
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting April 21, 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 SPECIAL CALLED MARCH 24, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**
3. **ANNOUNCEMENTS**
4. **CITIZEN COMMENTS**
During this meeting, the Planning and Zoning Commission and Board of Adjustment welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, AND 11)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
6. *** 923 EAST JONES STREET (PROJECT NO.000342-2026)**
The request of Jose Efrain Tobar and Maria M. Menjivar Tobar (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 923 East Jones Street, consisting of 0.331 acres, being Lots 27, 28, 29 and 30, Block 1 of HM Sumner 2nd Addition, in the George B. Pilant Survey, Abstract No. 963 and currently zoned R-5 (Single-Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Jose Tobar Replat of HM Sumner 2nd Addition.
7. *** 4440 DRIPPING SPRINGS ROAD (PROJECT NO. 000353-2026)**
The request of Euciel Rodriguez & Mayme Rodriguez (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 4440 Dripping Springs Road, consisting of 5.040 acres in the John McClenihan Survey, Abstract No. 789 and located in the ETJ (Extra-Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Rodriguez Addition on Dripping Springs Road.
8. *** 2515 MASTERS STREET (PROJECT NO. 000354-2026)**
The request of Nhat Hguyen Investments, LLC (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 2515 Masters Street, consisting of 1.10 acres, being all of Lot 1-R, of the Second Replat of Lot 3, Block One Dr. J.H. Carraway Sub-Division in 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 MNLN-Nguyen Addition.

9. * **1304 WEST LAMAR STREET (PROJECT NO. 000339-2026)**

The request of the City of Sherman (Owner) concerning the property located at 1304 West Lamar Street, consisting of 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Parks Maintenance Building Addition.

10. * **2000 BLOCK WEST WASHINGTON STREET (PROJECT NO. 000348-2026)**

The request of MAS Development 4, LLC (Owner), David Bond (Applicant) and Spiars Engineering, Inc (Surveyor) concerning the property located in the 2000 Block West Washington Street, consisting of 1.043 acres, being part of Lot 1, Block 1, Brookshire Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for West Washington Medical Addition.

11. * **217 AND 219 WEST PECAN STREET (PROJECT NO. 000356-2026)**

The request of City of Sherman (Owner) concerning the property located at 217 and 219 West Pecan Street, consisting of 0.3808 acres, being Lot 4, Part of Lot 5, and Lot E, Block N, Blacks Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay/ Downtown Subdistrict, as follows:

Planning and Zoning Commission

Site Plan for City of Sherman's Water Quality Addition.

12. **1118 NORTH HOPSON STREET (PROJECT NO. 000313-2026)** **TABLED ON 3-24-2026**

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 14.04.002 to allow a 15' rear setback for the proposed 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.

13. **4111 TEXOMA PARKWAY (PROJECT NO. 000315-2026)** **TABLED ON 3-24-2026**

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.

14. **2005 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 000318-2026)** **TABLED ON 3-24-2026**

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 a 65' tall pylon sign in lieu of the allowed 50'.

15. **506 NORTH GRAND AVENUE (PROJECT NO. 000323-2026)**

The request of Michael and Heather Putnam (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors) concerning the property located at 506 North Grand Avenue, being Lots 3 and 4, Block 18, College Park Addition, as follows:

Planning and Zoning Commission

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

16. 1501 BLOCK TATE CIRCLE (PROJECT NO. 000328-2026)

The request of Sherman Lakes JV, LLC (Owner), Stacey Capogrossi (Applicant) and Windrose Land Surveying (Surveyor) concerning the property located in the 1501 Block Tate Circle, consisting of 183.681 acres in the Benjamin Lindsey Survey, Abstract No. 733 and the Henry Tucker Survey, Abstract No. 1217 and located in the E.T.J. (Extra-Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to a PD (Planned Development) District for Sherman Lakes Development.

17. 400 EAST LAMAR STREET (PROJECT NO. 000332-2026)

The request of MKBCCS Sherman Real Estate LLC (Owner), Cory Tate (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 400 East Lamar Street, consisting of 1.101 acres, being part of Block 18, Original Town Plat, in the Samuel Blagg Survey, Abstract No. 56 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.020 to allow 0' side setback in lieu of the required 25' for an existing structure.

B. Public Hearing and Variance under Section 14.02.020 to allow side 12' setback in lieu of the required 25' for the proposed structure.

Planning and Zoning Commission

C. Site Plan for Accessory Structure Addition.

18. 4100 NORTH TRAVIS STREET (PROJECT NO. 000333-2026)

The request of Legacy Title Holding Corporation (Owner) and Underwood Drafting & Surveying (Surveyor), concerning the property located at 4100 North Travis Street, consisting of 10.794 acres in the John Jennings Survey, Abstract No. 647 and currently zoned R-6 (Single-Family Residential) District/75 & 82 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow 11.1' rear setback in lieu of the required 20' for an existing structure.

Planning and Zoning Commission

B. Final Plat for Legacy Title Addition.

19. 1901 BLOCK SOUTH INWOOD STREET (PROJECT NO.000336-2026)

The request of Douglass Distributing Co (Owner), Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located in the 1901 Block South Inwood Street, being Lots C and D of Texas Nursery Company's Replat of Blocks 23, 47 and 48 of South Side Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-2 (Heavy Manufacturing) District to a R-6 (Single-Family Residential) District.

20. 301 BLOCK RIDDELS ROAD (PROJECT NO. 000343-2026)

The request of Friendship Ranch Inc. (Owner), Pann S. Sribhen (Applicant) and Cox Land Surveying Co. (Surveyor), concerning the property located in the 301 Block Riddels Road, consisting of 61.763 acres in the P. Thompson Survey, Abstract No. 1208, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to R-5 (Single-Family Residential) District.

Other Business

21. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.01 (GENERAL PROVISIONS), ARTICLE 14.04 (SUPPLEMENTARY DISTRICT REGULATIONS) AND ARTICLE 14.08 (DEFINITIONS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATED TO EXISTING NON-CONFORMING STRUCTURES AND ACCESSORY DWELLING UNITS; DEFINING TERMS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW**
OTHER BUSINESS - Zoning Ordinance Amendment

Close Public Hearing

22. **ADJOURNMENT**

Overall Location Map

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

Leigh Ann Sims, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustment may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on April 15, 2026, at 5:00 p.m. and said time of posting was three (3) business days before said meeting was convened or called to order.

Dated this 15th day of April 2026

City of Sherman, Texas



Tammy Mrozinski,
Development Services Coordinator

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Special Called meeting Tuesday, March 24, 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 00:03:43

Chairman Sims called the meeting to order at 5:01 p.m.

2. **APPROVE ACTION 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.**

Bookmarked at 00:03:37

The Planning and Zoning Commission reviewed the minutes of the February 12, 2026, Regular Meeting and the minutes of the February 26, 2026, Training Workshop.

Motion by Commission Member Blagg to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:04:18

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 00:04:25

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.

Bookmarked at 00:05:09

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6 and 7 on the Consent Agenda as presented. Second by Commission Member Whitaker.

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

VOTING NAY: RAMIREZ

(Commission Member Ramirez abstained from the vote.)

MOTION CARRIED.

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

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. 000278-2025)**

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.

Bookmarked at 00:05:54

Motion by Vice Chairman Downtain to approve the Zone Change located in the 2701 Block West Travis Street. Second by Commission Member Ramirez.

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.

9. **1118 NORTH HOPSON STREET (Project No. 000313-2026)**

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.

Bookmarked at 00:10:31

Board of Adjustment

Motion by Vice Chairman Downtain to table the Variance located at 1118 North Hopson Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to table the Zone Change located at 1118 North Hopson Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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.

Bookmarked at 00:11:23

Motion by Commission Member Ramirez to table the Specific Use Permit located at 4111 Texoma Parkway. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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'.

Bookmarked at 00:20:01

Motion by Vice Chairman Downtain to table the Variance located at 2005 South Sam Rayburn Freeway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

12. **ADJOURNMENT: 5:28 p.m.**

Bookmarked at 00:30:45

Chairman Sims adjourned the meeting at 5:28 p.m.

CHAIRMAN

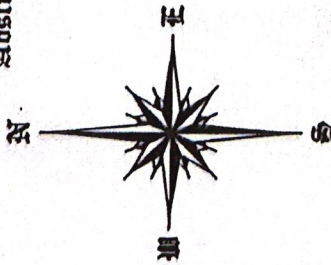


ACTING SECRETARY

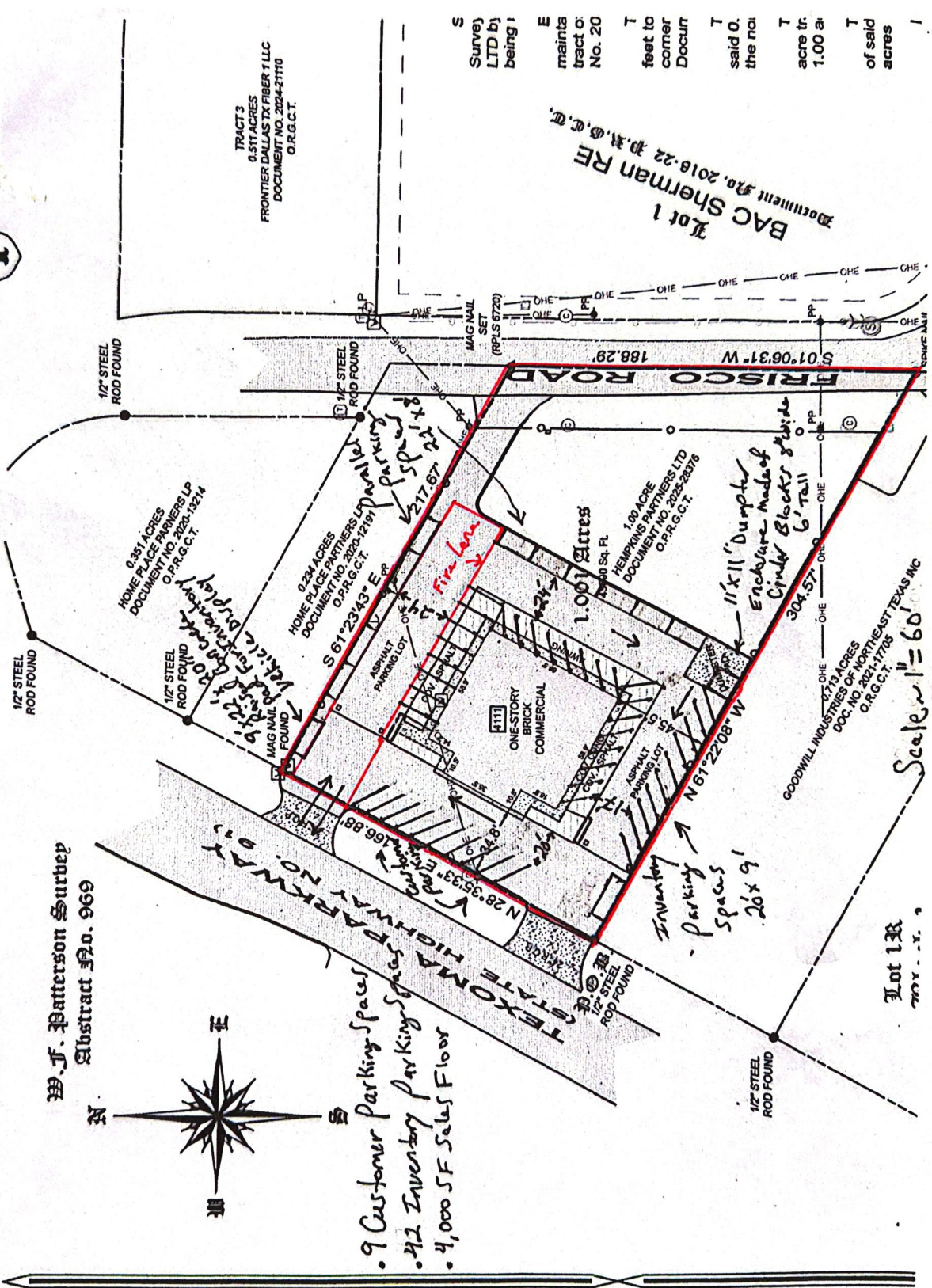
Site Plan

4111 Texoma Pkwy

W.J. Patterson Survey
Abstract No. 969



- 9 Customer Parking Spaces
- 42 Inventory Parking Spaces
- 4,000 SF Sales Floor



Scale 1" = 60'

Lot 1B
m.v.t.

Survey LTD b) being i
E mainta tract o
No. 20
T feet to corner
Docurr
T said O.
the no
T acre tr.
1.00 a
T of said
acres

Lot 1
BAC Sherman RE
Document No. 2016-22 40, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

TRACT 3
0.317 ACRES
FRONTIER DALLAS TX FIBER 1 LLC
DOCUMENT NO. 2024-21710
O.R.G.C.T.

0.351 ACRES
HOME PLACE PARTNERS LP
DOCUMENT NO. 2020-13214
O.P.R.G.C.T.

0.234 ACRES
HOME PLACE PARTNERS LP
DOCUMENT NO. 2020-12181
O.P.R.G.C.T.

1.007 ACRES
HEMPHAMS PARTNERS LTD
DOCUMENT NO. 2022-28376
O.P.R.G.C.T.

0.779 ACRES
GOODWILL INDUSTRIES OF NORTHEAST TEXAS INC
DOC. NO. 2021-17708
O.R.G.C.T.



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

Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 4/21/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

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

Background:

Origination:

Staff Recommendation:

Attachments:

None



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

Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 923 EAST JONES STREET (Project No.000342-2026)**

The request of Jose Efrain Tobar and Maria M. Menjivar Tobar (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 923 East Jones Street, consisting of 0.331 acres, being Lots 27, 28, 29 and 30, Block 1 of HM Sumner 2nd Addition, in the George B. Pilant Survey, Abstract No. 963 and currently zoned R-5 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Jose Tobar Replat of HM Sumner 2nd Addition.

Background:

The property is located at 923 East Jones Street. The owner would like final plat approval.

The following has been approved at this location.

- 2/11/2026 - Preliminary Plat Jose Tobar Replat of HM Sumner 2nd Addition.
- 4/16/2024 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-5 (Single Family Residential) District.
- 6/16/2020 - To allow two lots with 50 foot lot widths in lieu of the required 60' in an R-1 (One Family Residential) District.

Origination:

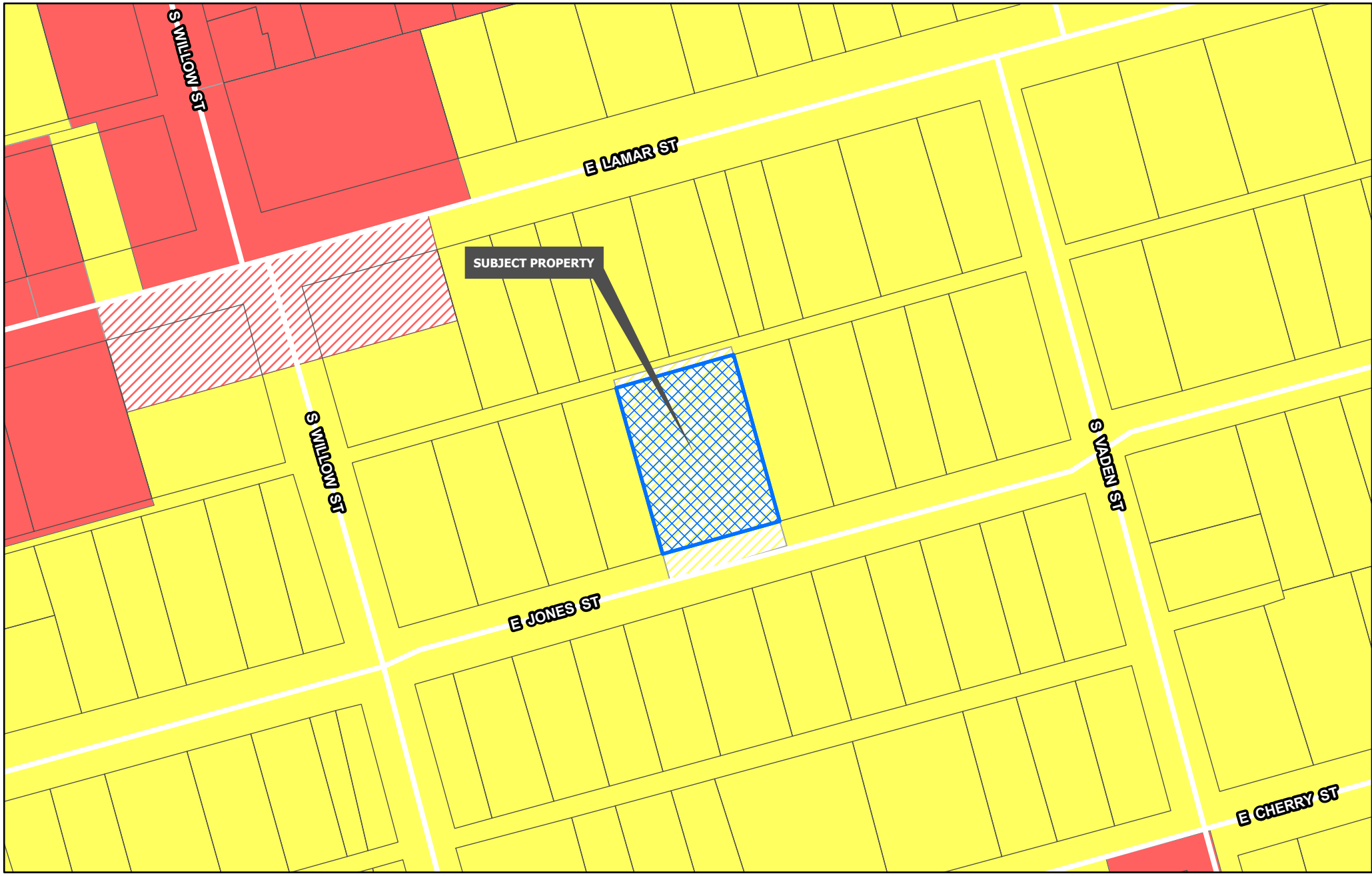
The request of Jose Efrain Tobar and Maria M. Menjivar Tobar (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



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

**CITY OF SHERMAN
ZONING MAP
923 E JONES 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

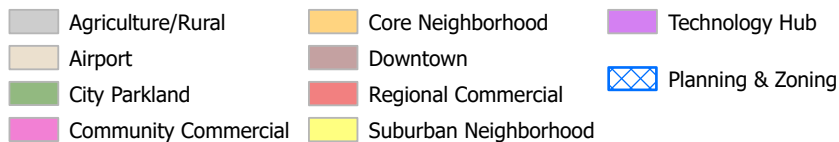
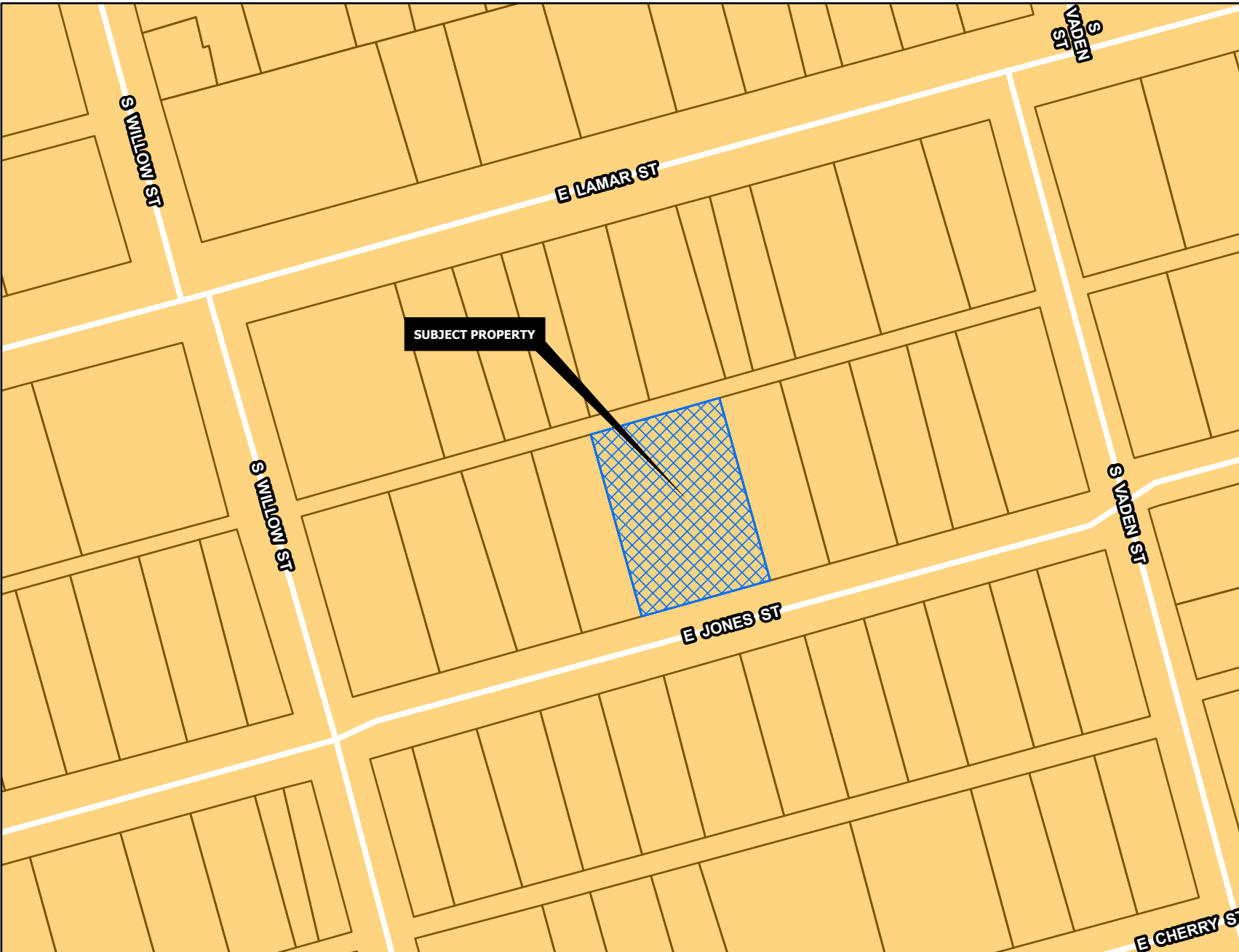
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

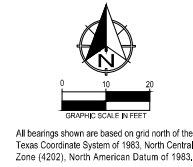
Compatible Zoning Districts

- 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.





OWNER'S CERTIFICATE

WHEREAS JOSE EFRAIN TOBAR AND MARIA M. MENJIVAR TOBAR is the owners of all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being all of Lots 27, 28, 29 & 30 in Block 1 of HM Summer 2nd Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 38, Page 627, Deed Records, Grayson County, Texas, the same being a re-tracement survey of a tract of land described in the deed to Jose Efrain Tobar and Maria M. Menjivar Tobar, recorded in Instrument No. 2019-27931, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the southwest corner of said Lot 30, common to the southwest corner of said Tobar Tract, and common to the southeast corner of Lot 12 in Block 1 of Dickerman's 3rd Addition, according to the plat thereof recorded in Volume 38, Page 627, said Deed Records, and common to the southeast corner of a tract of land described in the deed to Yolanda Maribel Monterroza, recorded in Volume 5249, Page 743, and on the northerly right-of-way line of East Jones Street, and from which a found square 1/2-inch iron rod bears North 69°25' East, a distance of 1.7 feet.

THENCE North 15°22'10" West, with the westerly line of said Lot 30, and with the westerly line of said Tobar Tract, and with the easterly line of said Lot 12, and with the easterly line of said Monterroza Tract, a distance of 144.00 feet to a Capped Iron Rod set for the northwest corner of said Lot 30, common to the northwest corner of said Tobar Tract, and common to the northeast corner of said Lot 12, and common to the northeast corner of said Monterroza Tract, and on the southerly line of a called 12-foot-wide alley way in said Block 1 (38-627);

THENCE North 74°37'50" East, with the northerly lines of aforesaid Lots 30, 29, 28 & 27, and with the northerly line of said Tobar Tract, and with the southerly line of said alley, a distance of 100.00 feet to a Capped Iron Rod set for the northeast corner of said Lot 27, common to the northeast corner of said Tobar Tract, and common to the northwest corner of Lot 26 in said Block 1 (38-627), and common to the northwest corner of a tract of land described in the deed to Refugio Holdings, LLC, recorded in Instrument No. 2024-5916, said Official Records;

THENCE South 15°22'10" East, with the easterly line of said Lot 27, and with the easterly line of said Tobar Tract, and with the westerly line of said Lot 26, and with the westerly line of said Refugio Holdings, LLC Tract, a distance of 144.00 feet to a Capped Iron Rod set for the southeast corner of said Lot 27, common to the southeast corner of said Tobar Tract, and common to the southwest corner of said Lot 26, and common to the southwest corner of said Refugio Holdings, LLC Tract, and on the northerly right-of-way line of aforesaid East Jones Street;

THENCE South 74°37'50" West, with the southerly lines of aforesaid Lots 27, 28, 29 & 30, and with the southerly line of said Tobar Tract, and with the northerly right-of-way line of said East Jones Street, a distance of 100.00 feet to the POINT OF BEGINNING and enclosing 0.331 of an acre (14,400 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That JOSE EFRAIN TOBAR AND MARIA M. MENJIVAR TOBAR, do hereby adopt this plat designating the hereinbefore described property as JOSE TOBAR REPLAT OF HM SUMMER 2ND ADDITION, BEING A REPLAT OF BLOCK 1, LOTS 27, 28, 29 & 30 OF HM SUMMER 2ND ADDITION, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: _____
JOSE EFRAIN TOBAR

STATE OF TEXAS \$
COUNTY OF GRAYSON \$

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOSE EFRAIN TOBAR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

By: _____
MARIA M. MENJIVAR TOBAR

STATE OF TEXAS \$
COUNTY OF GRAYSON \$

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARIA M. MENJIVAR TOBAR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

Approved this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

AVIGATION RELEASE

STATE OF TEXAS \$
COUNTY OF GRAYSON \$

WHEREAS, JOSE EFRAIN TOBAR AND MARIA M. MENJIVAR TOBAR, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as JOSE TOBAR REPLAT OF HM SUMMER 2ND ADDITION, BEING A REPLAT OF BLOCK 1, LOTS 27, 28, 29 & 30 OF HM SUMMER 2ND ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at JOSE TOBAR REPLAT OF HM SUMMER 2ND ADDITION, BEING A REPLAT OF BLOCK 1, LOTS 27, 28, 29 & 30 OF HM SUMMER 2ND ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20____.

