGHT (768), SEVEN HUNDRED-SIXTY-NINE (769), SEVEN HUNDRED-SEVENTY (770), SEVEN HUNDRED-SEVENTY-ONE (771), SEVEN HUNDRED-SEVENTY-TWO (772), SEVEN HUNDRED-SEVENTY-THREE (773), SEVEN HUNDRED-SEVENTY-FOUR (774), SEVEN HUNDRED-SEVENTY-FIVE (775), SEVEN HUNDRED-SEVENTY-SIX (776), SEVEN HUNDRED-SEVENTY-SEVEN (777), SEVEN HUNDRED-SEVENTY-EIGHT (778), SEVEN HUNDRED-SEVENTY-NINE (779), SEVEN HUNDRED-EIGHTY (780), SEVEN HUNDRED-EIGHTY-ONE (781), SEVEN HUNDRED-EIGHTY-TWO (782), SEVEN HUNDRED-EIGHTY-THREE (783), SEVEN HUNDRED-EIGHTY-FOUR (784), SEVEN HUNDRED-EIGHTY-FIVE (785), SEVEN HUNDRED-EIGHTY-SIX (786), SEVEN HUNDRED-EIGHTY-SEVEN (787), SEVEN HUNDRED-EIGHTY-EIGHT (788), SEVEN HUNDRED-EIGHTY-NINE (789), SEVEN HUNDRED-NINETY (790), SEVEN HUNDRED-NINETY-ONE (791), SEVEN HUNDRED-NINETY-TWO (792), SEVEN HUNDRED-NINETY-THREE (793), SEVEN HUNDRED-NINETY-FOUR (794), SEVEN HUNDRED-NINETY-FIVE (795), SEVEN HUNDRED-NINETY-SIX (796), SEVEN HUNDRED-NINETY-SEVEN (797), SEVEN HUNDRED-NINETY-EIGHT (798), SEVEN HUNDRED-NINETY-NINE (799), EIGHT HUNDRED (800), EIGHT HUNDRED-ONE (801), EIGHT HUNDRED-TWO (802), EIGHT HUNDRED-THREE (803), EIGHT HUNDRED-FOUR (804), EIGHT HUNDRED-FIVE (805), EIGHT HUNDRED-SIX (806), EIGHT HUNDRED-SEVEN (807), EIGHT HUNDRED-EIGHT (808), EIGHT HUNDRED-NINE (809), EIGHT HUNDRED-TEN (810), EIGHT HUNDRED-ELEVEN (811), EIGHT HUNDRED-TWENTY (820), EIGHT HUNDRED-TWENTY-ONE (821), EIGHT HUNDRED-TWENTY-TWO (822), EIGHT HUNDRED-TWENTY-THREE (823), EIGHT HUNDRED-TWENTY-FOUR (824), EIGHT HUNDRED-TWENTY-FIVE (825), EIGHT HUNDRED-TWENTY-SIX (826), EIGHT HUNDRED-TWENTY-SEVEN (827), EIGHT HUNDRED-TWENTY-EIGHT (828), EIGHT HUNDRED-TWENTY-NINE (829), EIGHT HUNDRED-THIRTY (830), EIGHT HUNDRED-THIRTY-ONE (831), EIGHT HUNDRED-THIRTY-TWO (832), EIGHT HUNDRED-THIRTY-THREE (833), EIGHT HUNDRED-THIRTY-FOUR (834), EIGHT HUNDRED-THIRTY-FIVE (835), EIGHT HUNDRED-THIRTY-SIX (836), EIGHT HUNDRED-THIRTY-SEVEN (837), EIGHT HUNDRED-THIRTY-EIGHT (838), EIGHT HUNDRED-THIRTY-NINE (839), EIGHT HUNDRED-FORTY (840), EIGHT HUNDRED-FORTY-ONE (841), EIGHT HUNDRED-FORTY-TWO (842), EIGHT HUNDRED-FORTY-THREE (843), EIGHT HUNDRED-FORTY-FOUR (844), EIGHT HUNDRED-FORTY-FIVE (845), EIGHT HUNDRED-FORTY-SIX (846), EIGHT HUNDRED-FORTY-SEVEN (847), EIGHT HUNDRED-FORTY-EIGHT (848), EIGHT HUNDRED-FORTY-NINE (849), EIGHT HUNDRED-FIFTY (850), EIGHT HUNDRED-FIFTY-ONE (851), EIGHT HUNDRED-FIFTY-TWO (852), EIGHT HUNDRED-FIFTY-THREE (853), EIGHT HUNDRED-FIFTY-FOUR (854), EIGHT HUNDRED-FIFTY-FIVE (855), EIGHT HUNDRED-FIFTY-SIX (856), EIGHT HUNDRED-FIFTY-SEVEN (857), EIGHT HUNDRED-FIFTY-EIGHT (858), EIGHT HUNDRED-FIFTY-NINE (859), EIGHT HUNDRED-SIXTY (860), EIGHT HUNDRED-SIXTY-ONE (861), EIGHT HUNDRED-SIXTY-TWO (862), EIGHT HUNDRED-SIXTY-THREE (863), EIGHT HUNDRED-SIXTY-FOUR (864), EIGHT HUNDRED-SIXTY-FIVE (865), EIGHT HUNDRED-SIXTY-SIX (866), EIGHT