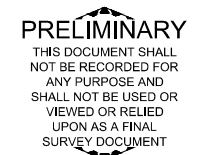
By: _____
JOSE EFRAIN TOBAR

By: _____
MARIA M. MENJIVAR TOBAR

SURVEYORS CERTIFICATE

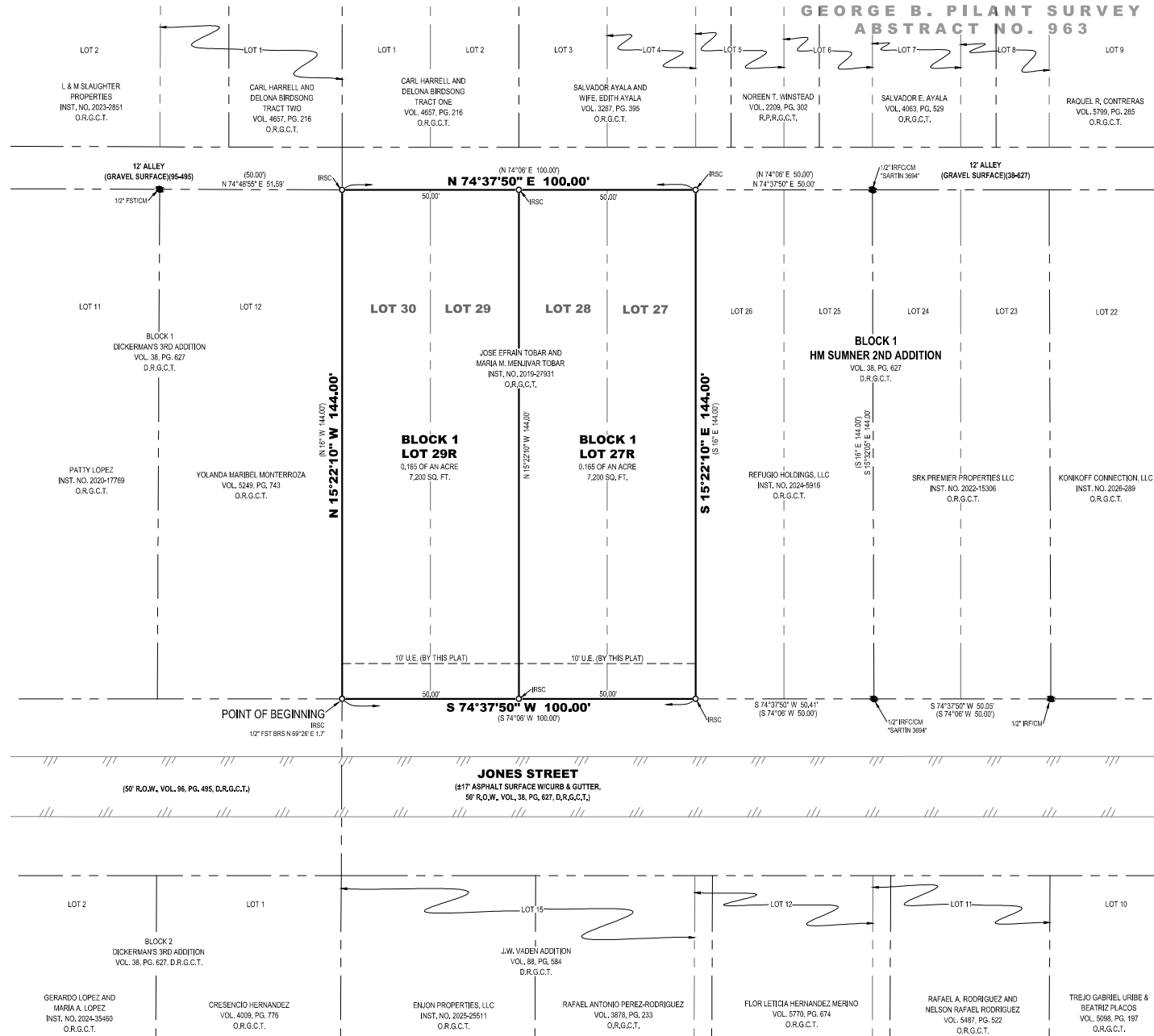
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah Date _____
Registered Professional Land Surveyor No. 6585



FINAL PLAT
JOSE TOBAR REPLAT OF HM SUMMER 2ND ADDITION
0.331 OF AN ACRE
BLOCK 1, LOTS 27R & 29R
BEING A REPLAT OF HM SUMMER 2ND ADDITION
BLOCK 1, LOTS 27, 28, 29 & 30
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING	18PPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 03/04/2025	Project No. 19-0516.2 Sheet No. 1 of 1
	OWNER/DEVELOPER: Jose Efrain Tobar Maria M. Menjivar Tobar 2517 S. First Street, Apt # G Sherman, TX 75090		SURVEYOR: Chris Noah, RPLS 6585 Preston Trail Land Surveying LLC 787 W FM 956 Patterson, TX 75076 Ph: 903-786-6029	



GENERAL NOTES:

- The land use is intended for Residential use only.
- Water Supply to be provided by City of Sherman.
- Sewer Service to be provided by City of Sherman.
- Electrical service is provided by Oncor Electric Delivery.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IFPC	IRON ROD FOUND W/ PLASTIC CAP
FST	FOUND SQUARE TUBE
BRS	BEARS
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
○	SANITARY SEWER MANHOLE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
---	EASEMENT
---	BOUNDARY LINE
---	ADJOINER LINE
---	ASPHALT



FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 3, 2026

Jose Efrain Tobar
Maria M. Menjivar Tobar
2517 S. First Street, Apt #G
Sherman, TX 75090

Chris Noah
Preston Trail Land Surveying, LLC
787 W FM 996
Pottsboro, TX 75076

Dear Applicants,

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

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

Additional Information:

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

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

Respectfully,



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

cc: Dr. Zachary Flores, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal



Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 4440 DRIPPING SPRINGS ROAD (Project No. 000353-2026)**

The request of Euciel Rodriguez & Mayme Rodriguez (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 4440 Dripping Springs Road, consisting of 5.040 acres in the John McClenihan Survey, Abstract No. 789 and located in the ETJ (Extra-Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Rodriguez Addition on Dripping Springs Road.

Background:

The property is located at 4440 Dripping Springs Road. The owner would like final plat approval.

- 3/3/2026 - Preliminary Plat of the Rodriguez Addition on Dripping Springs Road (Conditionally Approved)

Origination:

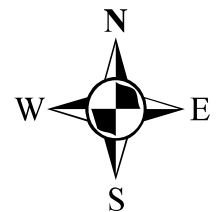
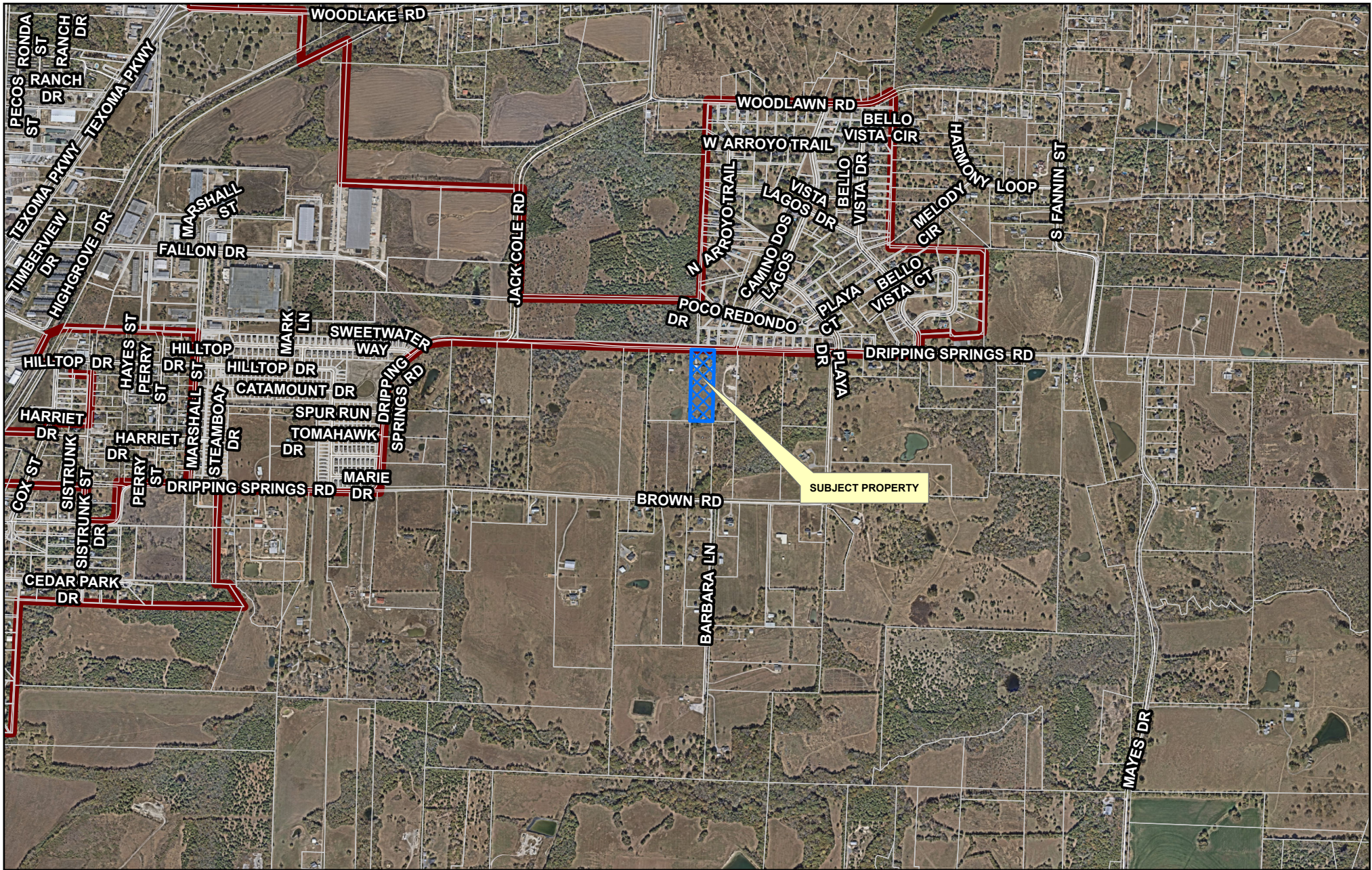
The request of Euciel Rodriguez & Mayme Rodriguez (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor).

Staff Recommendation:

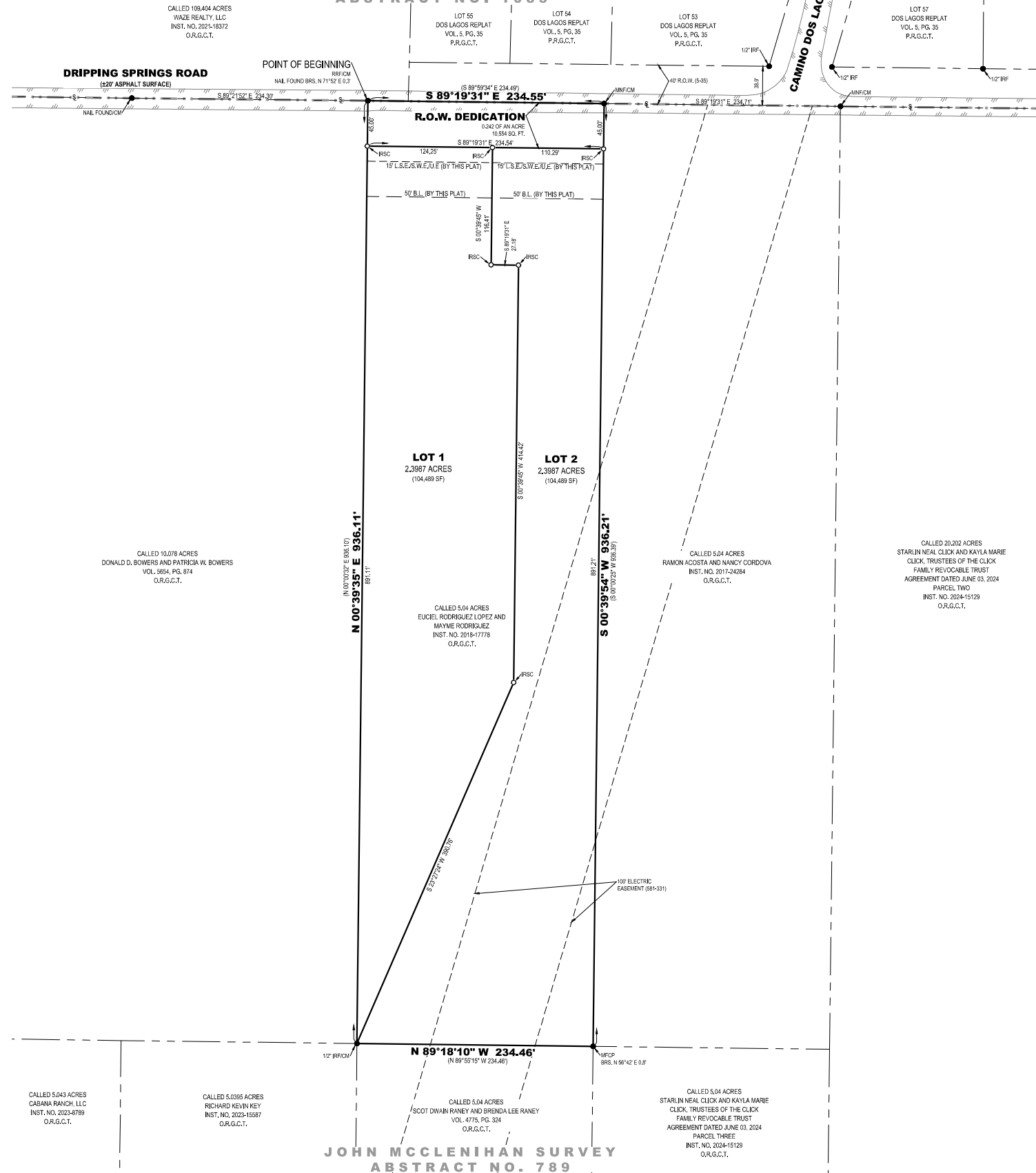
Staff recommends that P&Z approve this item.

Attachments:

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



**JAMES B. SHANNON SURVEY
ABSTRACT NO. 1085**



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999019634.

GENERAL NOTES:

1. Preliminary plat, for inspection purposes only. In no way official or approved for record purposes.
2. The land use is intended for Residential use only.
3. Topographic Information shown per City of Sherman GIS.
4. Water Supply to be provided by Starr Water Supply Corporation.
5. Sewer Service to be provided by City of Sherman.
6. Electrical service is provided by Oncor Electric Delivery.

LEGEND

●	FOUND MONUMENT
IR	IRON ROD FOUND
RRF	RAILROAD SPIKE FOUND
MNF	MAG NAIL FOUND
MFCP	METAL FENCE CORNER POST
BRS	BEARS
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME PAGE
INST. NO.	INSTRUMENT NO.
AS	AEROBIC SPRINKLER
CMP	CORRUGATED METAL PIPE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.W.E.	SIDEWALK EASEMENT
---	BOUNDARY LINE
- - -	ADJONER LINE
- · - · -	EASEMENT
▬▬▬	BUILDING LINE
///	ASPHALT

OWNER'S CERTIFICATE

WHEREAS EUCIEL RODRIGUEZ LOPEZ AND MAYME RODRIGUEZ is the owners of all of that certain tract or parcel of land situated in the John McClenihan Survey, Abstract No. 789, Extra-Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being a re-acement survey of a called 5.04 acre tract of land described in the deed to Eucliel Rodriguez Lopez and Mayme Rodriguez, recorded in Instrument No. 2018-17778, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Railroad Spike found for the northeast corner of said Rodriguez Tract, common to the northeast corner of a called 10,078 acre tract of land described in the deed to Donald D. Bowers and Patricia W. Bowers, recorded in Volume 5654, Page 874, said Official Records, and on the southerly line of a called 109,404 acre tract of land described in the deed to Waze Realty, L.L.C. recorded in Instrument No. 2021-18372, said Official Records, and in Dripping Springs Road, and from which a found Nail bears North 71°52' East, a distance of 0.3 feet;

THENCE South 89°19'31" East, with the northerly line of said Rodriguez Tract, and with the southerly line of said 109,404 acre tract part of the way, and with the southerly line of Dos Lagos Replat, an addition to Grayson County, Texas, according to the plat thereof recorded in Volume 5, Page 35, Plat Records, Grayson County, Texas, and in said Dripping Springs Road, a distance of 234.55 feet to a Mag Nail found for the northeast corner of said Rodriguez Tract, common to the northwest corner of a called 5.04 acre tract of land described in the deed to Ramon Acosta and Nancy Cordova, recorded in Instrument No. 2017-24284, said Official Records;

THENCE South 00°39'54" West, with the easterly line of said Rodriguez Tract, and with the westerly line of said Cordova Tract, a distance of 936.21 feet to the southeast corner of said Rodriguez Tract, common to the southwest corner of said Cordova Tract, and common to the northwest corner of a called 5.04 acre tract of land described as Parcel Three in the deed to Starlin Neal Click and Kayla Marie Click, Trustees of the Click Family Revocable Trust Agreement dated June 03, 2024, recorded in Instrument No. 2024-15129, said Official Records, and common to the northeast corner of a called 5.04 acre tract of land described in the deed to Scott Dainin Raney and Brenda Lee Raney, recorded in Volume 4775, Page 324, said Official Records, and from which a metal fence corner post bears North 56°42' East, a distance of 0.8 feet;

THENCE North 89°18'10" West, with the southerly line of said Rodriguez Tract, and with the northerly line of said Raney Tract, a distance of 234.46 feet to a 1/2-inch iron rod found for the southwest corner of said Rodriguez Tract, common to the northwest corner of said Raney Tract, and common to the northeast corner of a called 5.0395 acre tract of land described in the deed to Richard Kevin Key, recorded in Instrument No. 2023-15587, said Official Records, and common to the southeast corner of aforesaid 10,078 acre tract;

THENCE North 00°39'35" East, with the westerly line of said Rodriguez Tract, and with the easterly line of said 10,078 acre tract, a distance of 936.11 feet to the POINT OF BEGINNING and enclosing 5,040 acres (219,533 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS That EUCIEL RODRIGUEZ LOPEZ AND MAYME RODRIGUEZ do hereby adopt this plat designating the hereinbefore described property as **RODRIGUEZ ADDITION ON DRIPPING SPRINGS ROAD**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: _____
EUCIEL RODRIGUEZ LOPEZ

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **EUCIEL RODRIGUEZ LOPEZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

By: _____
MAYME RODRIGUEZ

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **MAYME RODRIGUEZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

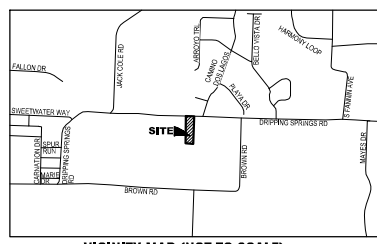
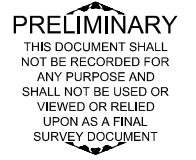
Approved this _____ day of _____, 20____ by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah _____ Date _____
Registered Professional Land Surveyor No. 6585



FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 490829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0295 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**FINAL PLAT
RODRIGUEZ ADDITION ON DRIPPING SPRINGS ROAD
5.040 ACRES
BLOCK 1, LOTS 1 & 2
JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789
Extra-Territorial Jurisdiction of the City of Sherman
Grayson County, Texas**

OWNER/DEVELOPER:
Eucliel Rodriguez Lopez
Mayme Rodriguez
4440 Dripping Springs Road
Sherman, TX 75000
Ph: 903-820-2559

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Patterson, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Patterson, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPELS Firm No. 10194175 | Drawn by: LGT | Checked by: CRN | Scale: 1"=60' | Date: 03/04/2026 | Project No. 26-0014.1 | Sheet No. 1 of 1

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 3, 2026

Euciel Rodriguez Lopez
Mayme Rodriguez
4400 Dripping Springs Road
Sherman, TX 75090

Chris Noah
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076

Dear Applicants,

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

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

Additional Information

1. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Dripping Springs Road in lieu of the provided 10' Utility Easement. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.1*
2. 50' Building setback lines to be shown on Final Plat. *City of Sherman Code of Ordinances 10.02.002(e)(17); Grayson County Subdivision Regulations 4.4.4*
3. No City of Sherman water is available to site. Property lies within Starr Water Supply Corporation Water CCN. *Code of Ordinances Chapter 10.03.014; 10.03.016(b)(2)(B)*
4. Will Serve letter from Starr Water Supply Corporation (*CCN holder*) shall be submitted to the City of Sherman Engineering Department with submittal of Final Plat. *Code of Ordinances Chapter 10.03.014; 10.03.016(b)(2)(B)*
5. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
6. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Grayson County Comments to be addressed before submittal of Final Plat:

The following needs to be listed in the General Notes. 3.6.21 GCSR

7. 3.6.21 Regulation Page 14. On every plat. “Blocking the flow of water on construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.”
8. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
9. Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.
10. Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. The owner agrees to comply with all state or federal regulations relating to subdivisions of this type.
12. There will be no lot sales until the Final Plat has been approved by Grayson County and filed in Grayson County Plat Records.

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

Respectfully,



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

cc: Dr. Zachary Flores, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal



Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2515 MASTERS STREET (Project No. 000354-2026)**

The request of Nhat Hguyen Investments, LLC (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 2515 Masters Street, consisting of 1.10 acres, being all of Lot 1-R, of the Second Replat of Lot 3, Block One Dr. J.H. Carraway Sub-Division in 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 MNLT-Nguyen Addition.

Background:

The property is located at 2525 Masters Street. The owner would like final plat approval.

The following has been approved at this location:

- 2/17/2026 - Public Hearing and Variance under Section 14.02.016 to allow a 9.7' side setback.
- 5/12/2025 - Preliminary Plat of MNLT-Nguyen Addition (Conditionally Approved)

Origination:

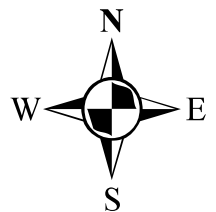
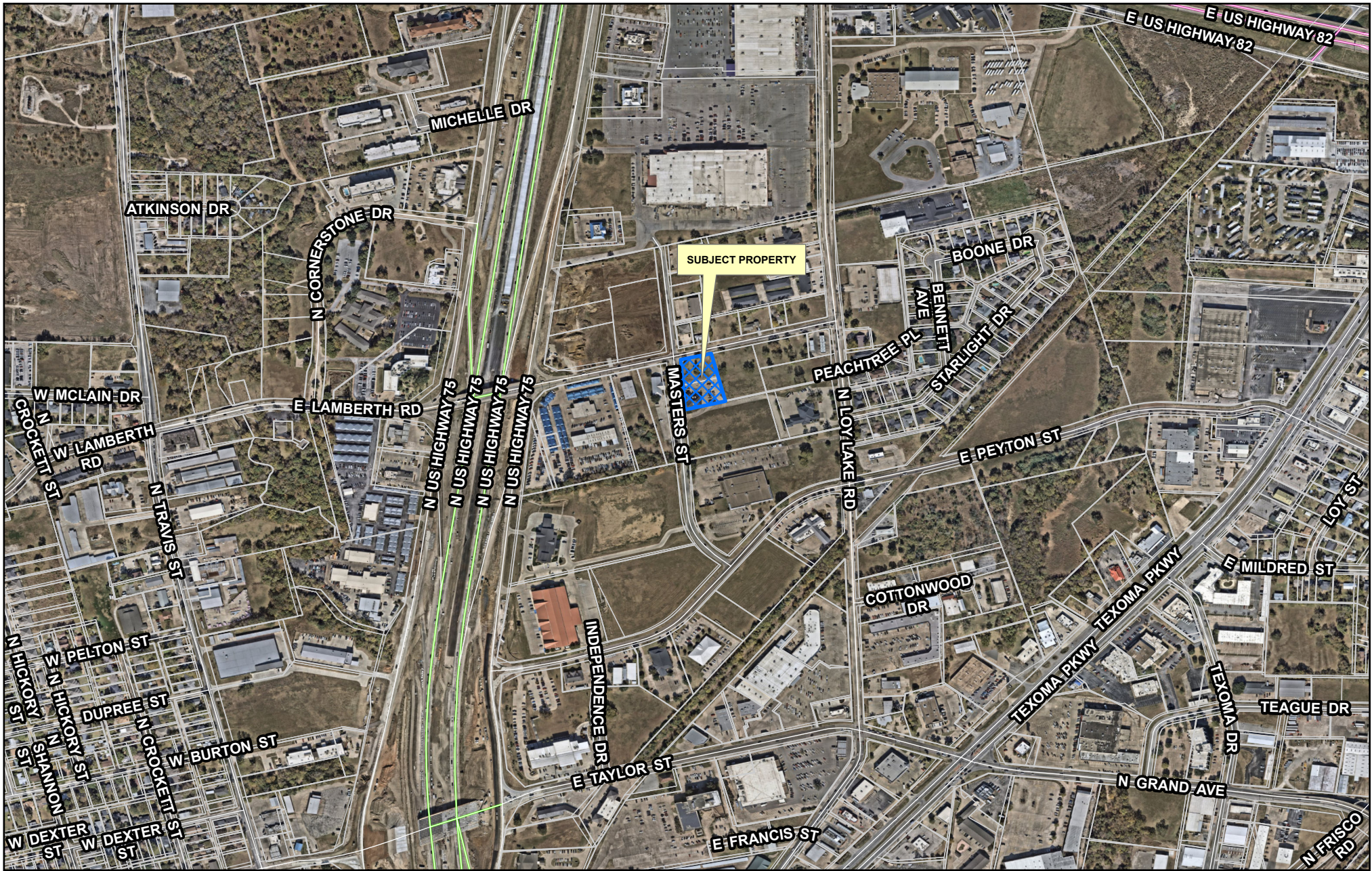
The request of Nhat Hguyen Investments, LLC (Owner), and Underwood Drafting & Surveying (Surveyor).

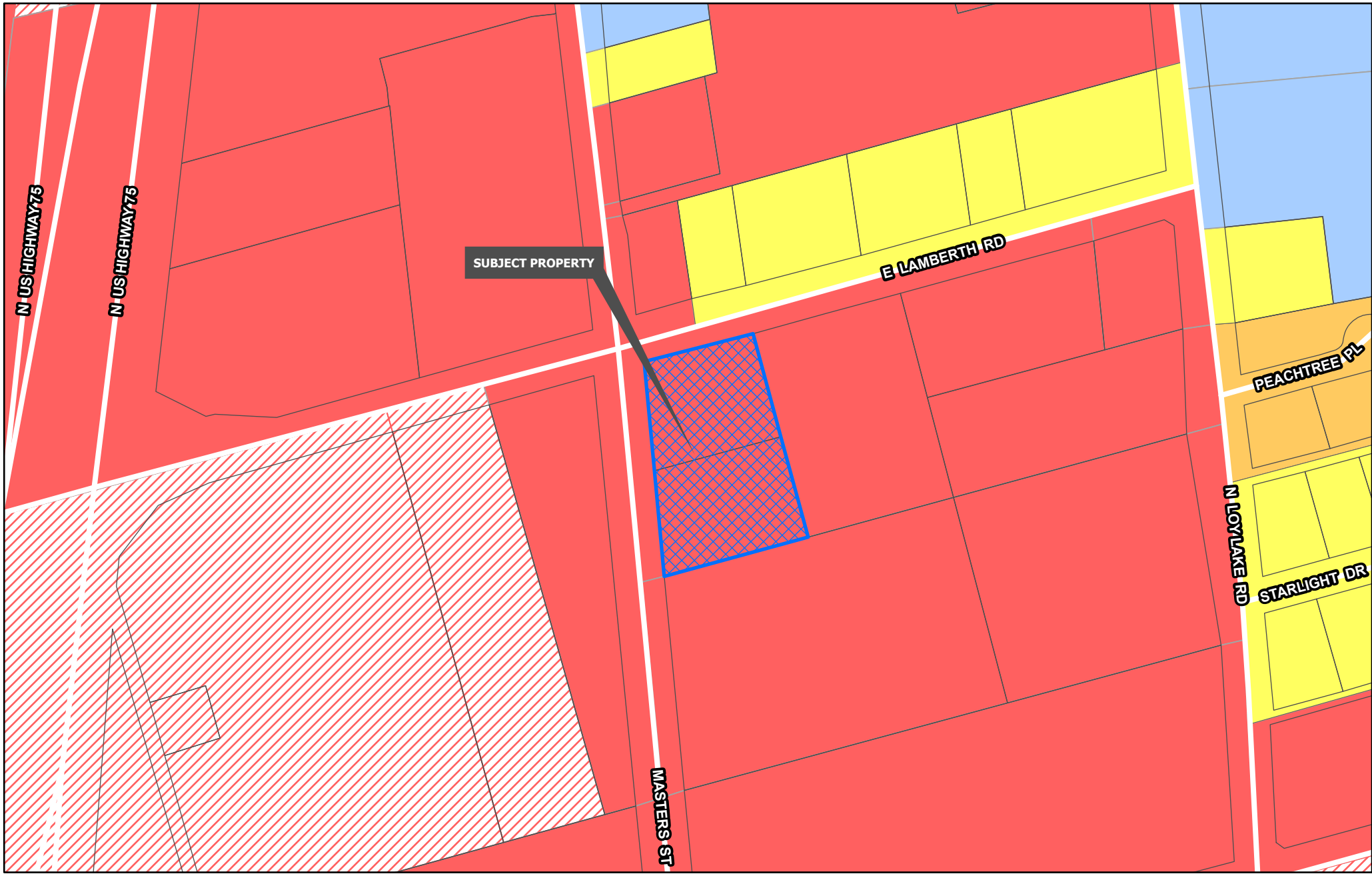
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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





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

**CITY OF SHERMAN
ZONING MAP
2515 MASTERS ST**



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

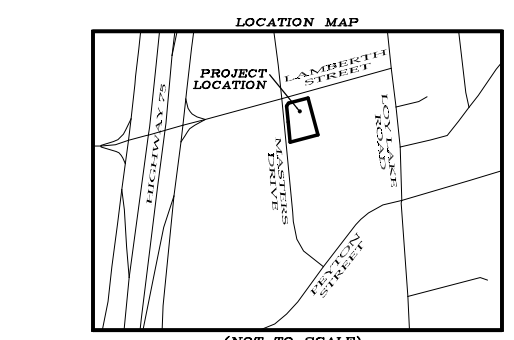
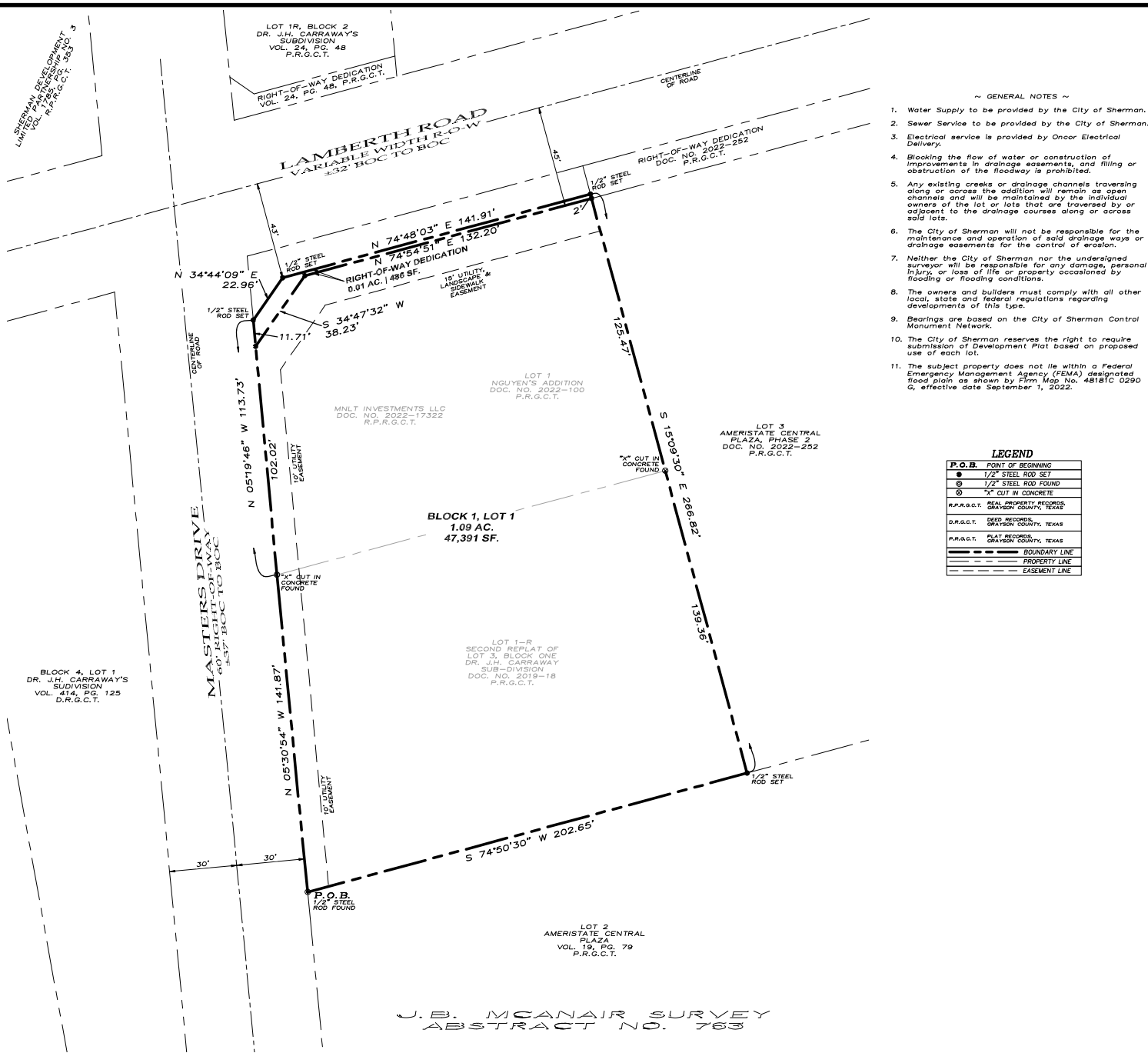
- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have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

SUBJECT PROPERTY

E LAMBERTH RD

MASTERS ST

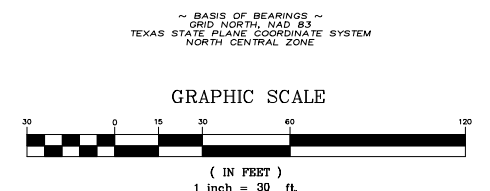




OWNERS/DEVELOPER
NHAT NGUYEN INVESTMENTS, LLC
1200 MAIN STREET, STE 806
DALLAS, TX 75202-4301

OWNERS/DEVELOPER
MNL INVESTMENTS, LLC
2515 MASTERS STREET
SHERMAN, TX 75090-2582

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



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

LEGEND

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of Lot 1-R of the Second Replat of Lot 3, Block One, Dr. J.H. Carraway Sub-Division, according to the plat thereof recorded in Doc. No. 2019-18, Plat Records, Grayson County, Texas, and all of Lot 1 of Nguyen's Addition, according to the plat thereof recorded in Document No. 2022-100, said Plat Records, the same tract being described in the deed to MNL Investments LLC, recorded in Document No. 2022-17322, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the southwest corner of said Lot 1-R, common to the northwest corner of Lot 2 Ameristate Central Plaza, according to the plat thereof recorded in Volume 19, Page 79, said Plat Records, and on the easterly right-of-way line of Masters Drive;

Thence North 05°30'54" West, with the westerly line of said Lot 1-R, and with the easterly right-of-way line of said Masters Drive, a distance of 141.87 feet to a found "X" in concrete for the northwest corner of said Lot 1-R, common to the southwest corner of aforesaid Lot 1;

Thence North 05°19'46" West, with the westerly line of said Lot 1, and with the easterly right-of-way line of said Masters Drive, a distance of 113.73 feet to a set 1/2" steel rod for the western-most northwest corner of said Lot 1, and at the intersection of the easterly right-of-way line of said Masters Drive and the southerly right-of-way line of Lamberth Road;

Thence North 34°44'09" East, with the northwesterly line of said Lot 1, and with the southeasterly right-of-way line of said Lamberth Road, a distance of 22.96 feet to a set 1/2" steel rod;

Thence North 74°48'03" East, with the northerly line of said Lot 1, and with the southerly right-of-way line of said Lamberth Road, a distance of 141.91 feet to a set 1/2" steel rod for the northeast corner of said Lot 1, common to the northwest corner of Lot 3 of Ameristate Central Plaza, Phase 2, according to the plat thereof recorded in Document No. 2022-252, said Plat Records;

Thence South 15°09'30" East, with the easterly line of said Lot 1, and with the westerly line of said Lot 3, passing en route at a distance of 127.46 feet found "X" in concrete for the southeast corner of said Lot 1, and continuing on said course, with the easterly line of aforesaid Lot 1-R, a distance of 266.82 feet to a set 1/2" steel rod for the southeast corner of said Lot 1-R, common to the southwest corner of said Lot 3, and on the northerly line of aforesaid Lot 2;

Thence South 74°50'30" West, with the southerly line of said Lot 1, and with the northerly line of said Lot 2, a distance of 202.65 feet to the Point of Beginning and containing 1.10 acres of land, more or less.

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, MNL INVESTMENTS, LLC & NHAT NGUYEN INVESTMENTS, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as MNL-NGUYEN ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____ DAY OF _____, 2025.

BY: MNL INVESTMENTS, LLC

BY: _____
MICHAEL NGUYEN

BY: NHAT NGUYEN INVESTMENTS, LLC

BY: _____
NHAT QUANG NGUYEN

OWNER'S CERTIFICATE OF DEDICATION

THAT NHAT NGUYEN INVESTMENTS LLC & MNL INVESTMENTS LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as MNL-NGUYEN ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 1.10 acres situated in and being a portion of the J.B. McANAIR Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

MICHAEL NGUYEN
MNL INVESTMENTS, LLC

NHAT QUANG NGUYEN
NHAT NGUYEN INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

ACCEPTANCE

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

Chairman

Secretary

FINAL PLAT
MNL-NGUYEN
ADDITION

Replat of Lot 1, Nguyen's Addition
Doc. No. 2022-100, P.R.G.C.T.
& Replat of Lot 3, Block One
Dr. J.H. Carraway Sub-Division
Being a part of the
J.B. McAnair Survey, Abstract No. 763
Being in the City of Sherman
Grayson County, Texas.
Containing 1.10 acres of land

03-24-2026



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 12, 2025

MNLT Investments, LLC
2515 Masters Street
Sherman, TX 75090-2582

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

Engineering Comments:

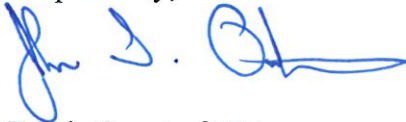
1. Privately owned and maintained detention in accordance with City criteria is required as the subject property exceeds 1 acre in total area. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
2. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning Comments:

5. The minimum side setback in a C-1 (Retail Business) District is 15'. (*Sec. 14.02.016(1)*)
 - a. A Variance must be approved for the existing structure.
 - i. Variances must be submitted according to the Planning and Zoning and Board of Adjustment Calendar to be presented at the same meeting or a meeting prior to the Planning and Zoning meeting that the Final Plat is to be presented.

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

Respectfully,



Travis Overturf, PE
Senior Engineer

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



Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1304 WEST LAMAR STREET (Project No. 000339-2026)**

The request of the City of Sherman (Owner) concerning the property located at 1304 West Lamar Street, consisting of 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Parks Maintenance Building Addition.

Background:

The property is located at 1304 West Lamar Street. The applicant would like site plan approval for a 2750 square foot equipment shed. The property owner would like site plan approval for Parks Maintenance Building Addition.

The following has been approved at this location:

- 3/19/2019 - To allow a 16' front setback for an addition to Westhill Cemetery and Parks Maintenance Building in lieu of required 25' in an R-1 (One Family Residential) District.

Origination:

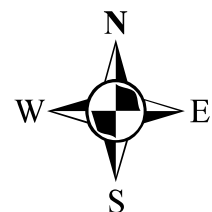
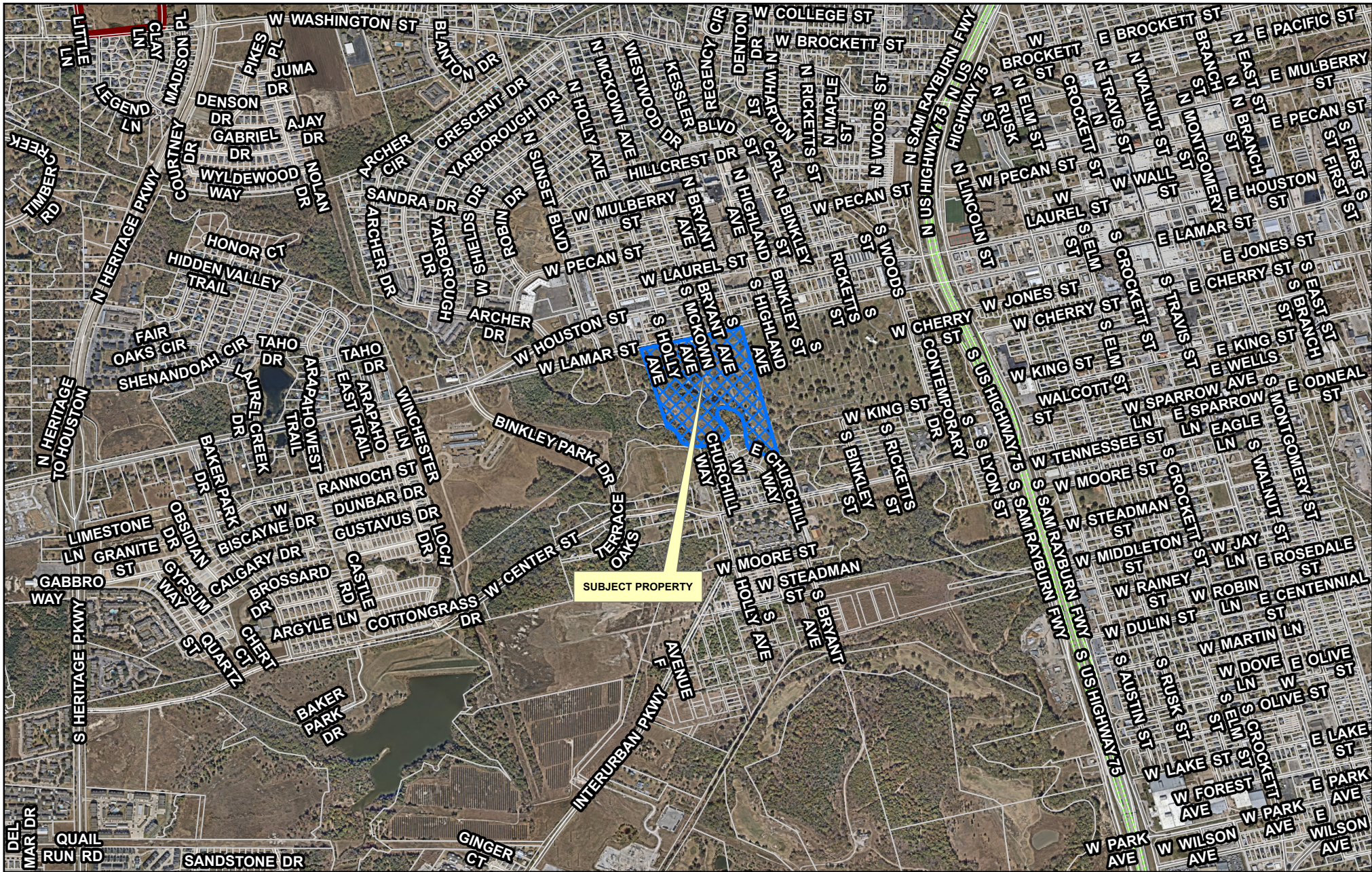
The request of the City of Sherman (Owner).

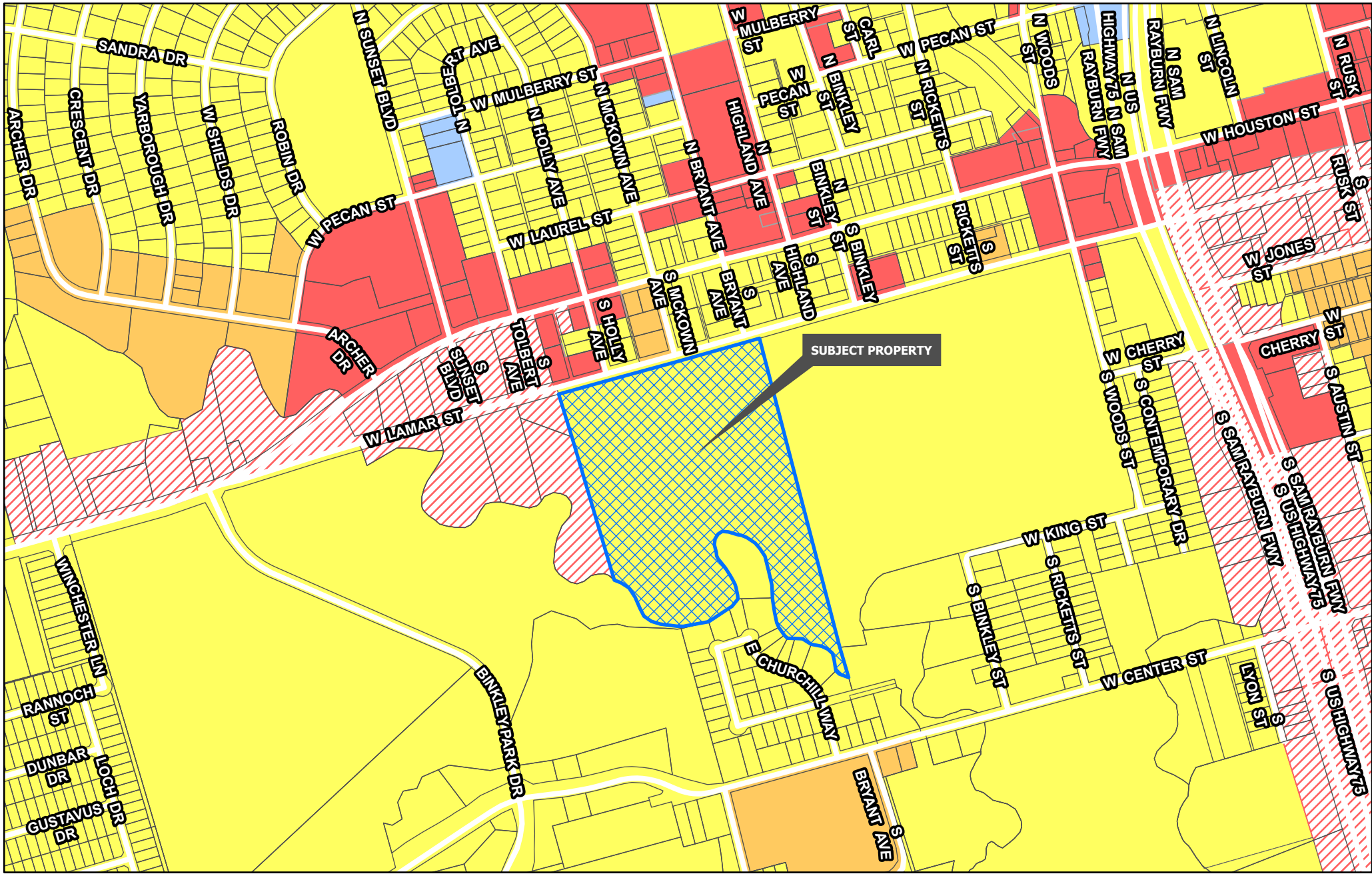
Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Site Plan
5. Elevation





Sherman
 CLASSIC TOWN. BROAD HORIZON.
 Development Services Department

- | | | |
|--------------------------------|--------------------------------|----------------------------|
| 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
1304 W LAMAR ST



Date: 3/20/2026 2:34 PM

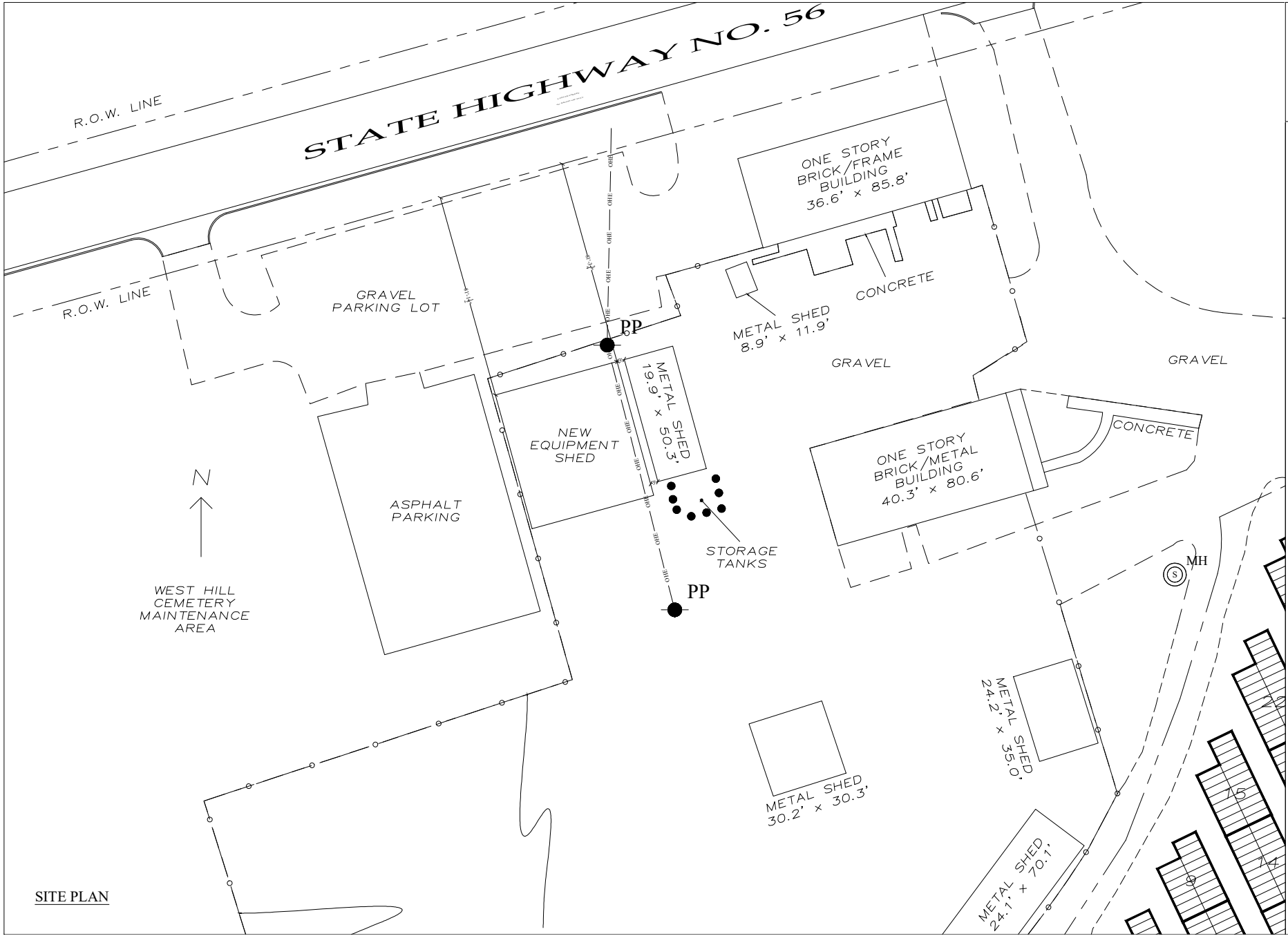


WEST HILL CEMETERY EQUIPMENT SHED

1304 W. LAMAR
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE	02/17/26
SHEET	
SITE	
SCALE	1/16" = 1'



SITE PLAN

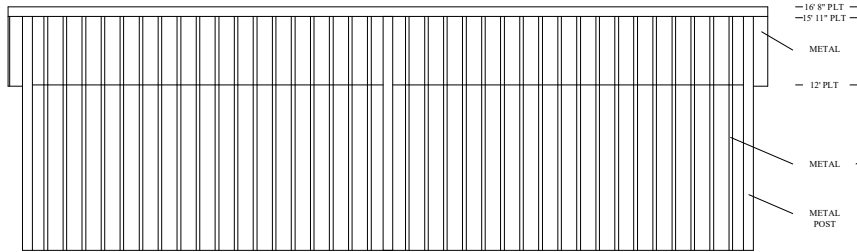


NOTES:

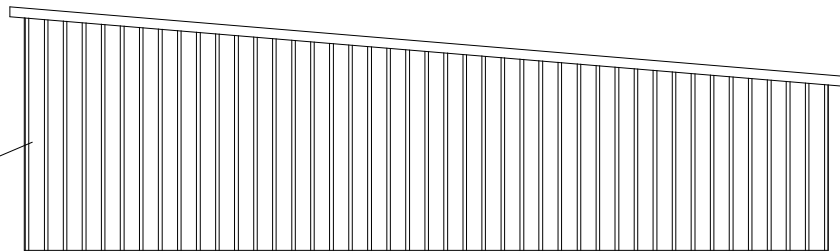
- OWNER & CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY AND SPECIFY ALL MATERIALS USED FOR CONSTRUCTION.
- BUILDING TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
- BUILDING TO BE BUILT PER 2021 ICC CODE AND 2023 NEC CODE.
- CONTRACTOR AND MATERIAL SUPPLIER'S ENGINEER TO CONFIRM ALL SIZING IS ADEQUATE TO ACCOMMODATE THEIR MATERIAL LOADS AND SPANS. CONTRACTOR AND SUPPLIER MUST CONTACT DESIGNER IF THEY NEED TO MAKE ANY CHANGES. DESIGNER IS NOT RESPONSIBLE FOR ANY MATERIAL RELATED ISSUES.