HUNDRED-SIXTY-SEVEN (867), EIGHT HUNDRED-SIXTY-EIGHT (868), EIGHT HUNDRED-SIXTY-NINE (869), EIGHT HUNDRED-SEVENTY (870), EIGHT HUNDRED-SEVENTY-ONE (871), EIGHT HUNDRED-SEVENTY-TWO (872), EIGHT HUNDRED-SEVENTY-THREE (873), EIGHT HUNDRED-SEVENTY-FOUR (874), EIGHT HUNDRED-SEVENTY-FIVE (875), EIGHT HUNDRED-SEVENTY-SIX (876), EIGHT HUNDRED-SEVENTY-SEVEN (877), EIGHT HUNDRED-SEVENTY-EIGHT (878), EIGHT HUNDRED-SEVENTY-NINE (879), EIGHT HUNDRED-EIGHTY (880), EIGHT HUNDRED-EIGHTY-ONE (881), EIGHT HUNDRED-EIGHTY-TWO (882), EIGHT HUNDRED-EIGHTY-THREE (883), EIGHT HUNDRED-EIGHTY-FOUR (884), EIGHT HUNDRED-EIGHTY-FIVE (885), EIGHT HUNDRED-EIGHTY-SIX (886), EIGHT HUNDRED-EIGHTY-SEVEN (887), EIGHT HUNDRED-EIGHTY-EIGHT (888), EIGHT HUNDRED-EIGHTY-NINE (889), EIGHT HUNDRED-NINETY (890), EIGHT HUNDRED-NINETY-ONE (891), EIGHT HUNDRED-NINETY-TWO (892), EIGHT HUNDRED-NINETY-THREE (893), EIGHT HUNDRED-NINETY-FOUR (894), EIGHT HUNDRED-NINETY-FIVE (895), EIGHT HUNDRED-NINETY-SIX (896), EIGHT HUNDRED-NINETY-SEVEN (897), EIGHT HUNDRED-NINETY-EIGHT (898), EIGHT HUNDRED-NINETY-NINE (899), NINE HUNDRED (900), NINE HUNDRED-ONE (901), NINE HUNDRED-TWO (902), NINE HUNDRED-THREE (903), NINE HUNDRED-FOUR (904), NINE HUNDRED-FIVE (905), NINE HUNDRED-SIX (906), NINE HUNDRED-SEVEN (907), NINE HUNDRED-EIGHT (908), NINE HUNDRED-NINE (909), NINE HUNDRED-TEN (910), NINE HUNDRED-ELEVEN (911), NINE HUNDRED-TWENTY (920), NINE HUNDRED-TWENTY-ONE (921), NINE HUNDRED-TWENTY-TWO (922), NINE HUNDRED-TWENTY-THREE (923), NINE HUNDRED-TWENTY-FOUR (924), NINE HUNDRED-TWENTY-FIVE (925), NINE HUNDRED-TWENTY-SIX (926), NINE HUNDRED-TWENTY-SEVEN (927), NINE HUNDRED-TWENTY-EIGHT (928), NINE HUNDRED-TWENTY-NINE (929), NINE HUNDRED-THIRTY (930), NINE HUNDRED-THIRTY-ONE (931), NINE HUNDRED-THIRTY-TWO (932), NINE HUNDRED-THIRTY-THREE (933), NINE HUNDRED-THIRTY-FOUR (934), NINE HUNDRED-THIRTY-FIVE (935), NINE HUNDRED-THIRTY-SIX (936), NINE HUNDRED-THIRTY-SEVEN (937), NINE HUNDRED-THIRTY-EIGHT (938), NINE HUNDRED-THIRTY-NINE (939), NINE HUNDRED-FORTY (940), NINE HUNDRED-FORTY-ONE (941), NINE HUNDRED-FORTY-TWO (942), NINE HUNDRED-FORTY-THREE (943), NINE HUNDRED-FORTY-FOUR (944), NINE HUNDRED-FORTY-FIVE (945), NINE HUNDRED-FORTY-SIX (946), NINE HUNDRED-FORTY-SEVEN (947), NINE HUNDRED-FORTY-EIGHT (948), NINE HUNDRED-FORTY-NINE (949), NINE HUNDRED-FIFTY (950), NINE HUNDRED-FIFTY-ONE (951), NINE HUNDRED-FIFTY-TWO (952), NINE HUNDRED-FIFTY-THREE (953), NINE HUNDRED-FIFTY-FOUR (954), NINE HUNDRED-FIFTY-FIVE (955), NINE HUNDRED-FIFTY-SIX (956), NINE HUNDRED-FIFTY-SEVEN (957), NINE HUNDRED-FIFTY-EIGHT (958), NINE HUNDRED-FIFTY-NINE (959), NINE HUNDRED-SIXTY (960), NINE HUNDRED-SIXTY-ONE (961), NINE HUNDRED-SIXTY-TWO (962), NINE HUNDRED-SIXTY-THREE (963), NINE HUNDRED-SIXTY-FOUR (964), NINE HUNDRED-SIXTY-FIVE (965), NINE HUNDRED-SIXTY-SIX (966), NINE HUNDRED-S