SQUARE FOOTAGE
EQUIPMENT SHED: 2750

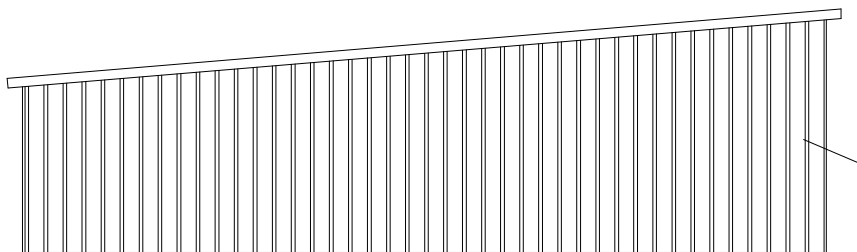
PLAN DESIGNER:
D2L DESIGNS, LLC
D2LDESIGNS@YAHOO.COM
903.267.1284



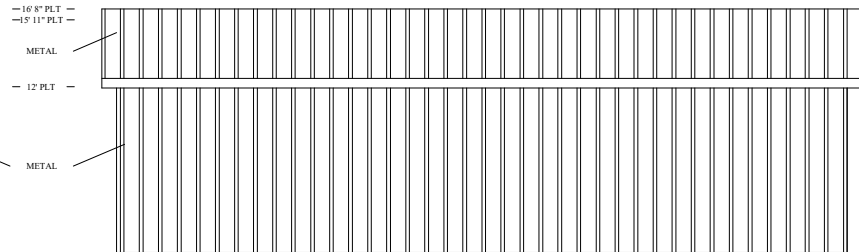
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

ELEVATION PLAN

WEST HILL CEMETERY EQUIPMENT SHED

1304 W. LAMAR
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE
02/17/26
SHEET
ELEVATION
SCALE
1/4" = 1'



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2000 BLOCK WEST WASHINGTON STREET (Project No. 000348-2026)**

The request of MAS Development 4, LLC (Owner), David Bond (Applicant) and Spiars Engineering, Inc (Surveyor) concerning the property located in the 2000 Block West Washington Street, consisting of 1.043 acres, being part of Lot 1, Block 1, Brookshire Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for West Washington Medical Addition.

Background:

The property is located in the 2000 Block West Washington Street. The property owner is requesting site plan approval for West Washington Medical Addition.

The following has been approved at this location:

- 11/19/2024 - Site Plan for W. Washington Medical Addition
- 10/18/2024 - Preliminary Plat of W. Washington Medical Addition (Conditionally Approved)

Origination:

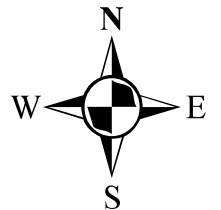
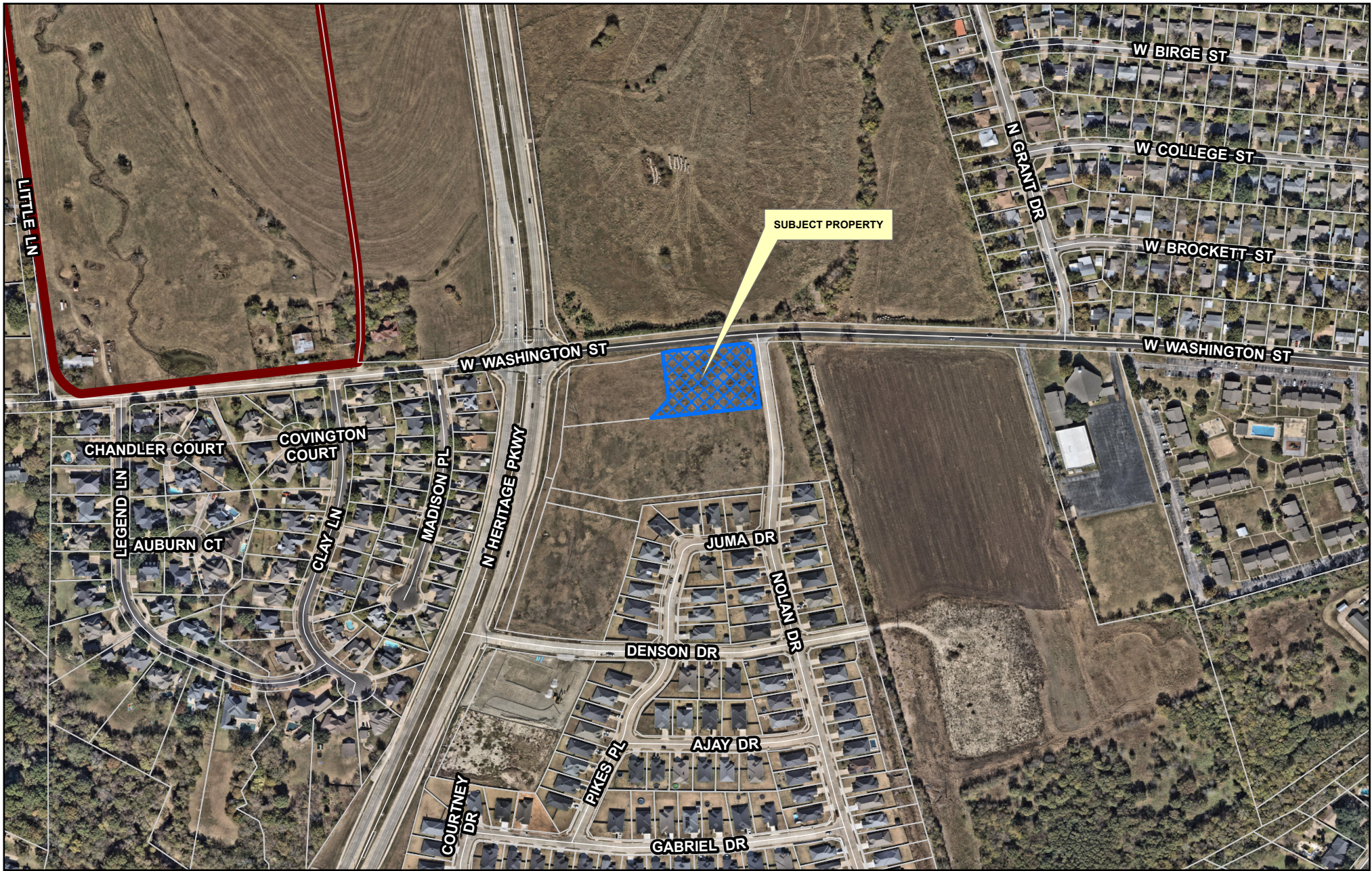
The request of MAS Development 4, LLC (Owner), David Bond (Applicant) and Spiars Engineering, Inc (Surveyor).

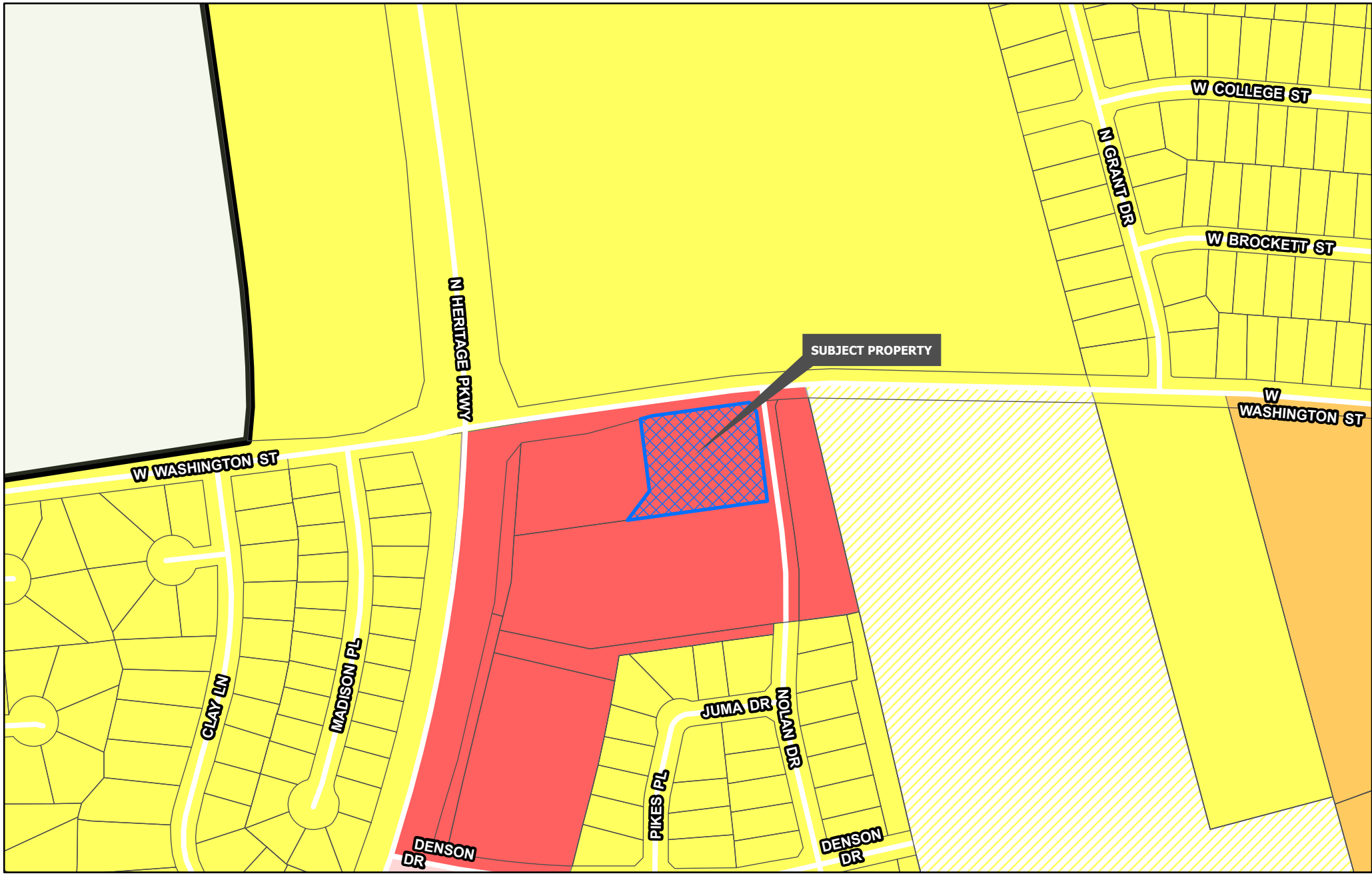
Staff Recommendation:

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
7. Landscape Plan





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
2000 BLK W WASHINGTON ST**



COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

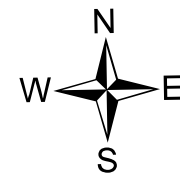
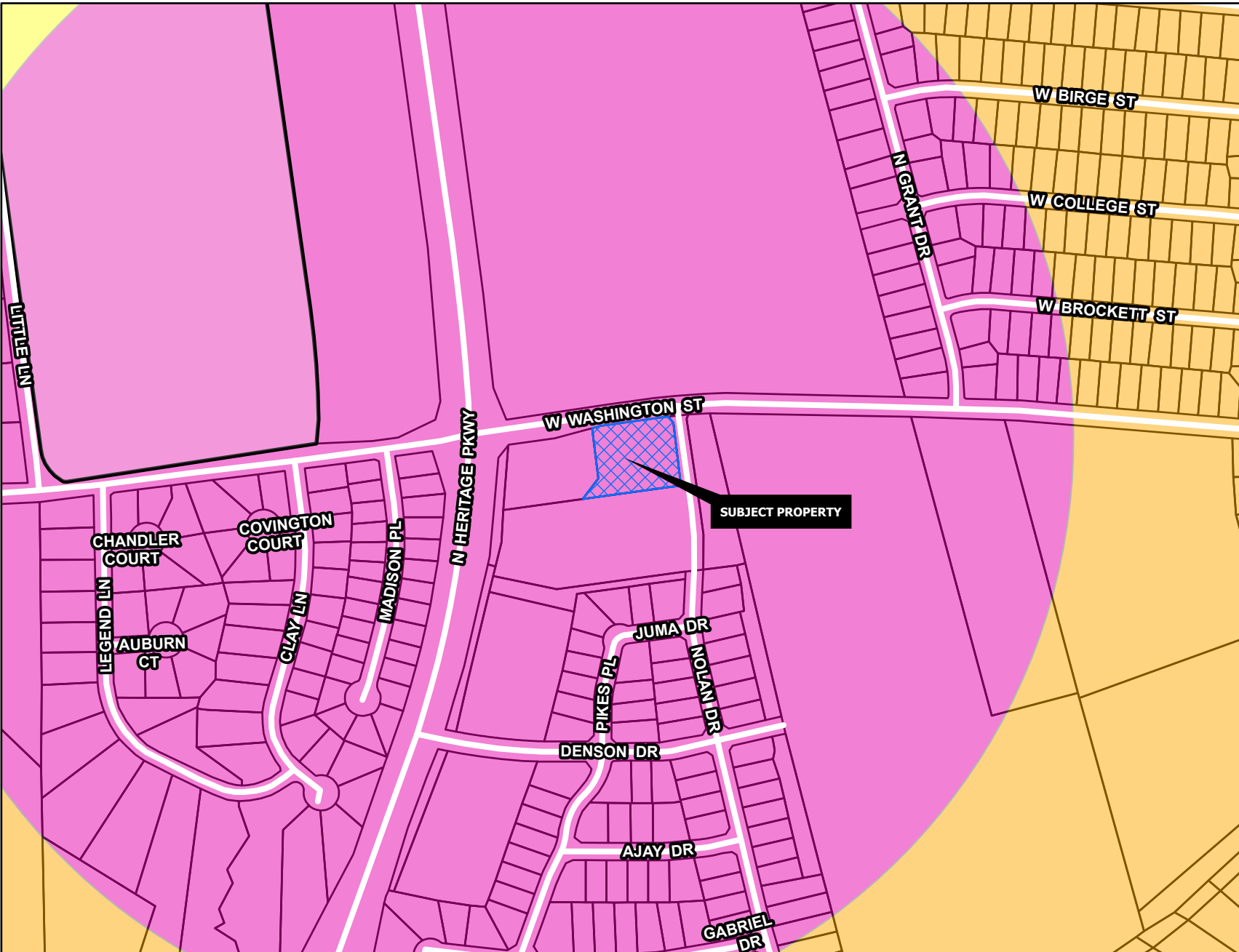
- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.



STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

BEING a tract of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, being all of two tracts conveyed to MAS Development 4, LLC, by deeds recorded in Document No. 2021-17337, and Document No. 2021-34187, of the Deed Records of Grayson County, Texas, and being part of Lot 1, Block A, Brookshire Addition, recorded in Volume 22, Page 62, Plat Records Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found, in the south line of West Washington Street, a variable width right-of-way, for the northwest corner of a tract of land conveyed to West Sherman Baptist Church Inc., by deed recorded in Volume 3758, Page 847, of the Deed Records of Grayson County, Texas, and the northeast corner of said Lot 1;

THENCE S 1°16'22" E, with the west line of said West Sherman Baptist Church tract, 455.88 feet, to a 1/2" iron rod capped "SPARSENG" set for the northeast corner of Washington Meadows Phase One, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2021-89, of the Plat Records of Grayson County, Texas, and the southeast corner of said Lot 1;

THENCE along the line of said Washington Meadows Phase One, the following five (5) courses and distances:
1) S 82°05'34" W, 179.89 feet, to a 1/2" iron rod found for corner,
2) Around a non-tangent curve to the left having a central angle of 0°42'15", a radius of 275.00 feet, a chord of S 09°20'15" W - 20.94 feet, an arc length of 20.95 feet, to a 1/2" iron rod capped "SPARSENG" set for corner,
3) S 82°05'34" W, 321.42 feet, to a 1/2" iron rod capped "SPARSENG" set for the northwest corner of Lot 4, of said Washington Meadows Phase One,
4) Around a non-tangent curve to the right having a central angle of 0°59'44", a radius of 3225.25 feet, a chord of S 12°55'33" W - 449.71 feet, an arc length of 450.08 feet, to a point on the southwest corner of Lot 9, of said Washington Meadows Phase One, from which a 1/2 inch capped iron rod found bears N 6°03'12" W, 0.96 feet, and
5) Around a non-tangent curve to the right having a central angle of 0°33'13", a radius of 1735.23 feet, a chord of N 83°04'14" W - 289.00 feet, an arc length of 289.34 feet, to a 1/2" iron rod capped "SPARSENG" set in the east line of Farm to Market Road 1417, a variable width right-of-way, for a northwest corner of said Washington Meadows Phase One;

THENCE with said east line of Farm to Market Road 1417, the following four (4) courses and distances:
1) N 16°46'30" E, 194.94 feet, to a 5/8" iron rod found for corner,
2) N 13°06'09" E, 334.64 feet, to a 1/2" iron rod capped "SPARSENG" set for corner,
3) N 04°55'40" E, 293.09 feet, to a Brass Monument found for corner, and
4) N 38°08'49" E, with a corner clip between said Farm to Market Road 1417 and said Washington Street, 49.53 feet, to a Brass Monument found for corner;

THENCE with the south line of said West Washington Street, the following four (4) courses and distances:
1) N 82°09'10" E, 137.36 feet, to a 1/2" iron rod found for corner,
2) N 74°39'13" E, 140.21 feet, to a 1/2" capped iron rod found corner,
3) N 82°07'57" E, 183.68 feet, to a 1/2" iron rod found for corner, and
4) Around a tangent curve to the right having a central angle of 0°51'14", a radius of 1392.06 feet, a chord of N 85°03'33" E - 142.16 feet, an arc length of 142.23 feet, to the POINT OF BEGINNING, with the subject tract containing 448,750 square feet or 10.302 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, MAS Development 4, LLC, do hereby adopt this plat designating the hereinabove described property as W. WASHINGTON MEDICAL ADDITION, an Addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

Witness our hands this _____ day of _____, 2025.

MAS Development 4, LLC

By: _____
SIGNERS NAME, TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Scott F. Ammons, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Sherman, Texas.

Dated this _____ day of _____, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

SCOTT F. AMMONS, R.P.L.S. No. 6550

STATE OF TEXAS §
COUNTY OF COLLIN §

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

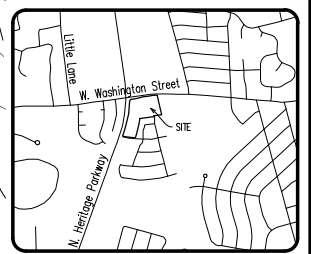
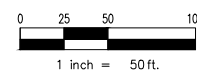
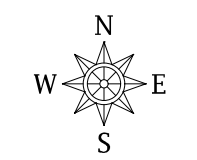
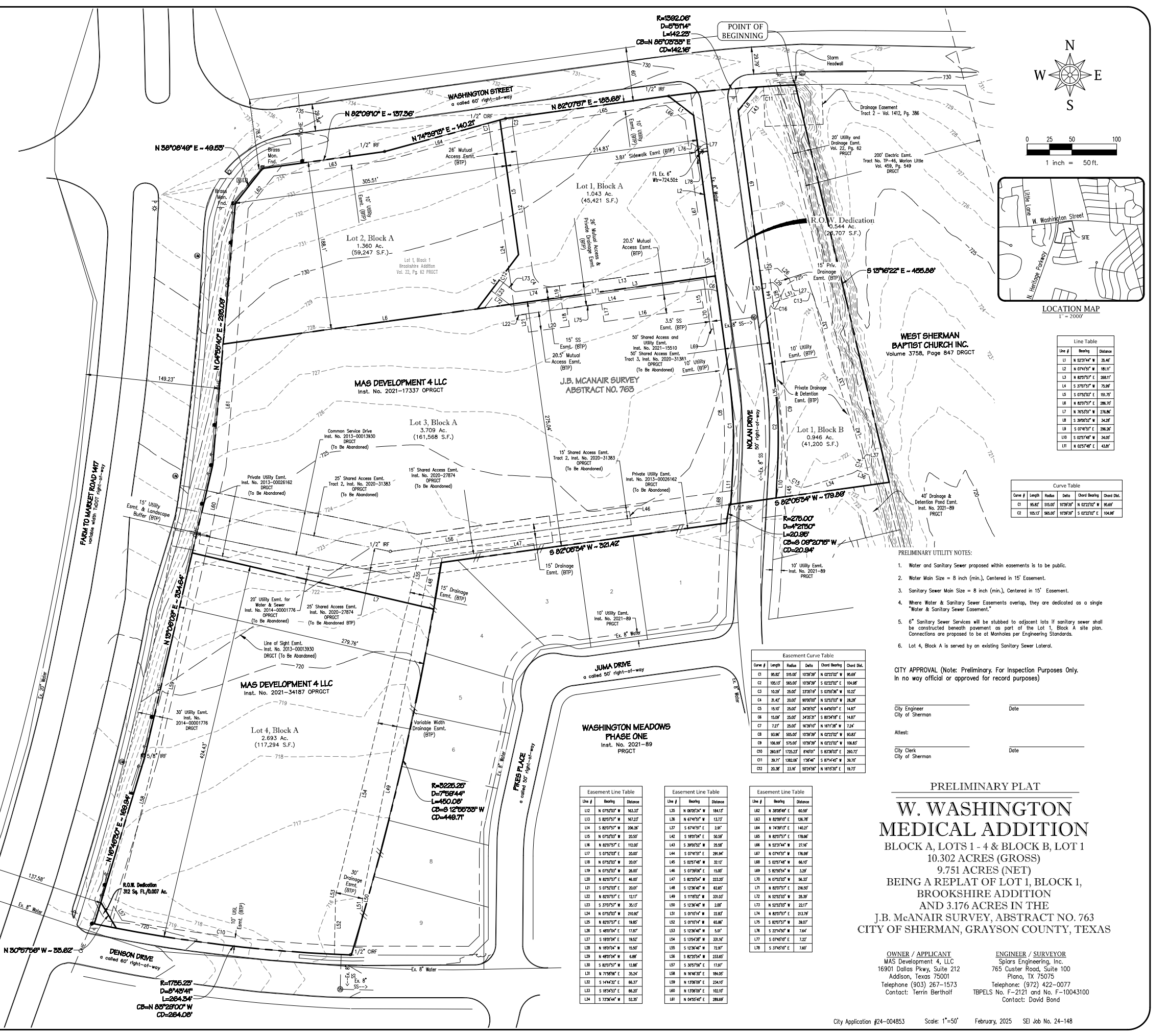
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public, State of Texas

LEGEND table with symbols for iron rod, capped iron rod, monument, etc.

Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

- NOTES: 1. This replat was prepared without the benefit of a commitment for title insurance. 2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011. 3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



LOCATION MAP 1" = 2000'

Line Table with columns: Line #, Bearing, Distance. Lists lines L1 through L11.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Dist. Lists curves C1 through C2.

- PRELIMINARY UTILITY NOTES: 1. Water and Sanitary Sewer proposed within easements is to be public. 2. Water Main Size = 8 inch (min.), Centered in 15' Easement. 3. Sanitary Sewer Main Size = 8 inch (min.), Centered in 15' Easement. 4. Where Water & Sanitary Sewer Easements overlap, they are dedicated as a single 'Water & Sanitary Sewer Easement'. 5. 6" Sanitary Sewer Services will be installed to adjacent lots if sanitary sewer shall be constructed beneath pavement as part of the Lot 1, Block A site plan. Connections are proposed to be at Manholes per Engineering Standards. 6. Lot 4, Block A is served by an existing Sanitary Sewer Lateral.

CITY APPROVAL (Note: Preliminary. For Inspection Purposes Only. In no way official or approved for record purposes)

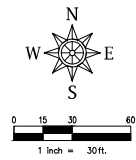
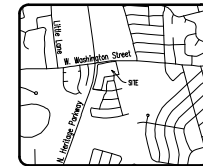
City Engineer City of Sherman Date
Attest: _____
City Clerk City of Sherman Date

PRELIMINARY PLAT

W. WASHINGTON MEDICAL ADDITION BLOCK A, LOTS 1 - 4 & BLOCK B, LOT 1 10.302 ACRES (GROSS) 9.751 ACRES (NET) BEING A REPLAT OF LOT 1, BLOCK 1, BROOKSHIRE ADDITION AND 3.176 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

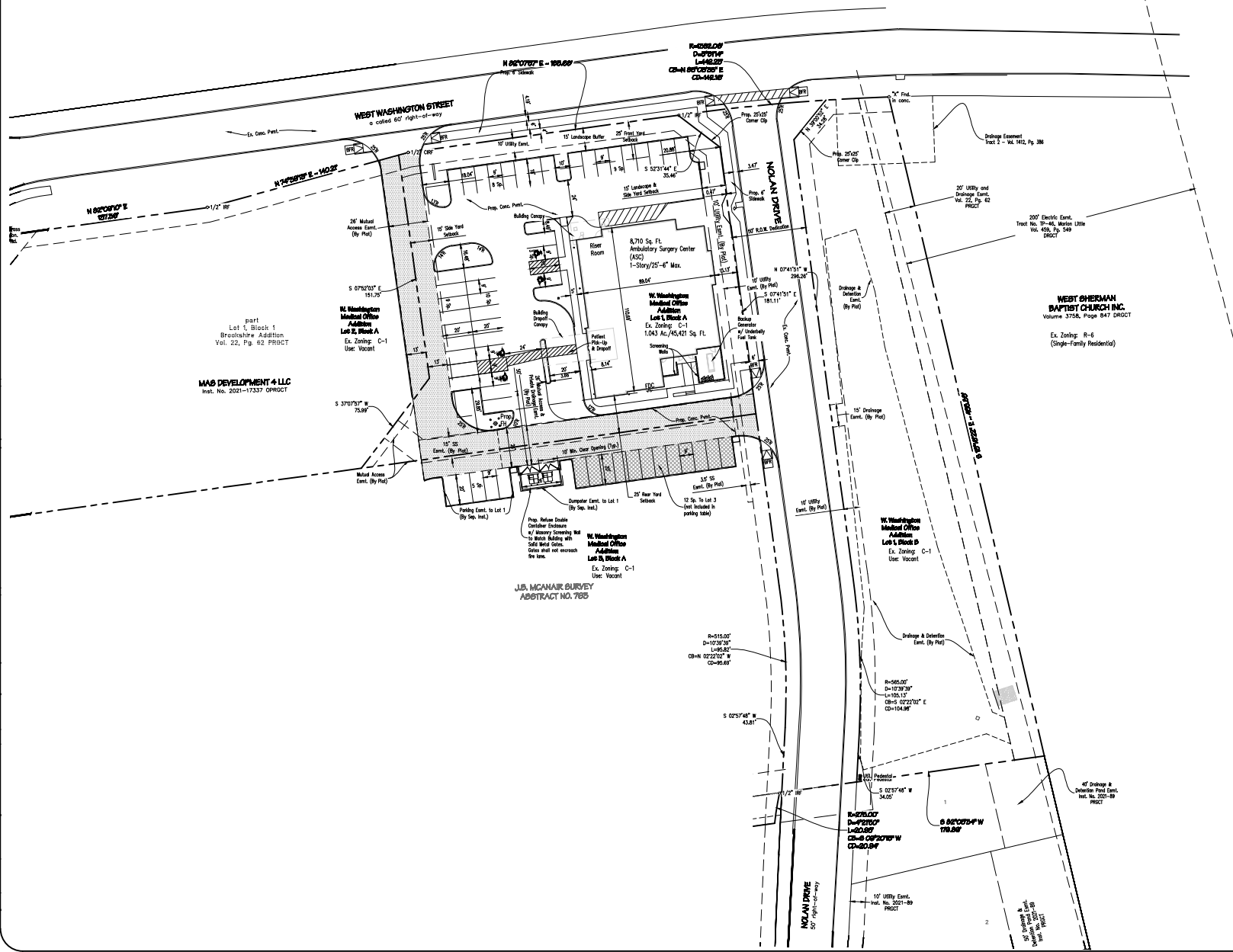
OWNER / APPLICANT MAS Development 4, LLC 16901 Dallas Pkwy, Suite 212 Addison, Texas 75001 Telephone (903) 267-1573 Contact: Terrin Berthoff
ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: David Bond

Jordan - C:\2024_0825\1-18_Washington_Dom_Medical_Office\ADS\Site_Plan.dwg - Saved By: JMiller - Sun, 11/24/2024 - 4:17:29PM - 3:38:01 PM



LOCATION MAP
1" = 300'

Site Data Summary Table - Lot 1, Block A	
General Site Data	
Zoning	C-1 Lot 1
Proposed Land Use	Ambulatory Surgery Center
Gross Lot Area (SF)	45,421
Gross Lot Area (Ac)	1.043
Building Height (Stories/Feet)	1 Story / 25'-6" Max height
Building Footprint (SF)	8,710
Floor Area Ratio (FAR)	0.1918:1
Lot Coverage	19.2%
Parking	
Parking Ratio	1362/200sf
Parking Required	44
Parking Provided	44 Total 39 (incl. 2 ADA) Onsite 5 Offsite
Accessible Parking Required	2
Accessible Parking Provided	2
Landscape Area	2
Landscape Area Provided	10995
Impervious Area	
Building Footprint Area (SF)	8710
Area of Sidewalk, Pavement & Other	39
Impervious Flatwork	25716
Total Impervious Area (SF)	34,426
Total Impervious Area (% Lot Area)	75.8%



LEGEND

- Fielone & Mutual Access Easement (By Plat)
- Lot 3 Parking
- Property Line

SITE PLAN

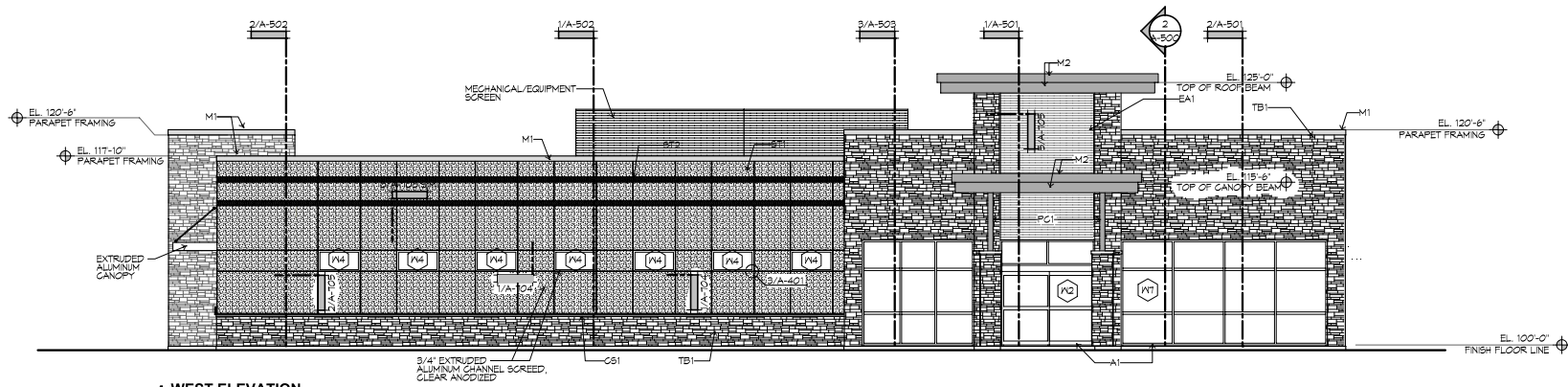
W. WASHINGTON MEDICAL ADDITION
 BLOCK A, LOT 1
 1.043 ACRES
 IN THE
 J.B. McANAIR SURVEY, ABSTRACT NO. 763
 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER / APPLICANT MAS Development 4, LLC 16801 Dallas Pkwy, Suite 212 Addison, Texas 75001 Telephone: (972) 267-1573 Contact: Terri Berthoff	ENGINEER / SURVEYOR Spira Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TPELS No. F-2121 and No. F-10043100 Contact: Kevin Wier
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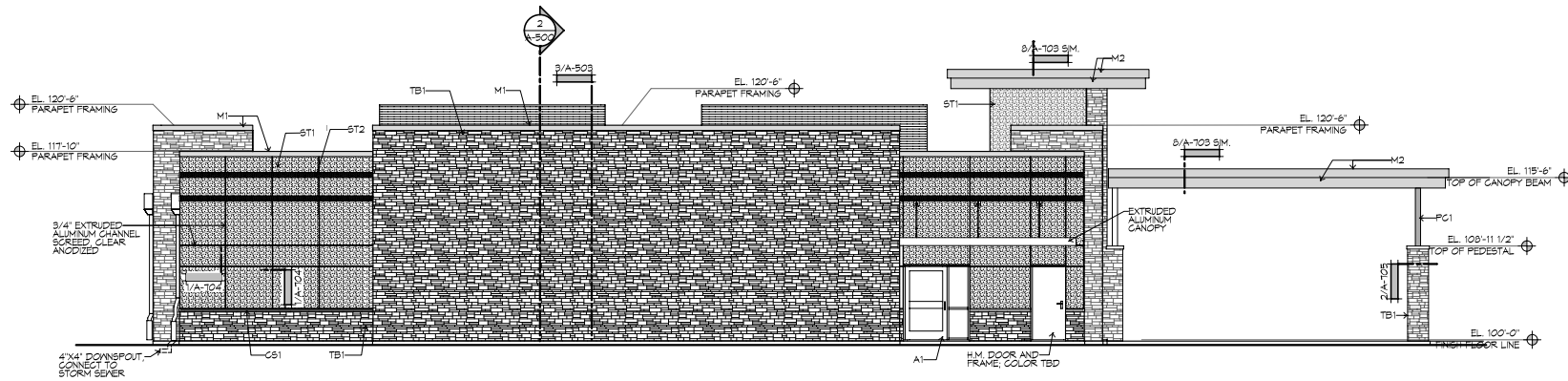
NOT FOR REGULATORY,
APPROVAL, PERMITTING,
OR CONSTRUCTION.

2026-02-26

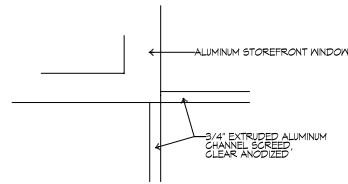
2026-04-01



1 WEST ELEVATION
SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 TYP. WINDOW/CHANNEL SCREED CORNER
SCALE: 3"=1'-0"

EXTERIOR MATERIAL LEGEND:	
TAG	MATERIAL/DESCRIPTION
TB1	MANUFACTURED STONE: ELDORADO STONE, CLIFFSTONE - WHITEBARK
ST1	STUCCO: SW 9166 DRIFFT OF MIST
ST2	STUCCO ACCENT: SW 1066 GREY MATTERS
EA1	EXTRUDED ALUMINUM SIDING: LEVANTE TOASTED MARSHMALLOW
A1	ALUMINUM STOREFRONT: DARK BRONZE
M1	METAL PARAPET CAP: DARK BRONZE
M2	METAL FASCIA: DARK BRONZE
CS1	CAST STONE MANSOFT CAP: CORONADO STONE, R00 SERIES SILL: R2 GREY
DS1	SCUFFERS WITH OVERFLOW AND DOWNSPOUT: DARK BRONZE
PC1	PIPE COLUMN IV: PAINT: COLOR TBD

Red River Ambulatory Surgery Center
Washington Street & Nolan Drive
Sherman, TX
75092

JOB NO. A2436
DATE: 2026-02-26

SHEET NO.
A-401

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.
 Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may preclude the installation as shown.
 Verify and locate all utilities and other existing conditions before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.
 All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of amended soil and consistently blended (blended to a depth of nine inches (9") if adequate or sufficient topsoil is not available on site, the Contractor shall provide the amended soil approved by the Owner.
 To obtain final grade, excavation may be necessary to accept the required depth of topsoil/amended soil with sufficient slope to the drainage and approved by the Owner. Settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas identified for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.
 All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.
 All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a root free foot (10') around the trunks and heavy foot (20') min. from all irrigation control zone valve boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.
 All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 1/2" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") draping of 3/8" x 1/2" x 1/2" steel edging shall be installed in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be installed to the outside edge of the source or landscape island (See planting details).

Fertilize all plants at the time of planting with 15-10-10 time release fertilizer.
 All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") maximum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and sealed under but when applied in a position area.

SOD PROJECT NOTES

EROSION CONTROL
 Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT AND ACCEPTANCE is achieved.

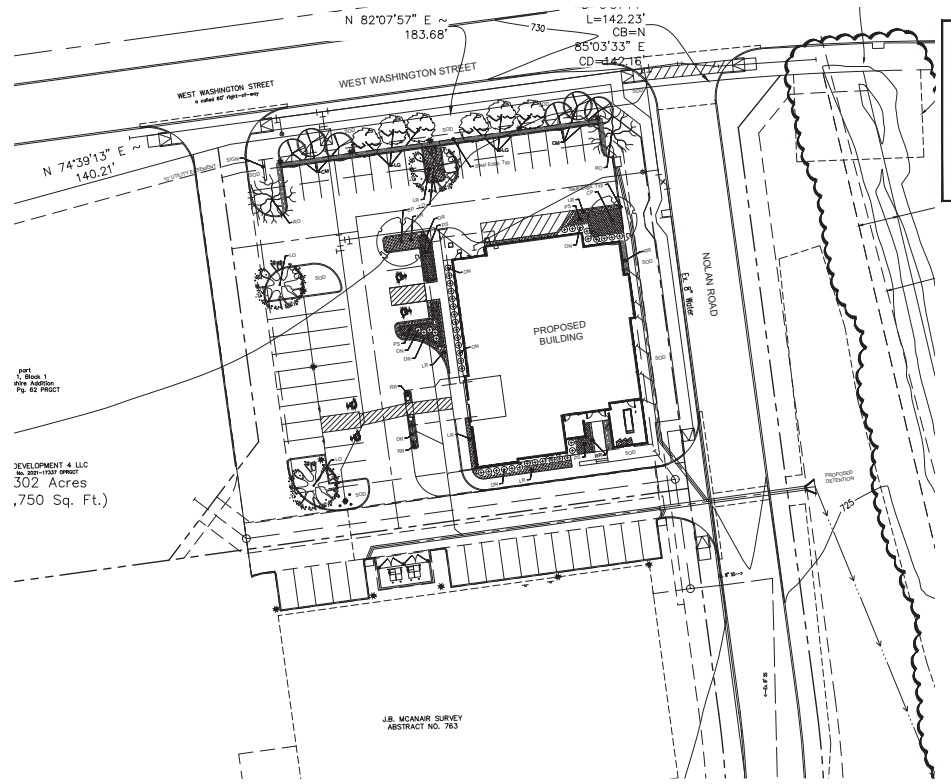
SOIL PREPARATION
 All areas and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available on-site, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of two (2") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After staging and clearing, all areas to receive turf shall be leveled, fine graded, and drugg with a weighted spike harrow or foot drag.

GRASS SOD
 Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stems, leaf blades, rhizomes and roots with a healthy, viable system of stems. Soddy, matted roots throughout the sod of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been moved prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that the sod will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Ryegrass for a green-in appearance.

IRRIGATION
 In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS
 Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



DEVELOPMENT 4 LLC
 302 Acres
 ,750 Sq. Ft.)

Plant Material List

SYM	KEY	QTY	COMMON NAME / SCIENTIFIC NAME	D.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	LO	3	Live Oak <i>Quercus virginiana</i>	N/A	B&B	3' cal	14' min.	8' min.	Large Full Canopy, Healthy, Good Form Strong Central Leader, If Clear Trunk Height
	RO	2	Red Oak <i>Quercus texana</i>	N/A	B&B	3' cal	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
	CP	2	Chinese Pistache <i>Pistacia chinensis</i>	N/A	B&B	3' cal	12' min.	8' min.	Full Canopy, Healthy, Good Form
	CM	6	Delta Moonlight Crape Myrtle <i>Lagerflorina indica</i> , <i>Delta Moonlight</i>	N/A	Cont	30 gal	8' min.	4' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
	LG	6	Little Gem Magnolia <i>Magnolia grandiflora</i> 'Little Gem'	N/A	Cont	30 gal	8' min.	4' min.	Full Canopy, Healthy, Good Form
	ON	42	Osageo™ 'Nanette' <i>Nandina domestica</i> 'Salsky'	30"	Cont	5 gal	24" min.	24" min.	Full, Good Form, Healthy
	DR	68	Red Dirt Rose <i>Rosa 'Majesty'</i>	24"	Cont	3 gal	12" min.	18" min.	Full, Healthy, Red Bloom
	PS	470 μ	VIBEX Ignite Purple Bahia <i>Bahia x jamaicensis</i> 'Ignite Purple'	18"	Cont	1 gal	12" min.	10" min.	Full, Healthy, Even Growth
	LR	735 SF	Big Blue Linum <i>Linum muscarii</i> 'Big Blue'	18"	Cont	1 gal	12" min.	12" min.	Full, Healthy
	RR	665 SF	River Rock	-	-	-	-	-	Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock

LANDSCAPE CALCULATIONS for the City of Sherman

	REQUIRED	PROPOSED
10% OF PARKING AREA SHALL BE LANDSCAPE @ 25.74 SF	10% (2,574 SF)	42.9% (10,955 SF)
PARKING: 1 TREE / ISLAND, 1 TREE / 12 SPACES @ 44 SF	4 TREES	7 TREES
STREET BUFFER 2 SHADE TREES & 2 OPEN TREES / 1000 SF @ 287.63 SF	6 Shade Trees 6 Ornamental Trees	6 Shade Trees 6 Ornamental Trees



E:\GIS\PROJECTS\2024\2024-08-29 SURGERY CENTER - SHERMAN TX - PLACED\DWG\10 LANDSCAPE PLAN.DWG



COJAX
designs
 P.O. Box 8232, Greenville, TX 75404
 Direct: 972.670.9407
 Email: Jill@cojaxdesigns.com

REV	DATE	DESCRIPTION	BY	APPR
10/09/2024	MJR	ISSUE FOR PRELIMINARY REVIEW	MJR	
11/05/2024	MJR	REVISED PER CITY COMMENTS	MJR	
04/07/2025	MJR	REVISED PER SITE LAYOUT	MJR	

L1.0 LANDSCAPE PLAN
SURGERY CENTER
 WEST WASHINGTON ST. & NOJAN RD.
 SHERMAN, TEXAS

PLAN APPROVALS

DATE	DATE	DATE	DATE

DRAWN BY: MJR
 CHECKED BY: MJR
 DATE: OCTOBER 2024
 SHEET NO: 01 OF 1
 FILE NO: COJAX2024.0232

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES



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

Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 217 AND 219 WEST PECAN STREET (Project No. 000356-2026)**

The request of City of Sherman (Owner) concerning the property located at 217 and 219 West Pecan Street, consisting of 0.3808 acres, being Lot 4, Part of Lot 5, and Lot E, Block N, Blacks Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay/ Downtown Subdistrict, as follows:

Planning and Zoning Commission

Site Plan for City of Sherman's Water Quality Addition.

Background:

The property is located at 217 and 219 West Pecan Street. The owner would like site plan approval for the City of Sherman's Water Quality Addition.

Origination:

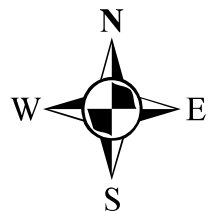
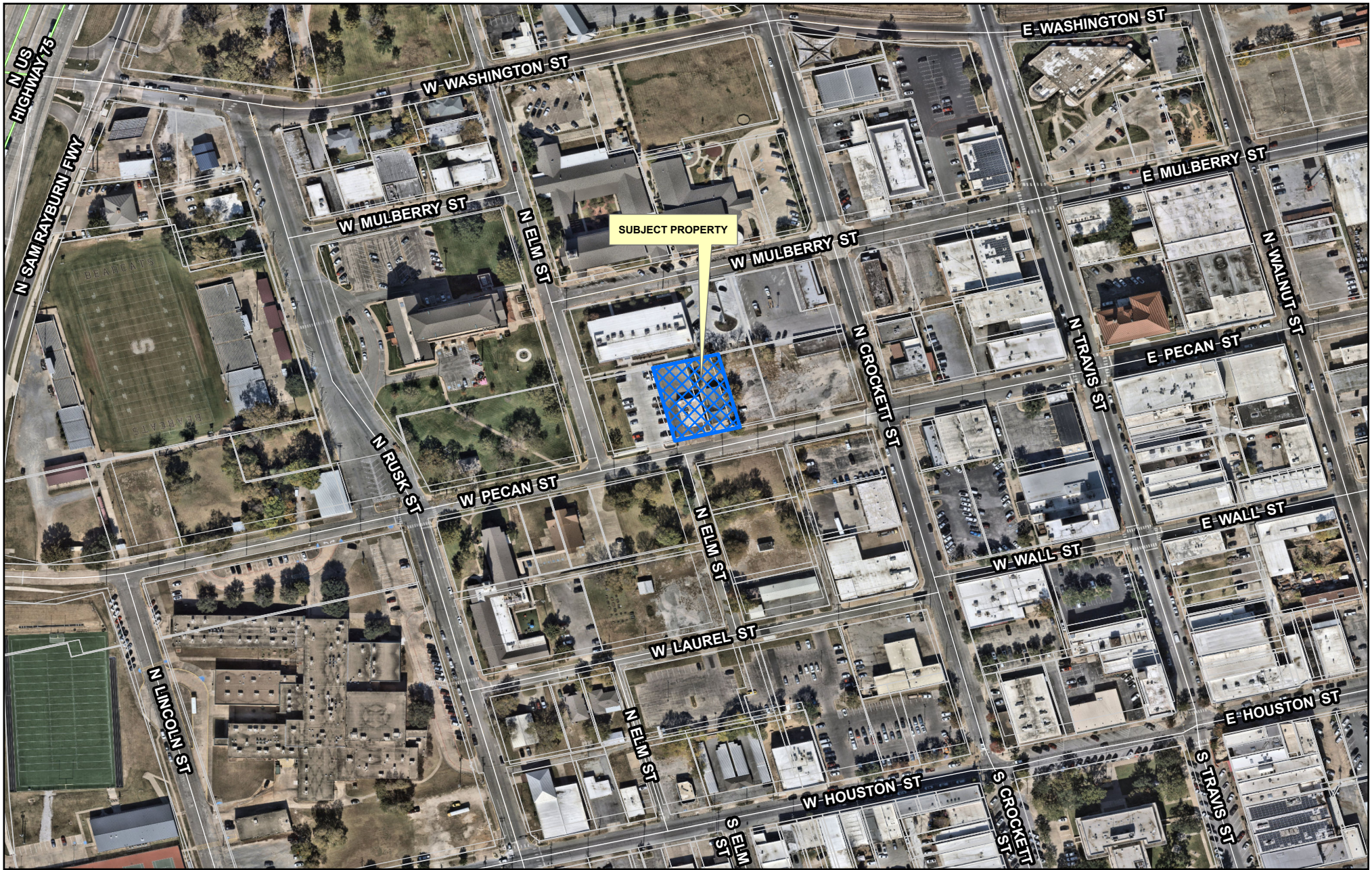
The request of City of Sherman (Owner).

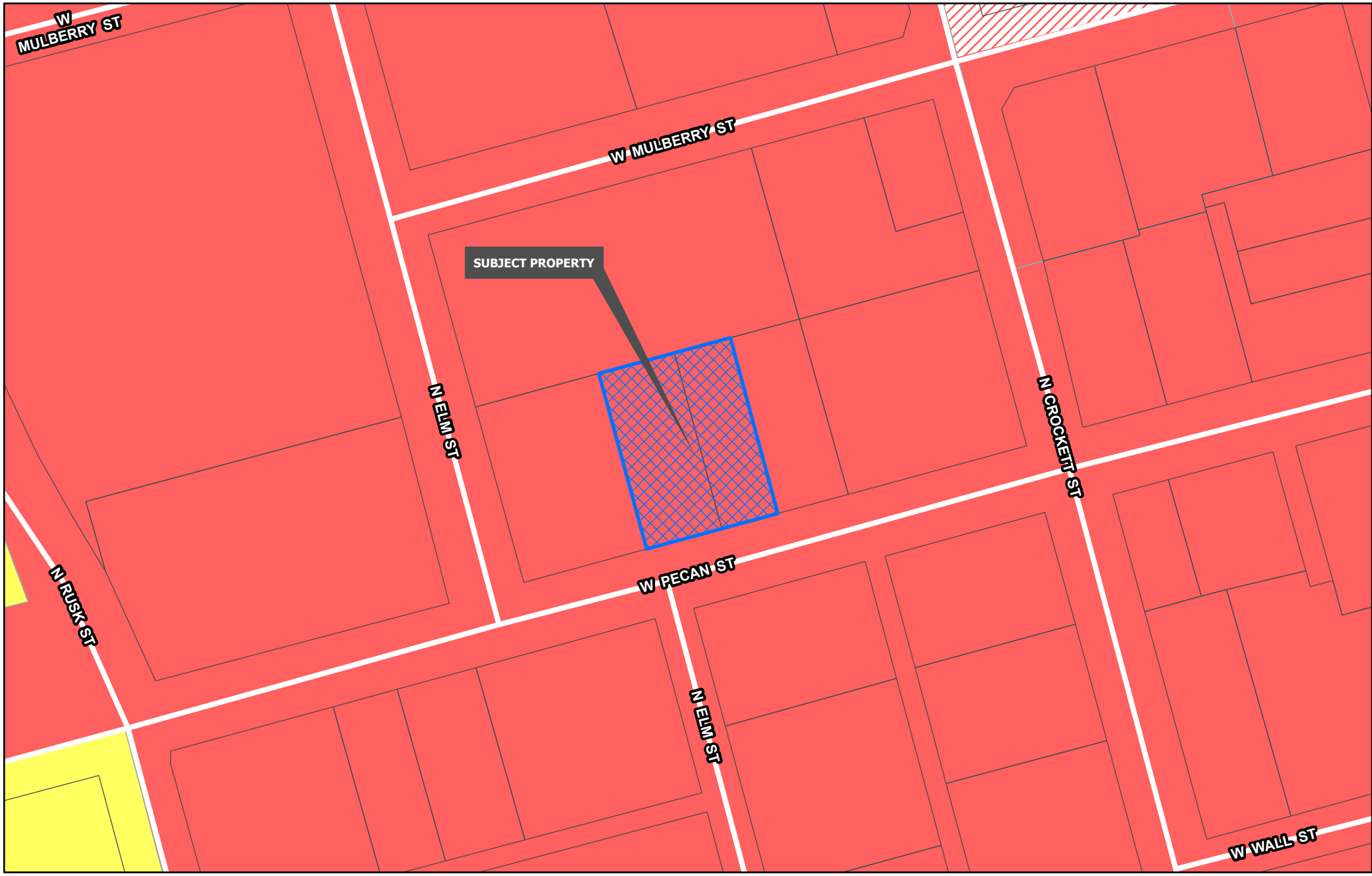
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Site Plan
5. Elevation - Proposed Accessory Structure
6. Elevation - Screening





SUBJECT PROPERTY



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

**CITY OF SHERMAN
ZONING MAP
217 & 219 W PECAN ST**



DOWNTOWN

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

Appropriate Land Use Types

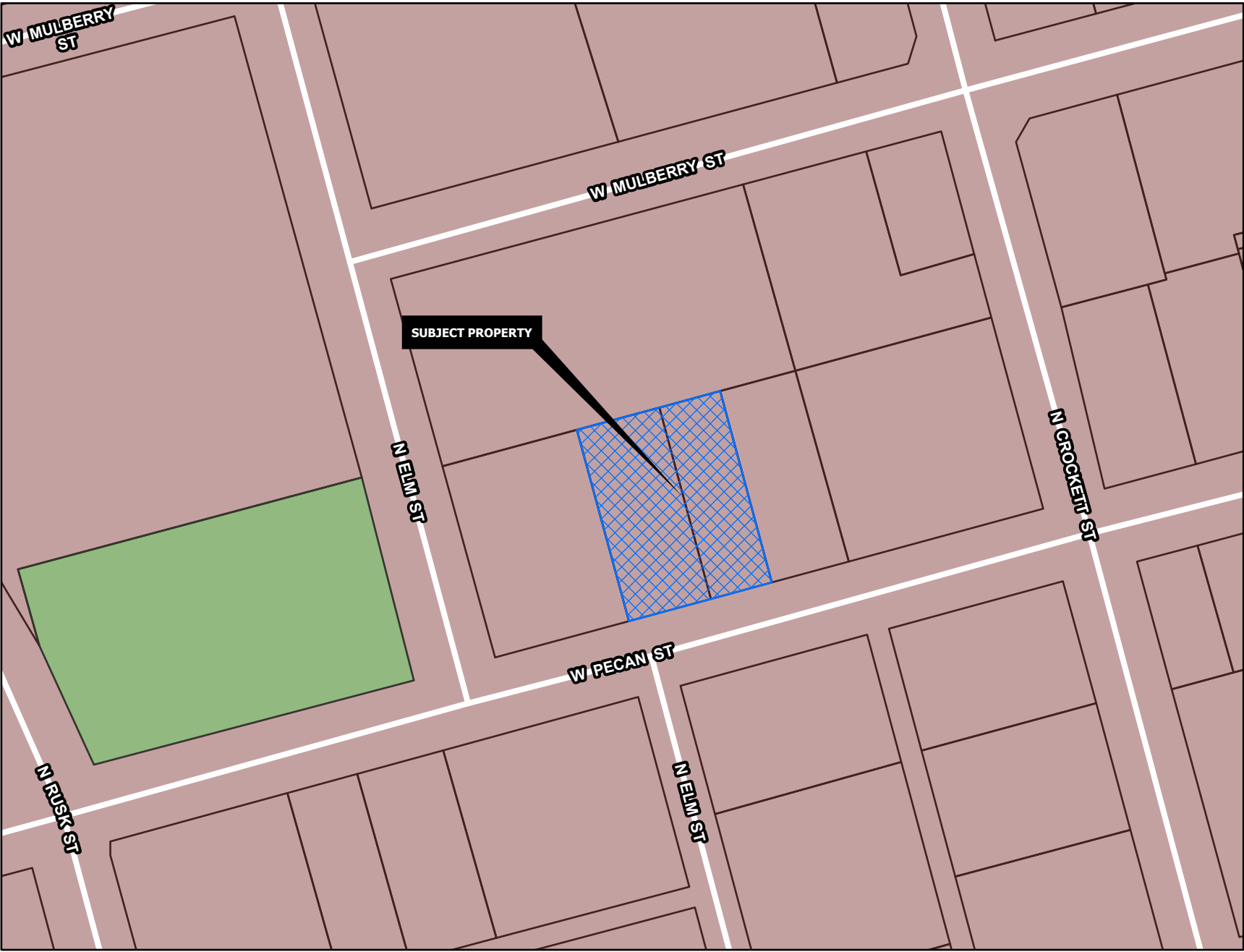
- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