February 4, 2026

Dayna Ausing  
15799 Fescue Ct.  
Apple Valley, MN 55124  
Camping World

## **VARIANCE REQUEST: PROJECT NARRATIVE**

### **Project Title:**

Camping World Pylon Sign Variance Request

### **LOCATION:**

Camping World  
2005 S Sam Rayburn Fwy.  
Sherman, TX 75090

### **PROJECT SUMMARY:**

Camping World of Sherman, TX located at 2005 S Sam Rayburn Fwy, Sherman, TX 75090, has an existing pylon on the property adhering to current regulation of maximum height of 50' (Article 14.07.009). The current pylon is 47'. Due to the construction of a new overpass adjacent to the pylon that is higher than the existing pylon, there is loss of visibility to the sign. As a contributing tool for marketing and navigation to the property, we are submitting a variance request to allow for a taller pylon sign, 80' high, for adequate visibility from the highway.

### **REASON FOR REQUEST**

The existing pylon sign adhering to current regulation is no longer visible from the new highway height.

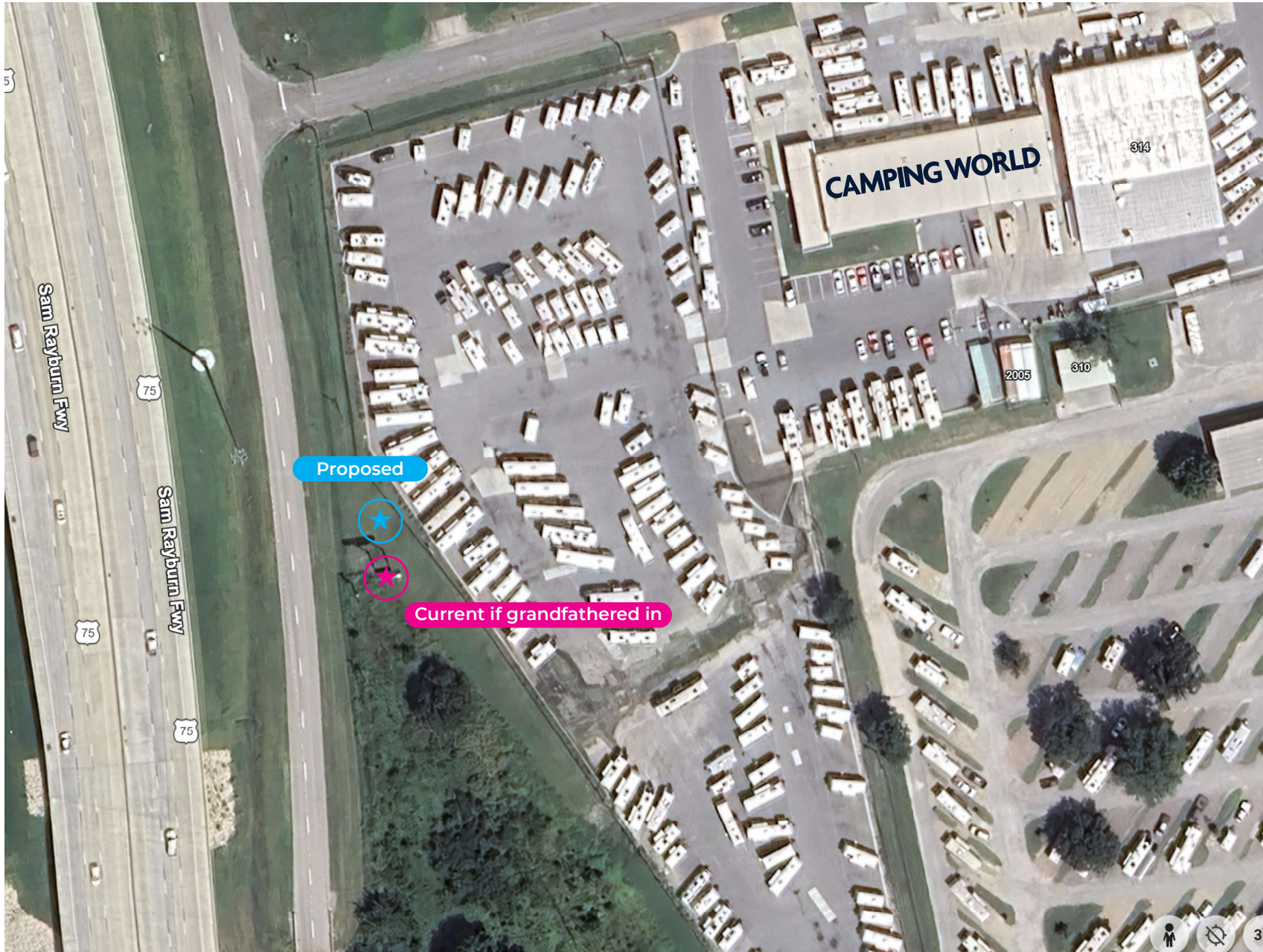
### **DETAILS**

- Current Code: City of Sherman Code of Ordinances, Article 14.07.009, Nonresidential Signs
  - (3) Freestanding signs.
    - (A) Pole or pylon signs.
      - Height. Sign height shall not exceed fifty (50) feet. Height is measured from the grade of the fronting street.
- Variance Request: Allow an 80' pylon on this location due to visibility limitations of the existing 50' high pylon due to the construction of a new, elevated overpass.