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

Considerations

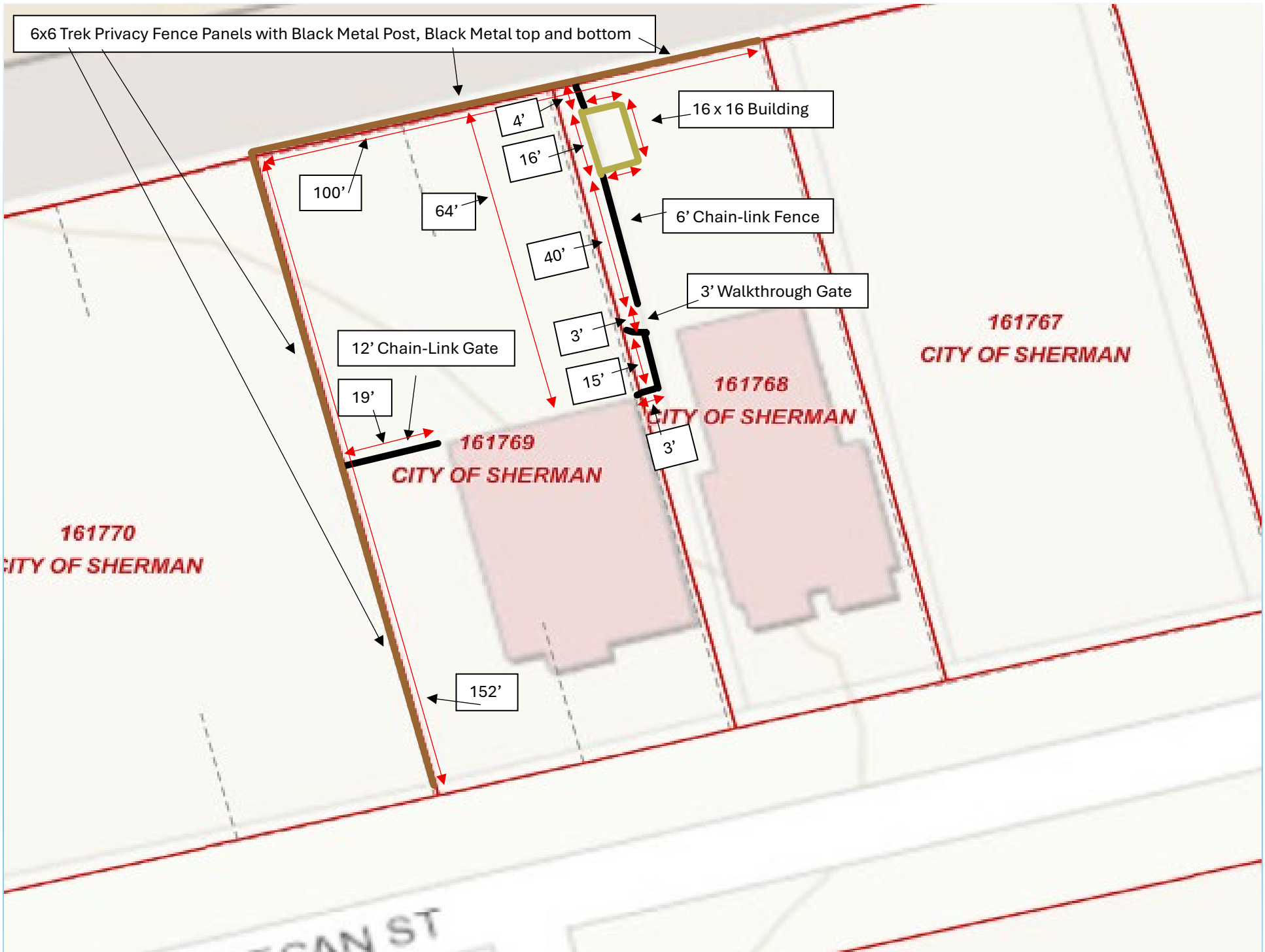
- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a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



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

**CITY OF SHERMAN
 FUTURE LANDUSE MAP
 217 & 219 W PECAN ST**





Property Location: 219 W Pecan

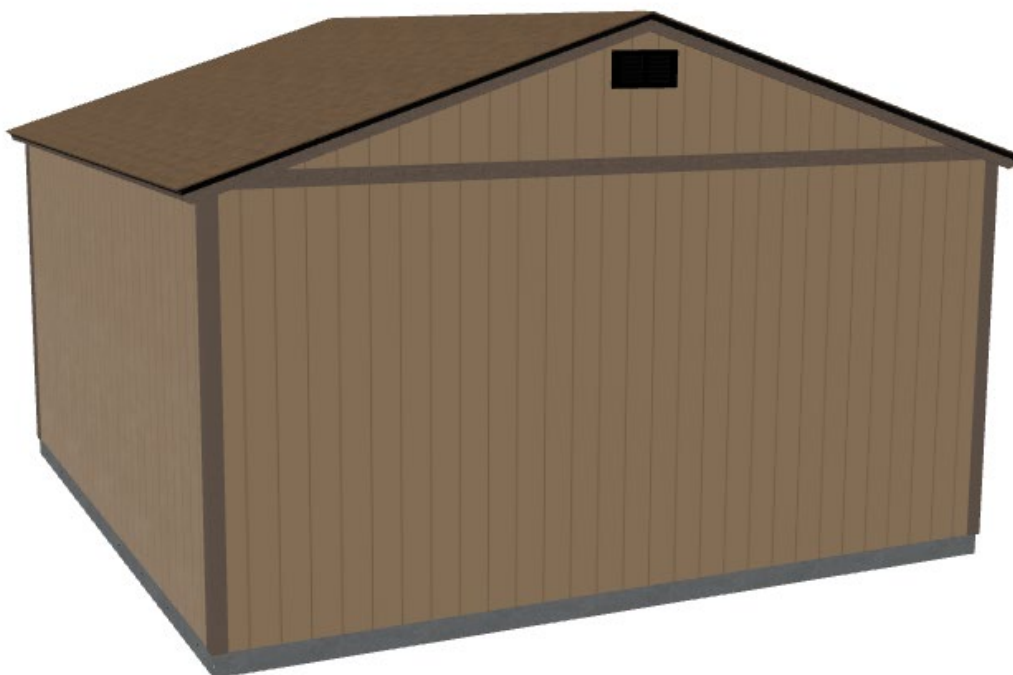
“To Be Screened”

Roof Color: Shakewood

Siding Type: Hardie Cement Siding

Siding Color: Hat Box Brown (or Equivalent to Match the Brick Building)

Trim Color: Ground Coffee (or Equivalent to Match the Brick Building)



Property Location: 219 W Pecan

“Screen Material”

Fence Type: Trek 6' x 6' Double Sided T&G Board Privacy Composite Fence Panels

Fence Color: Brown (or color of choice)

Fence Post: Black

Fence Top & Bottom Rail: Black





Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1118 NORTH HOPSON STREET (Project No. 000313-2026) TABLED ON 3-24-2026

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 14.04.002 to allow a 15' rear setback for the proposed 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 a 15' rear setback for a proposed accessory structure, and a Zone Change from R-6 (Single-Family Residential) District to R-12 (Single-Family Residential) District.

Origination:

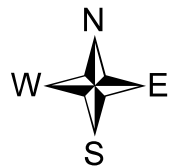
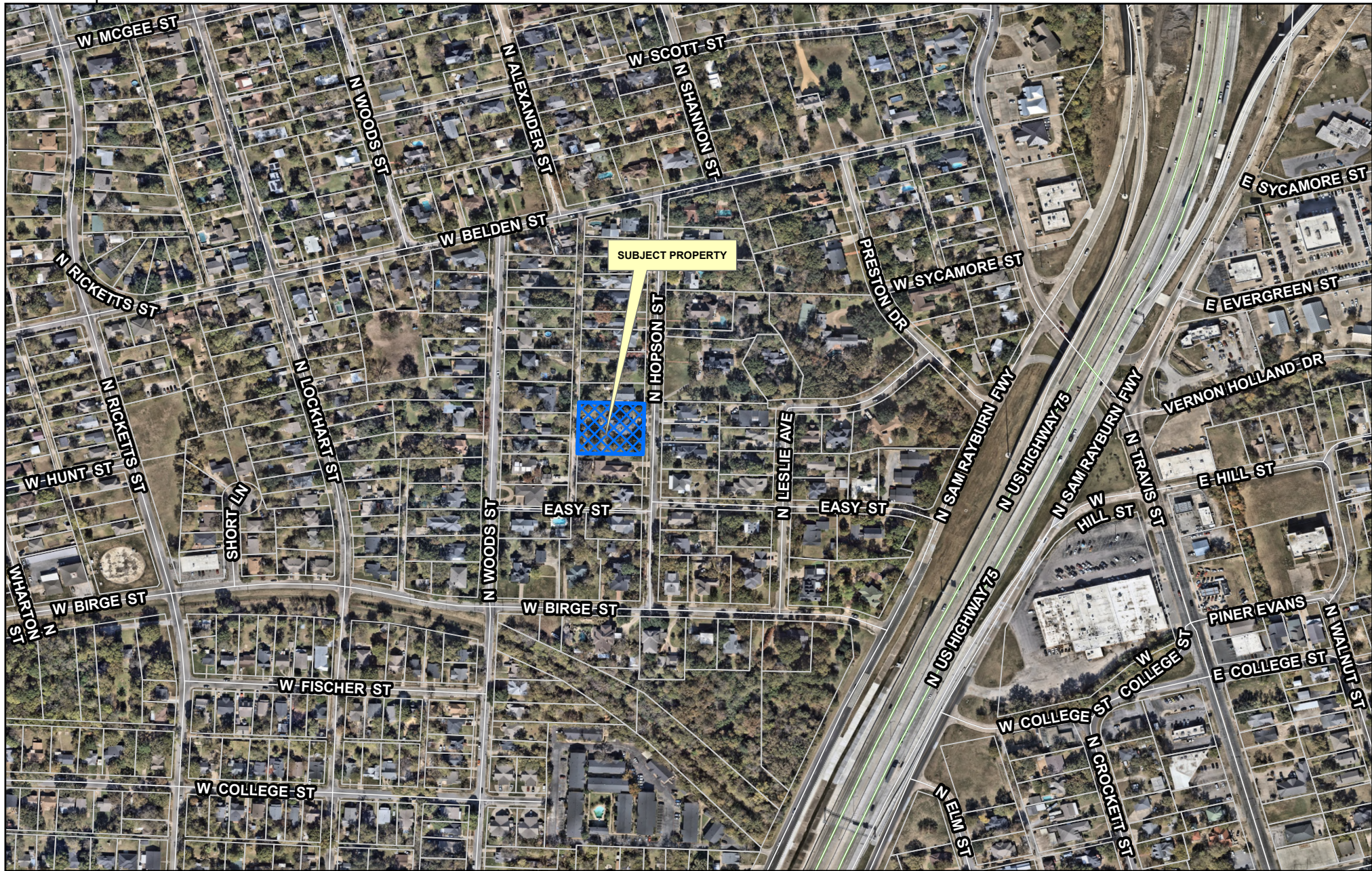
The request of Travis and Emily May (Owners), La Cima Contracting, LLC (Applicant) and Underwood Drafting & Surveying (Surveyors).

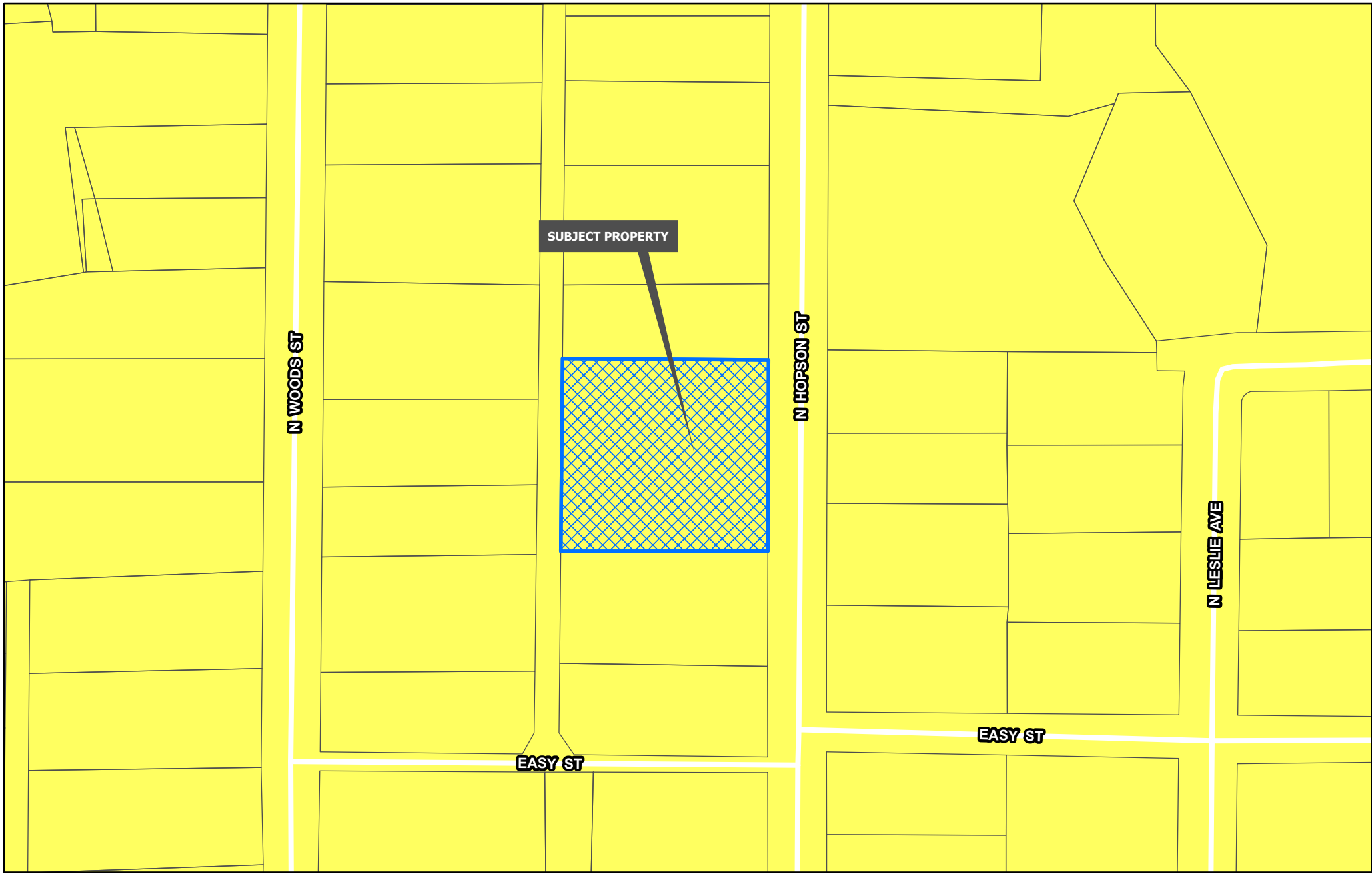
Staff Recommendation:

Staff has no objections to the approval of these items.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Elevation - Proposed Accessory Structure





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





Sherman
CLASSIC TOWN, BROAD HORIZON.

**NOTICE OF
PROPOSED ZONE CHANGE
AND
VARIANCE REQUEST**

PROJECT #: 000313-2026

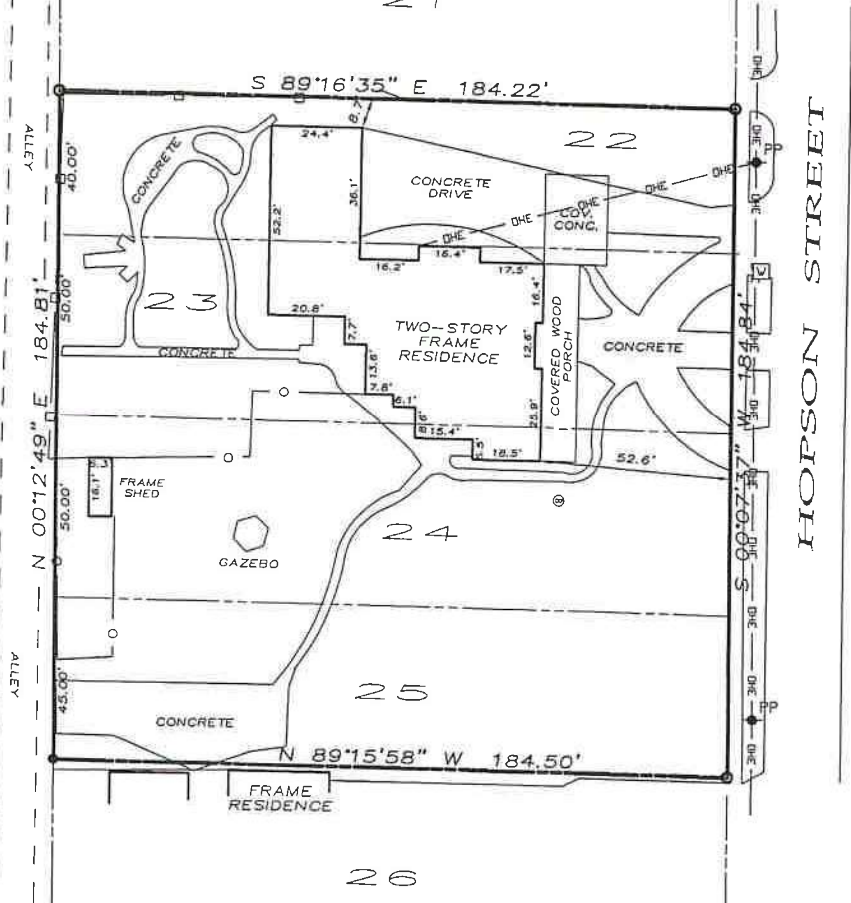
Planning & Zoning Map:  FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229

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

JOB NO. 19030158
 FW: JW - DFT: CG

BLOCK 1

21



SCALE
 1" = 40'

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- 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

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

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.

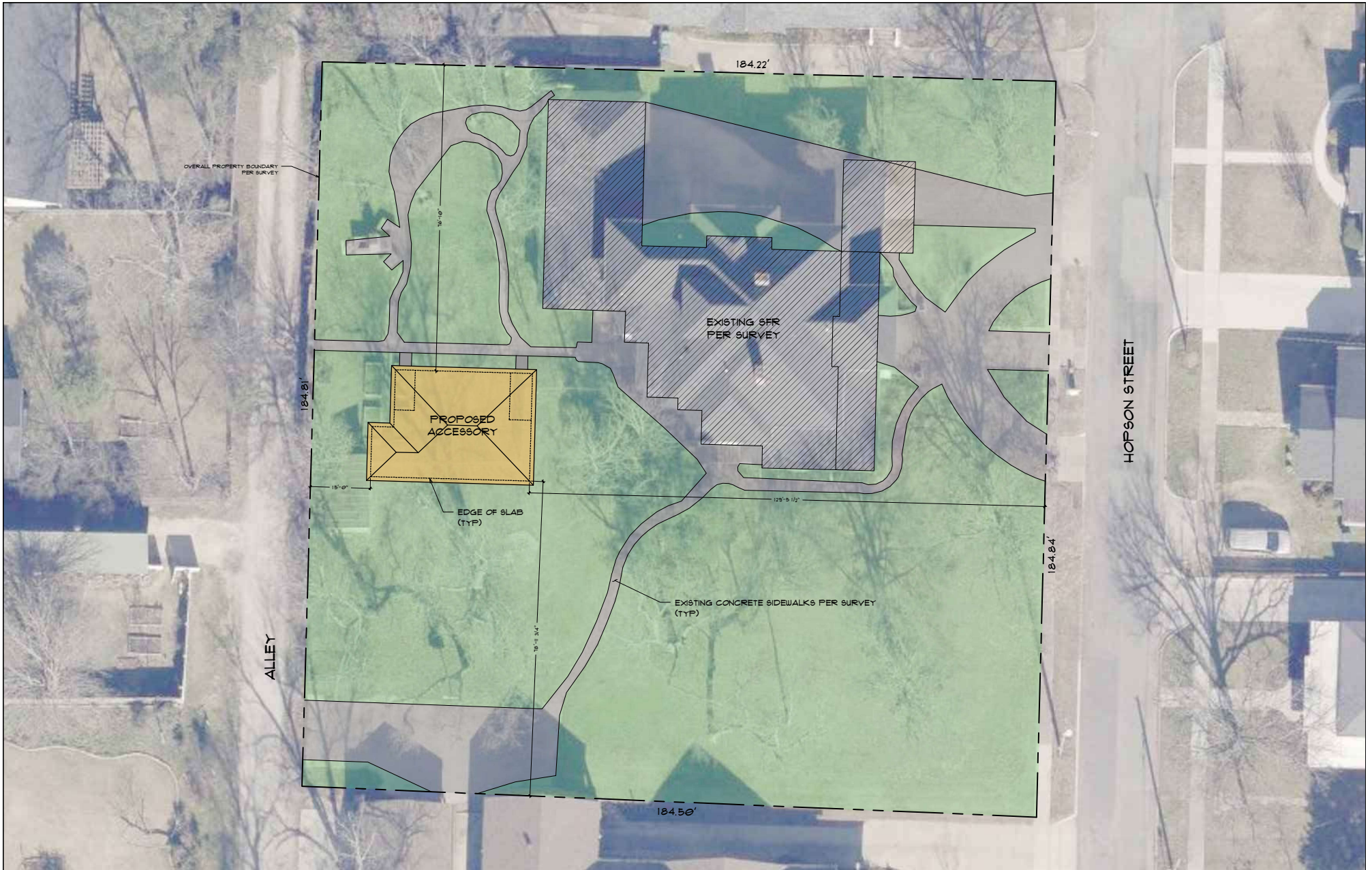
I further certify that I understand that Red River Title Company had nothing to do with the preparation of the survey as referenced above. Any errors associated with said survey are the responsibility of the surveyor.

EMILY EVELYN MAY

TRAVIS JOSEPH MAY

1118 N. Hopson Street Project Narrative

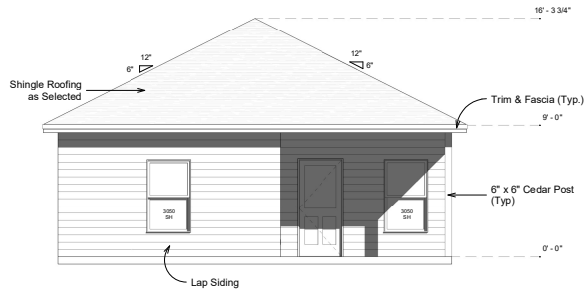
This request is for a building permit, and zoning change from R6 to R12 for the construction of a ground up built accessory building. This building will be used as a pool house (future), and a guest room. The building will be on a concrete slab foundation. It will be stick framed, with siding on the 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.



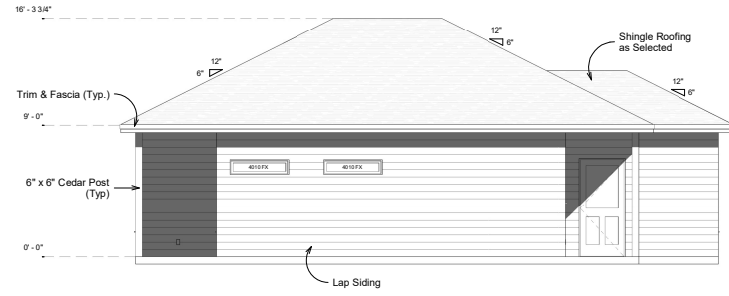
GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.

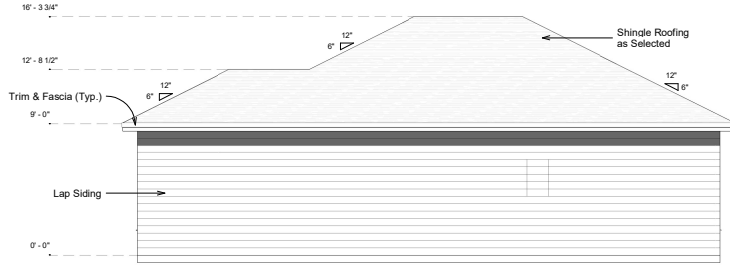




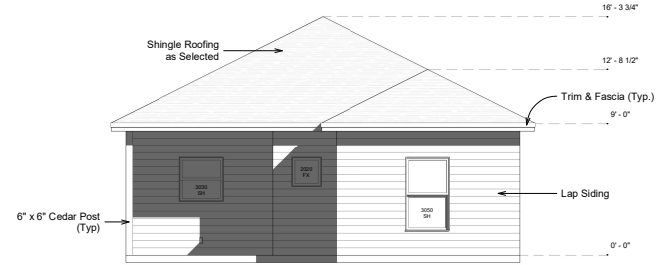
Front Elevation



Right Elevation



Left Elevation



Rear Elevation

Elevation Views	
PROJECT NUMBER	102-2205
DRAWN BY	JOS
CHECKED BY	JOS
SCALE	1/4" = 1'-0"

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

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





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

Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4111 TEXOMA PARKWAY (Project No. 000315-2026) TABLED ON 3-24-2026

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).

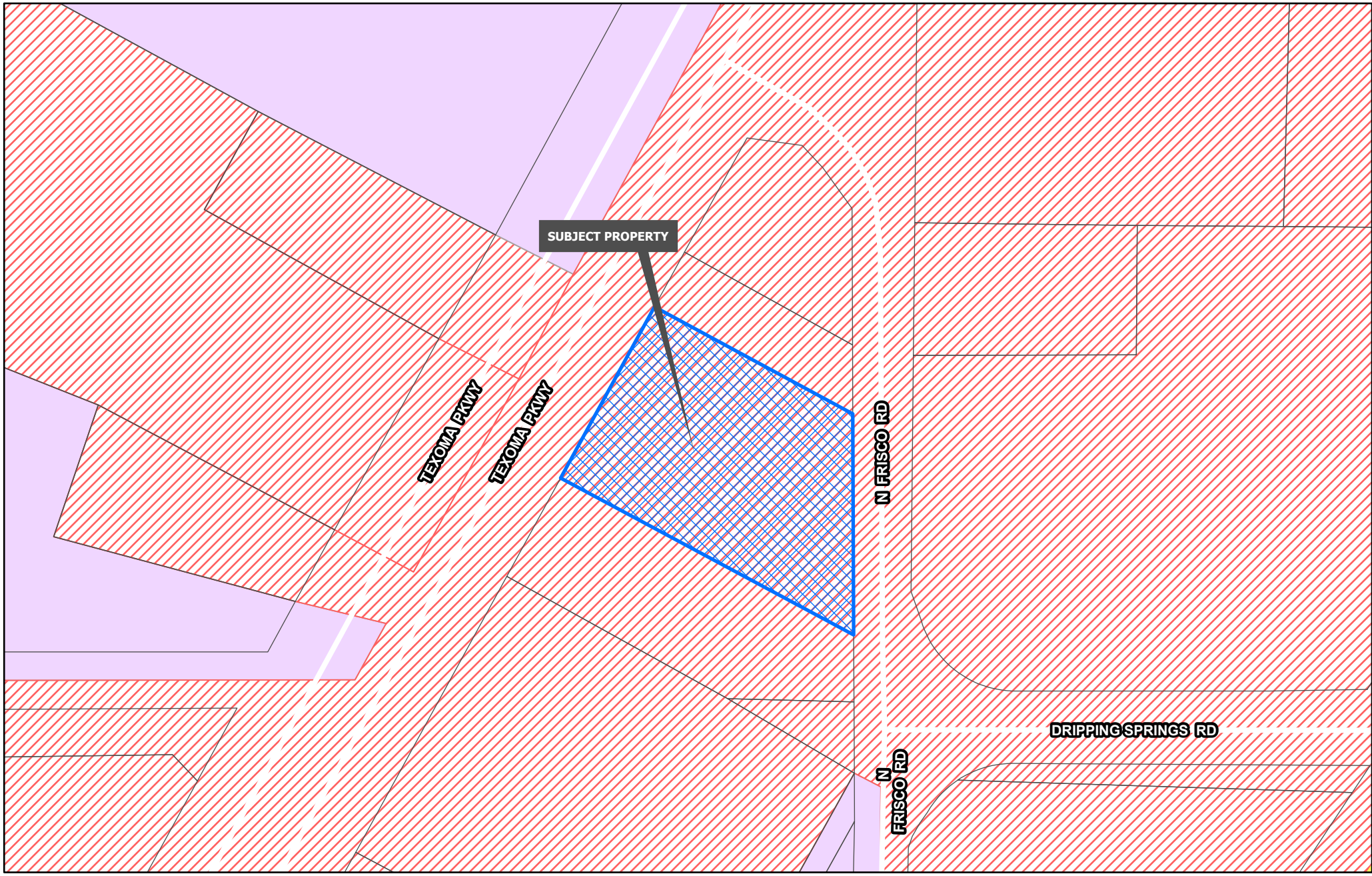
Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification sign
5. Survey
6. Project Narrative
7. Updated Site Plan
8. Elevation
9. 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

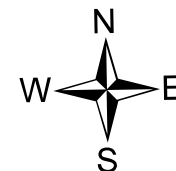
N FRISCO RD

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;

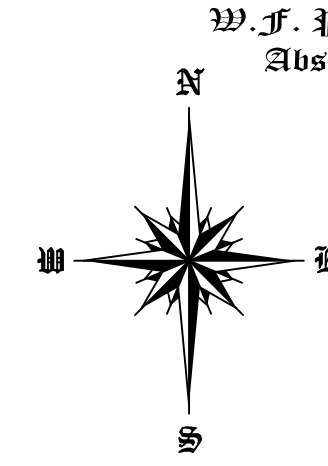
Thence South 01°06'31" West, following along said Frisco Road and the east line of said 1.00 acre tract, a distance of 188.29 feet to a spike nail found, maintaining the southeast corner of said 1.00 acre tract and the northeast corner of said 0.713 acre tract;

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.

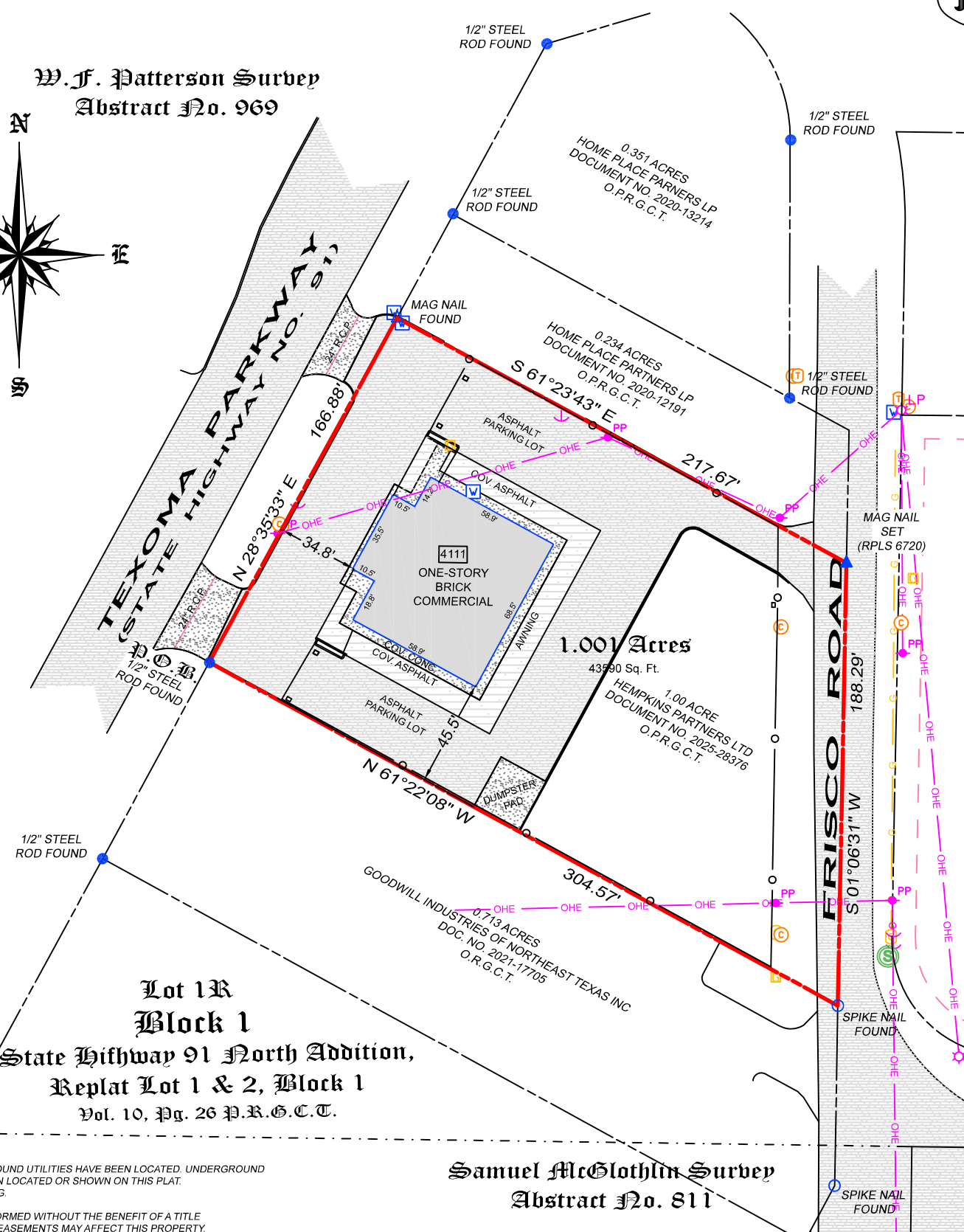
I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, 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

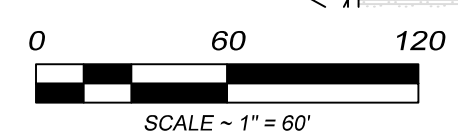


W.F. Patterson Survey
Abstract No. 969



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

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Copley Land Surveying, Inc.
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NARRATIVE

RE: 4111 Texoma Pkwy
Sherman, TX 75090

We are requesting approval of a Special Use Permit (SUP) to relocate our existing used car dealership from 5922 Texoma Pkwy to 4111 Texoma Pkwy.

The current SUP for 5922 Texoma Pkwy is issued in my name and will be relinquished upon relocation. Once operations cease at that location, the existing SUP will become null and void.

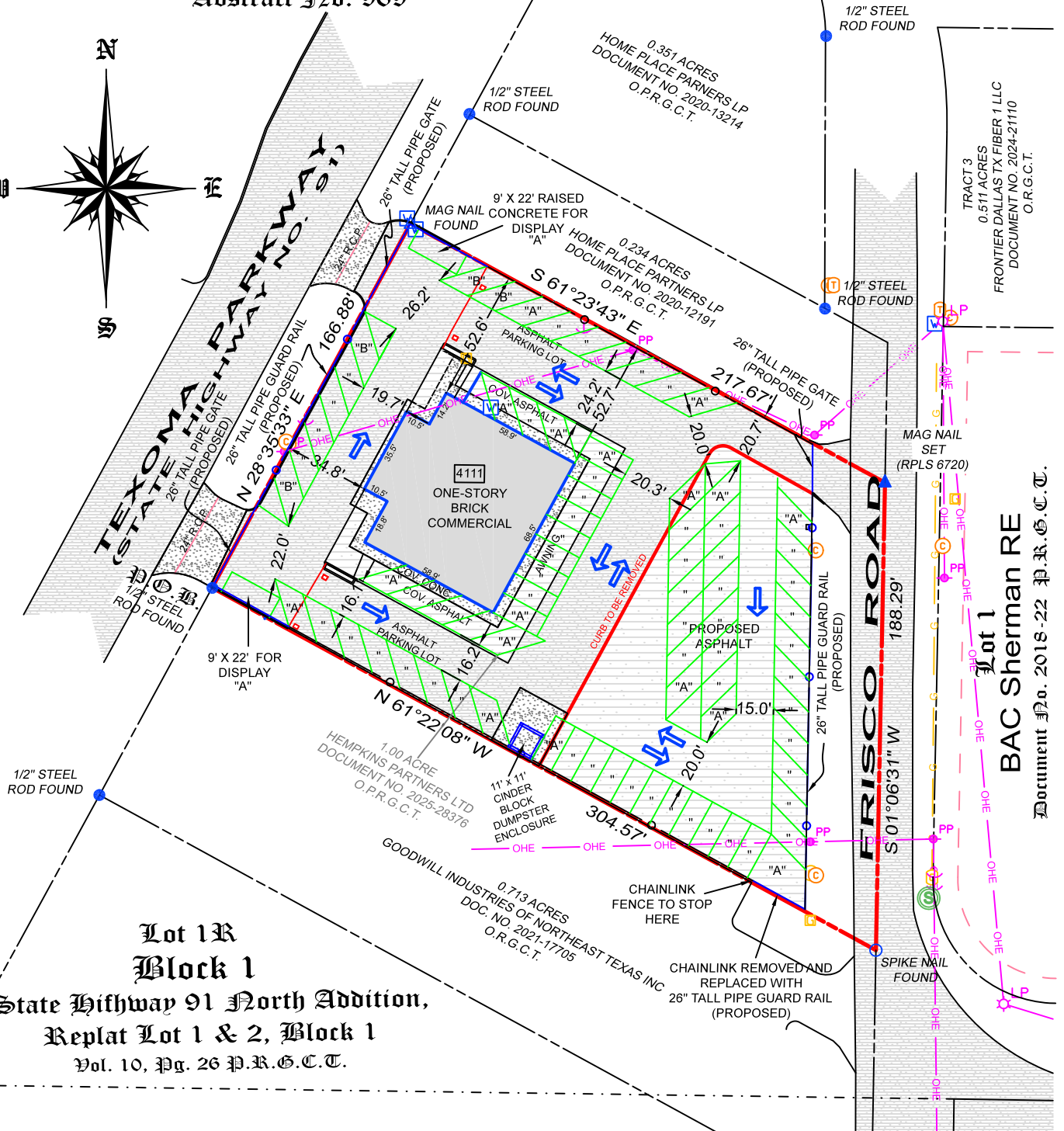
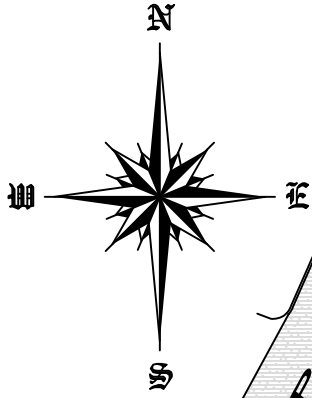
This request represents the relocation of an existing business and does not increase the number of dealerships operating along the Texoma Parkway corridor. The proposed site at 4111 Texoma Pkwy will accommodate the same use in a manner consistent with applicable zoning and development standards.

Respectfully submitted,

Saeid Taghvaei
Owner
ReliaCars LLC
April 9, 2026

~ PROPERTY ADDRESS ~
4111 TEXOMA PARKWAY
SHERMAN, TEXAS

W.F. Patterson Survey
Abstract No. 969



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

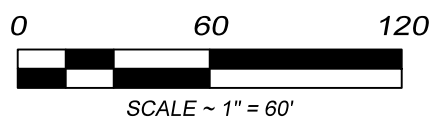
GENERAL NOTES:
8 CUSTOMER PARKING SPACES (9' X 20'ea) MARKED BY "B"
71 INVENTORY PARKING SPACES (9' X 20'ea) MARKED BY "A"
4,000 SQ. FT. SALES FLOOR

Legend (Proposed Improvements)

	CONCRETE TO BE REMOVED
	FENCE TO BE REMOVED
	26" TALL PIPE GUARD RAIL (PROPOSED)
	ASPHALT (PROPOSED)
	PARKING SPACES (PROPOSED)

Legend

	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	SEWER MANHOLE
	GAS MARKER
	GAS METER
	WATER METER
	CABLE MARKER
	TELEPHONE VAULT
	BOUNDARY LINE
	PROPERTY LINE
	OVERHEAD ELECTRIC
	GAS LINE
	CHAINLINK FENCE
	ASPHALT
	CONCRETE



Site Plan
1.001 Acre in the
W.F. Patterson Survey,
Abstract No. 969
City of Sherman, Texas

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

DATE OF LAST SITE VISIT: 1/15/2026



Copley Land Surveying
5586 W. FM 120 Denison, Texas 75020
TX 903-415-0643
john@copleylandsurveying.com

CLS Job# 26010009SP

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

Lot 1
BAC Sherman RE
Document No. 2018-22 P.R.G.C.T.



THE UNIVERSITY OF
THE STATE OF NEW YORK
SUNY - BROCKPORT

STAFF REVIEW LETTER

April 15, 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, April 21, 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. The property must be properly maintained in a state of good repair and neat appearance.
9. 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.
10. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Saeid Taghvaci, ReliaCars, LLC is the owner or lessee of the property.
11. 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.

12. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Engineering (Informational)

14. Platting of the property is required prior to building permit(s) being issued for any new structure(s) or any additions to the existing building. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
15. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

Solid Waste Services

16. 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 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 prior to the meeting.

Respectfully,



Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

CC: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney
Steven Davis, Fire Marshal
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 4/21/2026

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) TABLED ON 3-24-2026

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 a 65' 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 65' 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).

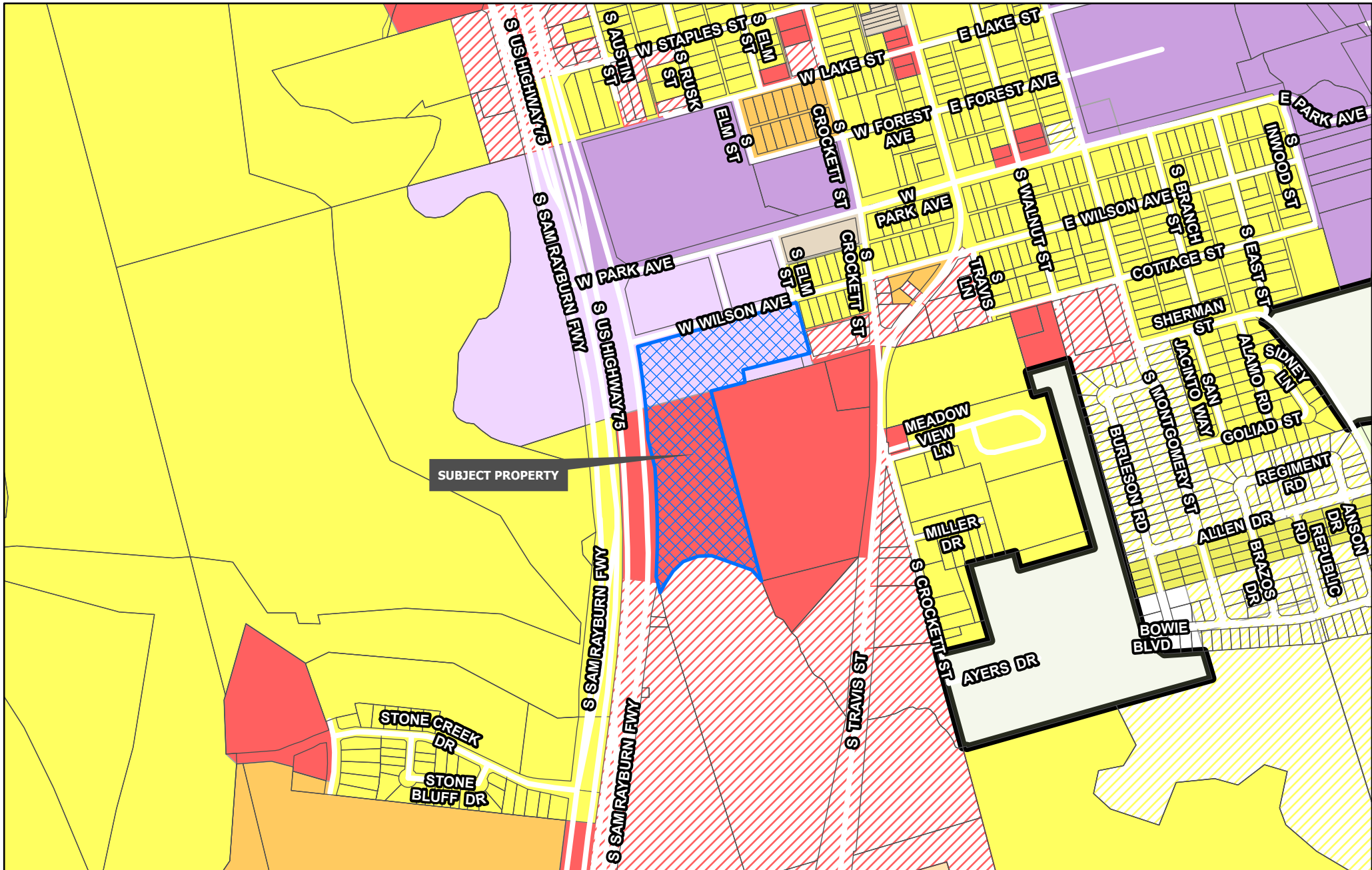
Staff Recommendation:

Staff recommends the Board of Adjustment deny this item.

Attachments:

1. Location Map

2. Zoning Map
3. Future Landuse Map
4. Property Sign
5. Survey
6. Project Narrative
7. Updated Site Plan
8. Updated Elevation
9. 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
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

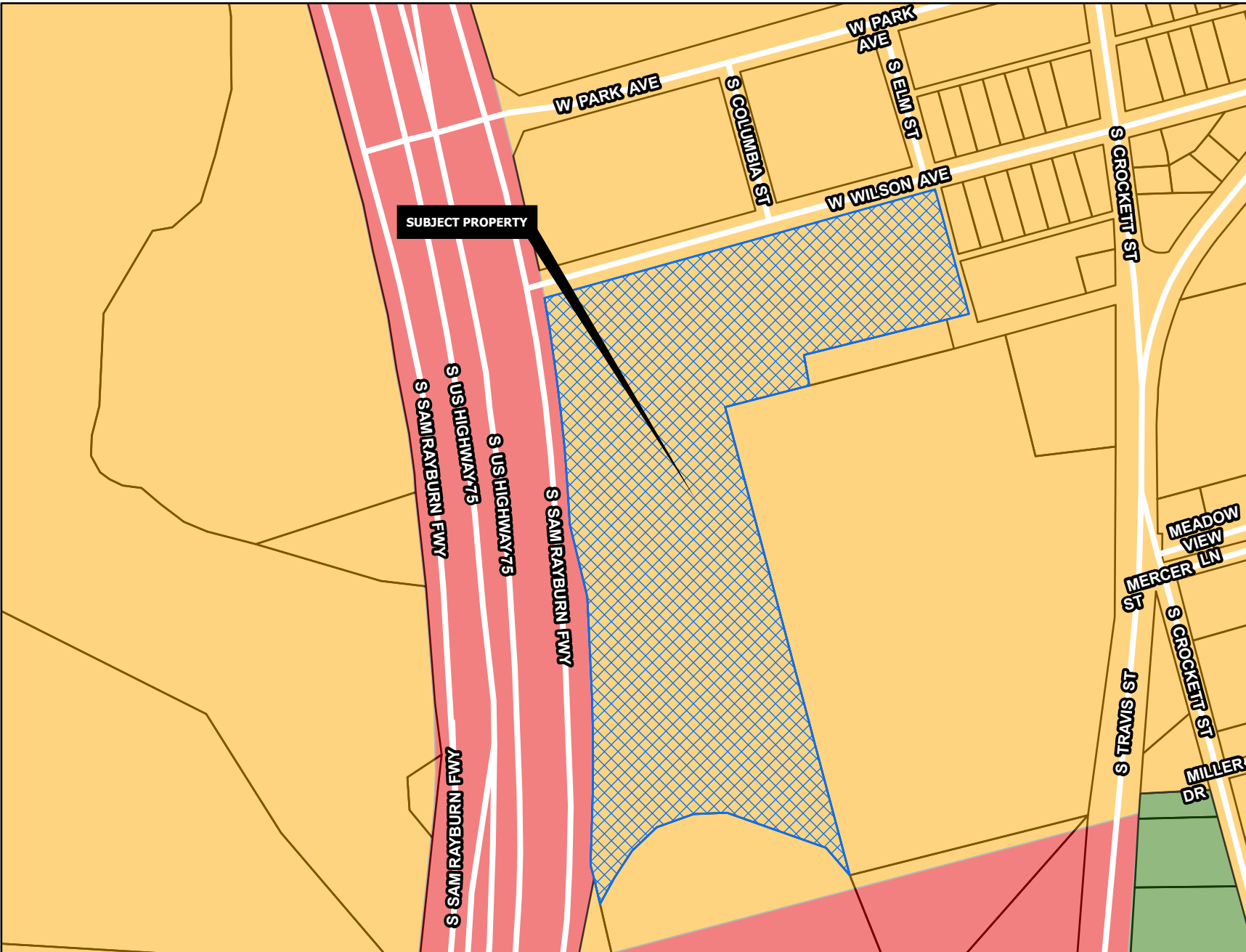
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.





TRACT NO. 2

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 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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 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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 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(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), 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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-SIXTY

April 3, 2026

Dayna Ausing
15799 Fescue Ct.
Apple Valley, MN 55124

VARIANCE REQUEST: PROJECT NARRATIVE, Updated 4/3/2026

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, 65' high, for adequate visibility from the highway. This height was adjusted following the feedback reviewed at the March meeting requesting an 80' high pylon. The 65' height is requested due to its clearance of the overpass and provide adequate visibility.

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 a 65' pylon on this location due to visibility limitations of the existing 47' high pylon due to the construction of a new, elevated overpass.
- Pylon Location: Existing poles will be used and the pylon will keep its existing location
- Pole Structural Integrity and Manufacturing: There is a section on the existing poles that get skinnier. This is an extension pole. The provider will remove those and add new extension poles 18' taller than the current to achieve the requested height. Provider is planning on a 3/8" thick wall on the pole approved by an engineering firm. If the engineering requires a thicker pole, they will adjust as recommended by the engineering firm.
- Local Provider: Working with a local vendor to Sherman, TX, Dave's Signs and Wraps, for proposed execution.

SITE PLAN

Proposal (pink): Keep pylon in its existing location.

We will use the pole of the existing pylon to keep the same location the pylon sits today. This would grandfather the structure in.

Manufacturing: There is a section on the existing poles that get skinnier where there is an extension pole. The provider will remove the existing extension poles and add new extension poles 18' taller than to achieve the requested height of 65'. Provider is planning on a 3/8" thick wall on the pole approved by an engineering firm. If the engineering requires a thicker pole, they will adjust as recommended by the engineering firm.



Alternative (blue): Move pylon due to not being grandfathered in

If we have to move the pylon, the new location will be 40' North of current location to clear FEMA floodway, 30' from property line (noted in blue). This would require additional surveys, digging, electrical connections and costs.

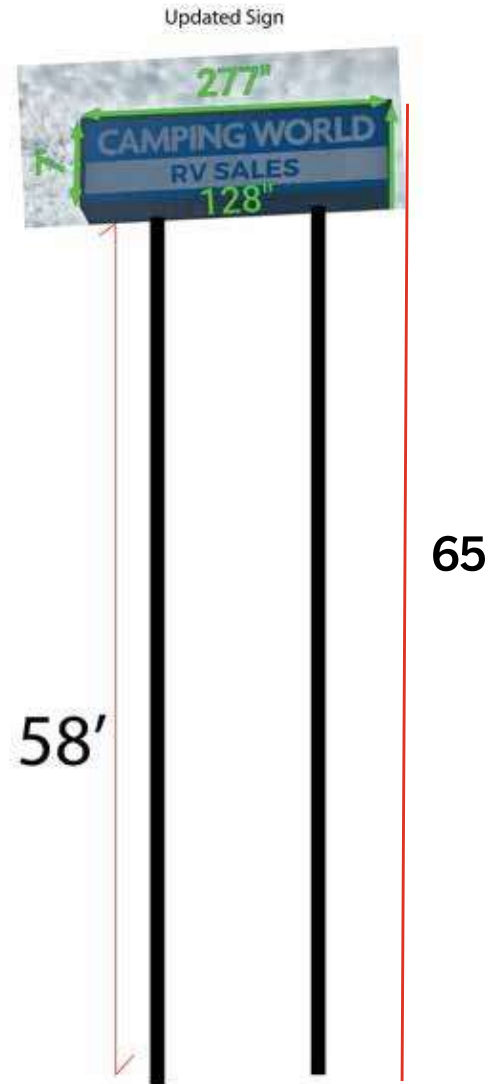
Proposed Update:

Height (Current): 47'
Height (Proposed): 65'
(+15' higher than code)

Width: 23' 1" (No change)

Placement: No Change

Structure: Use existing poles dug in ground and replace extension poles manufactured to reach new height. Structural integrity reviewed and approved by an Engineering firm



Extension poles replaced to achieve taller height

Customer Name: Camping World
to reach new height



DESIGN

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



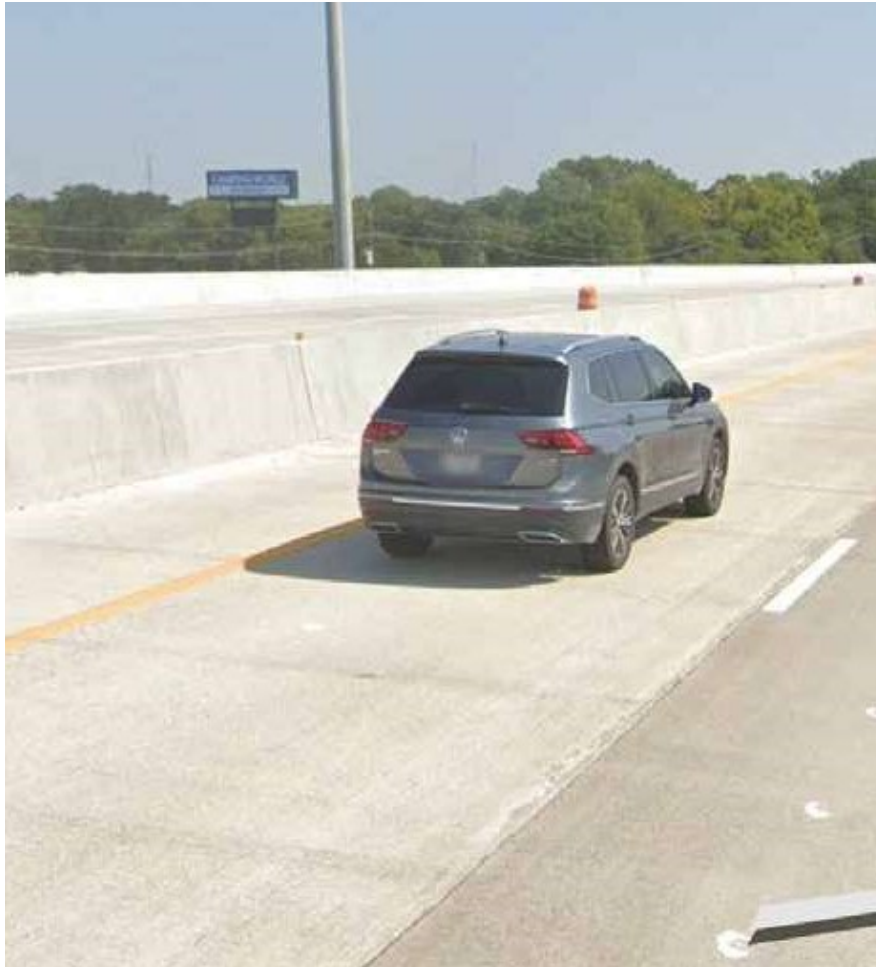
Pylon Location

Customer Name: Camping World



SITE

Southbound Sam Rayburn Fwy



Customer Name: Camping World



SURVEY



Customer Name: Camping World



SURVEY

Existing Pylon Measurements



Customer Name: Camping World



SURVEY

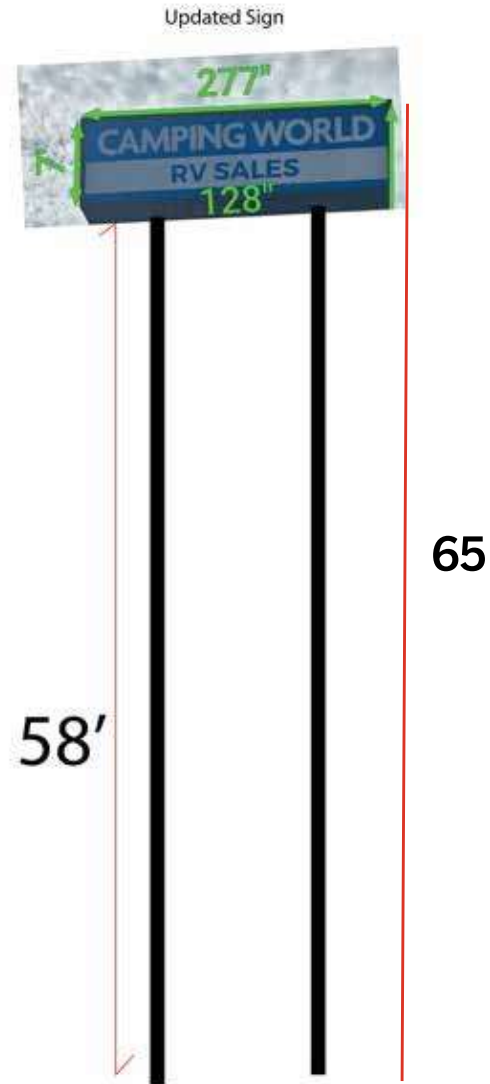
Proposed Update:

Height (Current): 47'
Height (Proposed): 65'
(+15' higher than code)

Width: 23' 1" (No change)

Placement: No Change

Structure: Use existing poles dug in ground and replace extension poles manufactured to reach new height. Structural integrity reviewed and approved by an Engineering firm



Extension poles replaced to achieve taller height

Customer Name: Camping World
to reach new height



DESIGN



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

Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

506 NORTH GRAND AVENUE (Project No. 000323-2026)

The request of Michael and Heather Putnam (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors) concerning the property located at 506 North Grand Avenue, being Lots 3 and 4, Block 18, College Park Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 506 North Grand Avenue. The property owner is requesting a Zone Change from MF-30 (Multifamily Residential) District/College Park Overlay District to R-6 (Single-Family Residential) District/College Park Overlay District.