- No change to the existing pylon sign location or width. Poles will be replaced for structural integrity. Plans submitted in the application.
- Working with a local vendor to Sherman, TX, Dave's Signs and Wraps, for proposed execution.

Site Plan  
Pylon Proposed Location

CAMPING WORLD

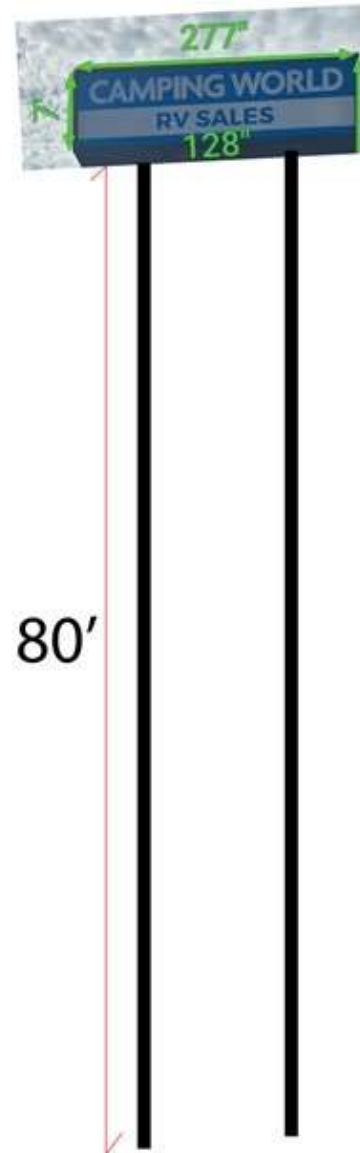
40' North of current location to clear FEMA floodway  
30' from property line



Current Sign



Updated Sign



Customer Name:

Date Last Modified:

By: Hayley



Please DOUBLE CHECK the following: Spelling, Grammar, Punctuation, Addresses, Phone Numbers, Etc.

By submitting approval of this proof, you agree to the following...

- You have verified that spelling and content are correct.
- You are satisfied with the document layout
- We will print exactly what appears on this proof, and you cannot make any changes once approval has been approved and sent to print.

Note: Due to inherent differences between viewing an image on a computer monitor and viewing a printed image, there may be some variation in color and tonality between what you see on your monitor and the print we produce for you. We strongly recommend supplying Solid Coated (C) PMS (Pantone Matching System) colors for colors that you wish to be exact.



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

**Planning & Zoning Commission Development Services**

Agenda Item No. 12.

**Meeting Date:** 3/24/2026

**Prepared By:**

**Approved By:**

**Requested Action/Proposed Use:**

**ADJOURNMENT**

**Background:**

**Origination:**

**Staff Recommendation:**

---

**Attachments:**

None