Origination:

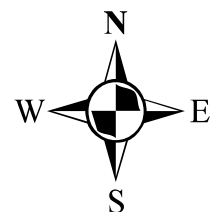
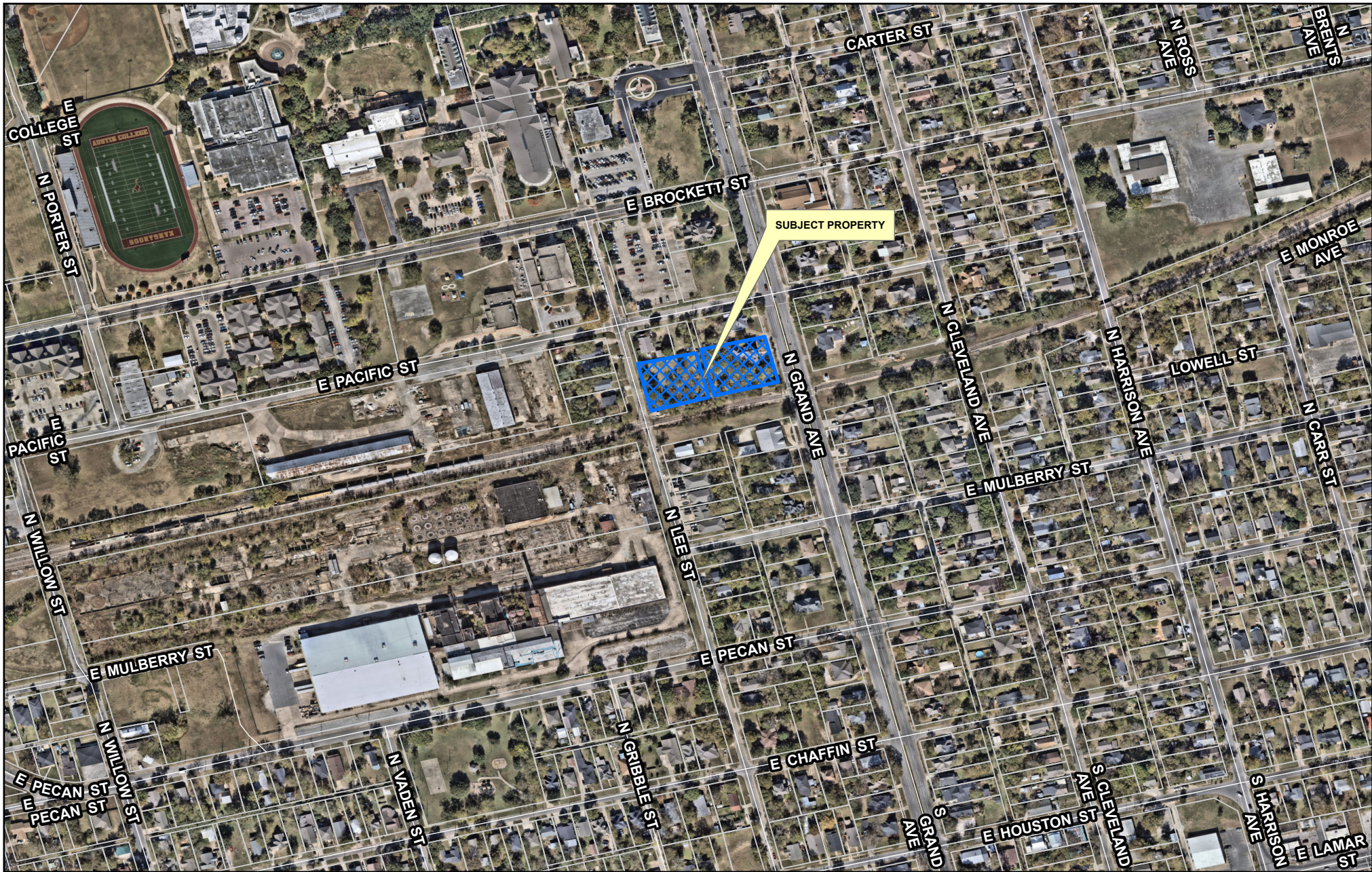
Michael and Heather Putnam (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors)

Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Future Landuse Map
3. Zoning Map
4. Property Notification Sign
5. Survey/Improvement Survey
6. Project Narrative



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

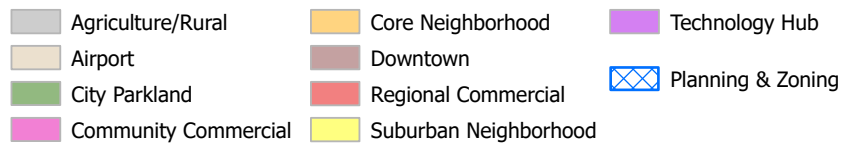
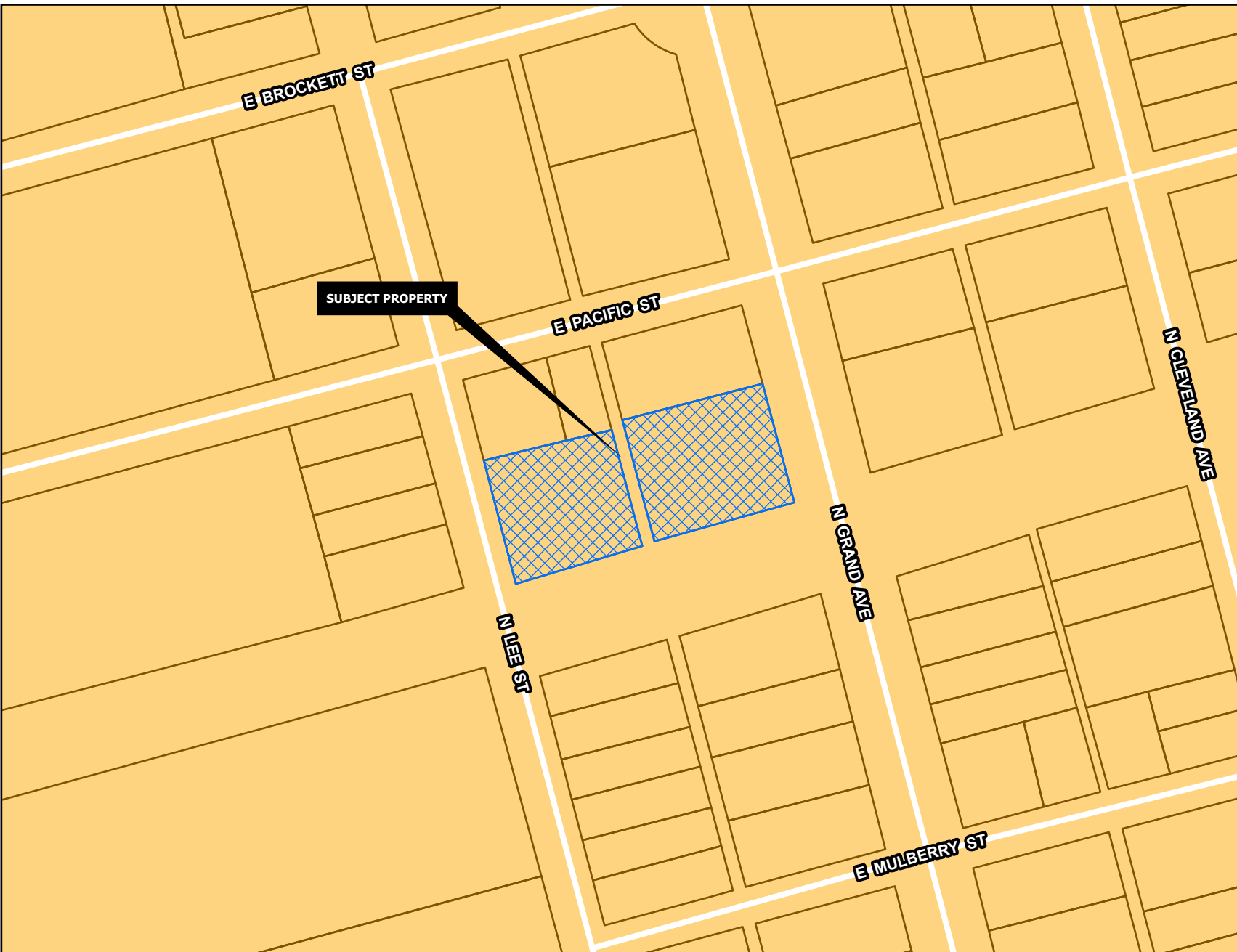
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

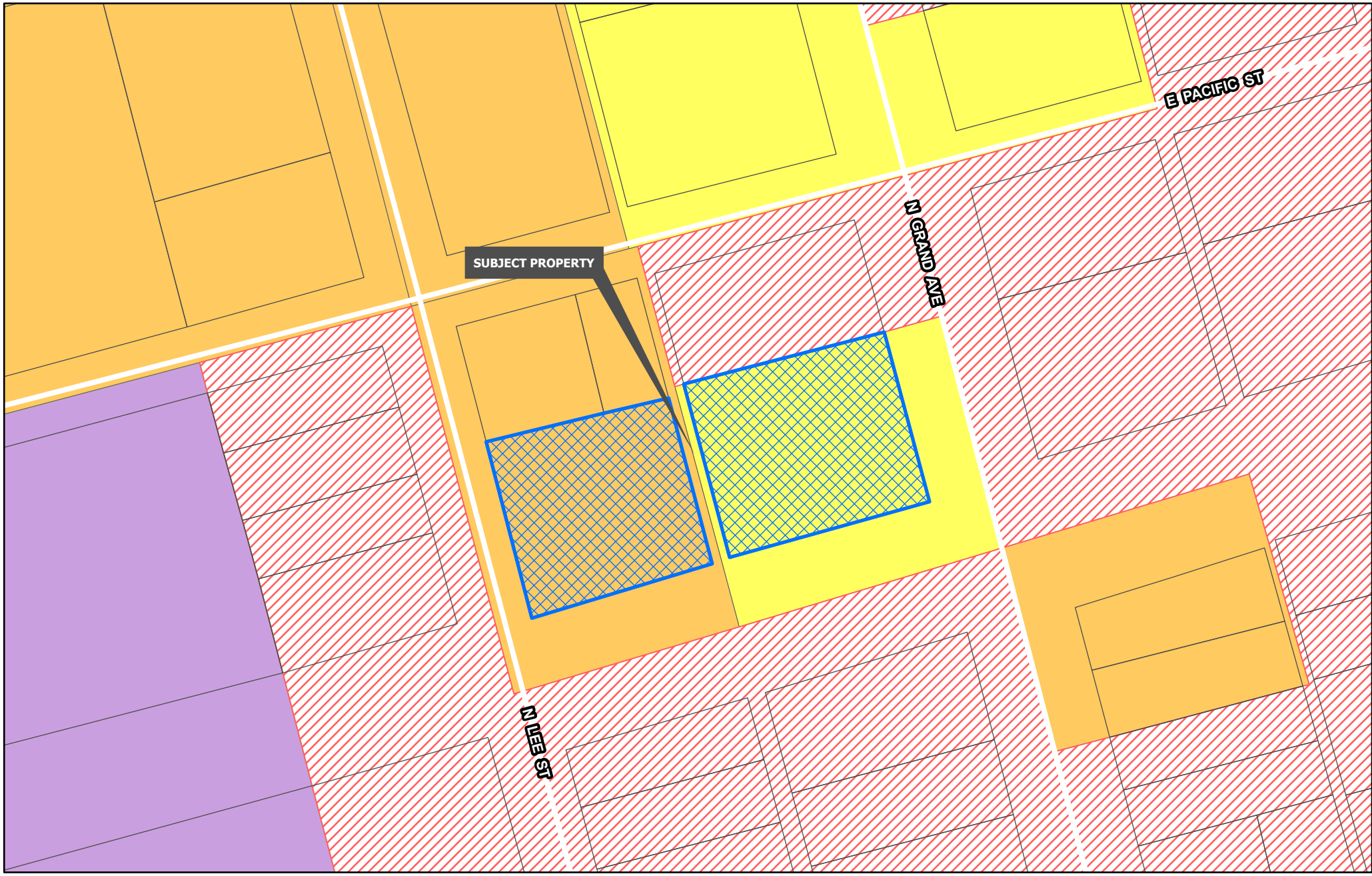
Compatible Zoning Districts

- 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.





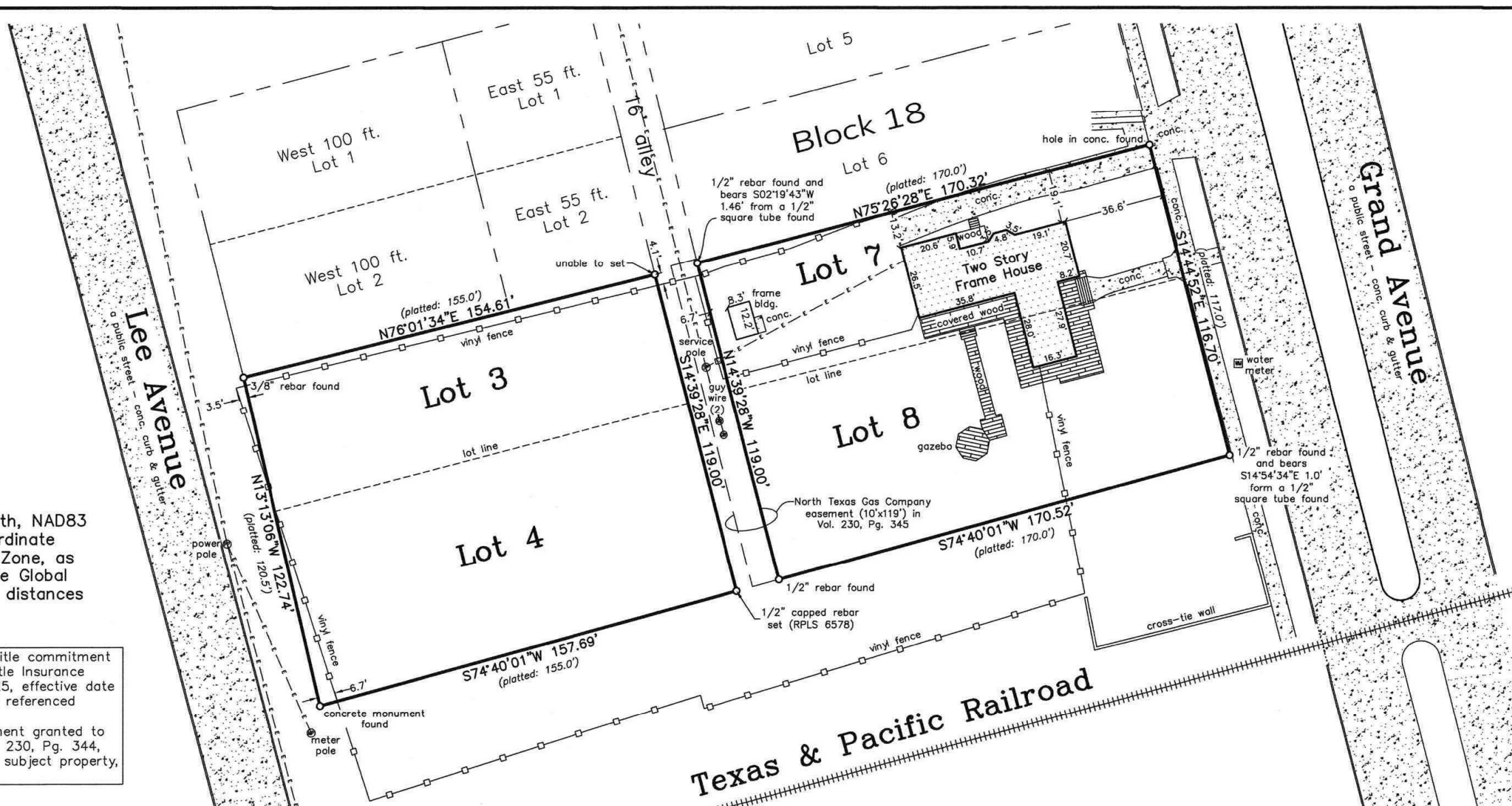
- | | | |
|--------------------------------|--------------------------------|----------------------------|
| Planning & Zoning | R-4 Patio Home Residential | C-O Office |
| R-A Residential Agricultural | R-2F Duplex Residential | C-1 Retail Business |
| R-E Estate Residential | R-TH Townhome Residential | 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
506 N GRAND AVE





Scale:
1"=40'



Bearing Base: Grid North, NAD83
Texas State Plane Coordinate
System, North Central Zone, as
derived by survey-grade Global
Positioning System. All distances
are grid distances.

Easement Certification per title commitment
issued by Alliant National Title Insurance
Company on October 6, 2025, effective date
of September 29, 2025 and referenced
under GF No.0147100:
10(f). The location of Easement granted to
North Texas Gas Co. in Vol. 230, Pg. 344,
D.R.G.C.T. DOES AFFECT the subject property,
as shown hereon.

Owner: Katherine Bradford a/k/a
Katherine Jennings Bradford,
Independent Executor of the
Estate of Mark Timothy Parris
Buyer: Michael Sean Putnam &
Heather L. Putnam
Address: 506 N. Grand Avenue
Sherman, Texas

Job No. AGS401025

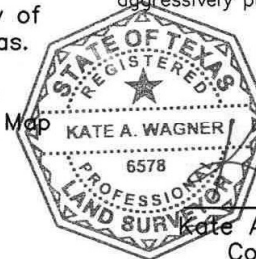
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lots 3, 4, 7 and 8, Block 18, College Park Addition to the City of Sherman, Texas, as per plat of record in Volume 81, Page 438, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 G, Revised Date: September 1, 2022.

This survey is for the sole benefit of the Owners and Buyers Stated hereon and Red River Title Company and Zillow Home Loans, LLC and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: October 22, 2025

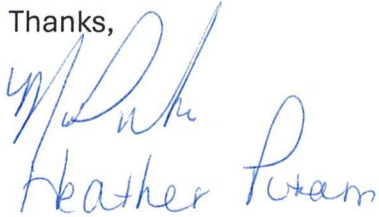
Michael and Heather Putnam (owners)

506 N Grand Ave

Sherman TX 75090

Please rezone the MF-30 (Multi-Family Residential) District portion of the lot to R-6 (Single-Family Residential) District at 506 N Grand Ave .

Thanks,

A handwritten signature in blue ink, appearing to read "H. Putnam" on the first line and "Heather Putnam" on the second line. The signature is written in a cursive, flowing style.



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

Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1501 BLOCK TATE CIRCLE (Project No. 000328-2026)

The request of Sherman Lakes JV, LLC (Owner), Stacey Capogrossi (Applicant) and Windrose Land Surveying (Surveyor) concerning the property located in the 1501 Block Tate Circle, consisting of 183.681 acres in the Benjamin Lindsey Survey, Abstract No. 733 and the Henry Tucker Survey, Abstract No. 1217 and located in the E.T.J. (Extra-Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to a PD (Planned Development) District for Sherman Lakes Development.

Background:

The property is located at 1501 Block Tate Circle in Sherman's Extraterritorial Jurisdiction (ETJ). The property owner is requesting a Zone Change from R-A (Residential Agricultural) District to a PD (Planned Development) District for Sherman Lakes Development. An application for annexation has also been received for this property to be annexed into the Sherman City Limits.

Origination:

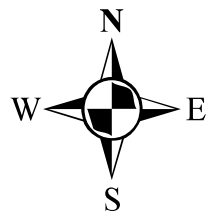
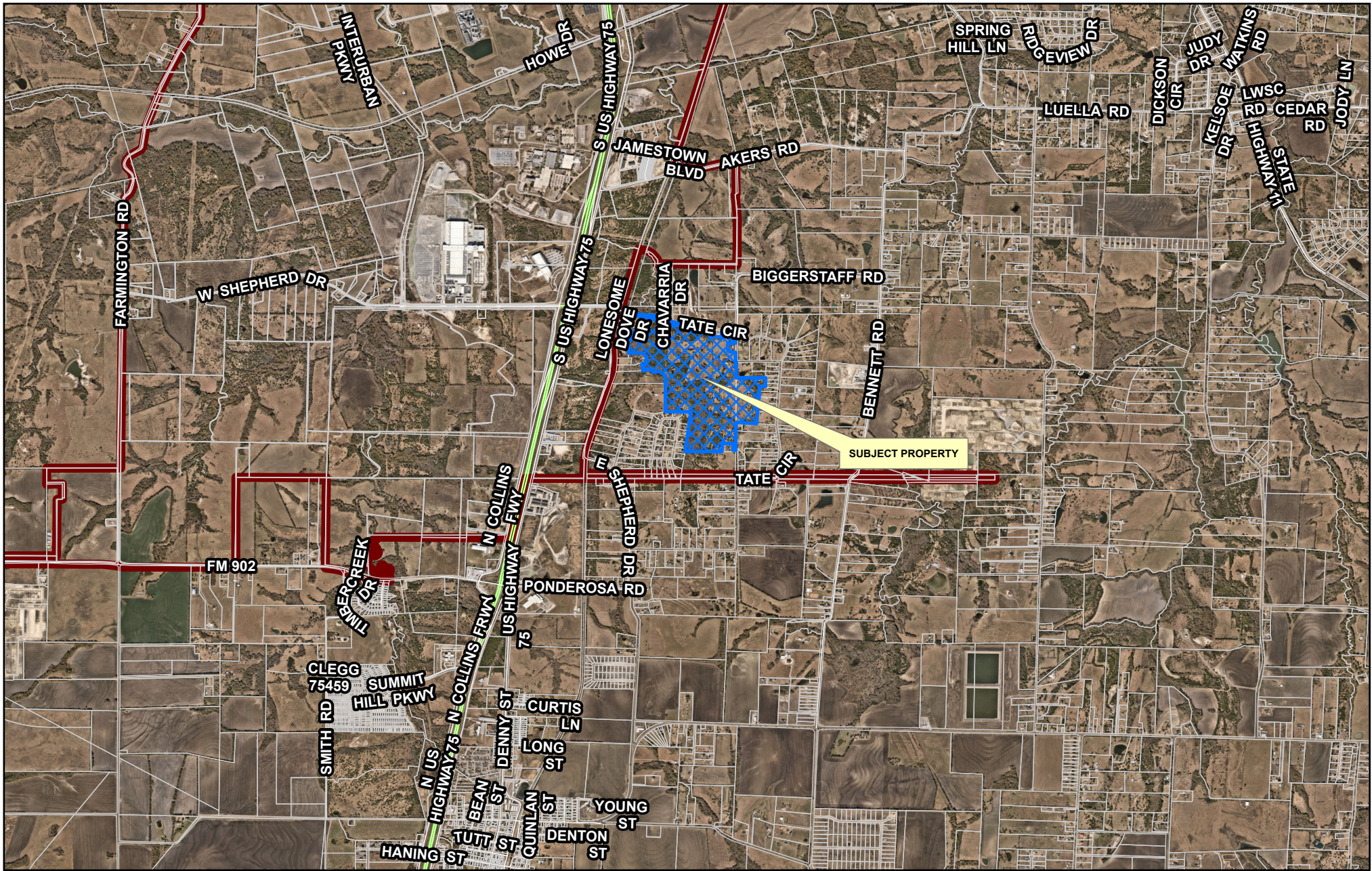
The request of Sherman Lakes JV, LLC (Owner), Stacey Capogrossi (Applicant) and Windrose Land Surveying (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Future Landuse Map
3. Property Notification Sign
4. Survey
5. Project Narrative
6. Exhibit B - Planned Development Document
7. Exhibit C - Zoning Exhibit/Survey
8. Staff Review Letter



AGRICULTURE/RURAL

Intent & Character

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

Appropriate Land Use Types

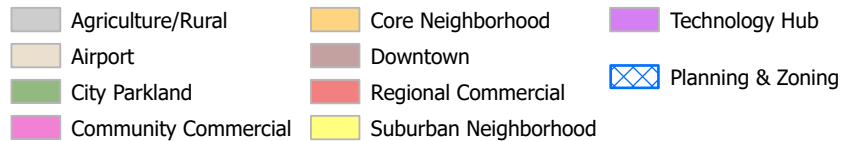
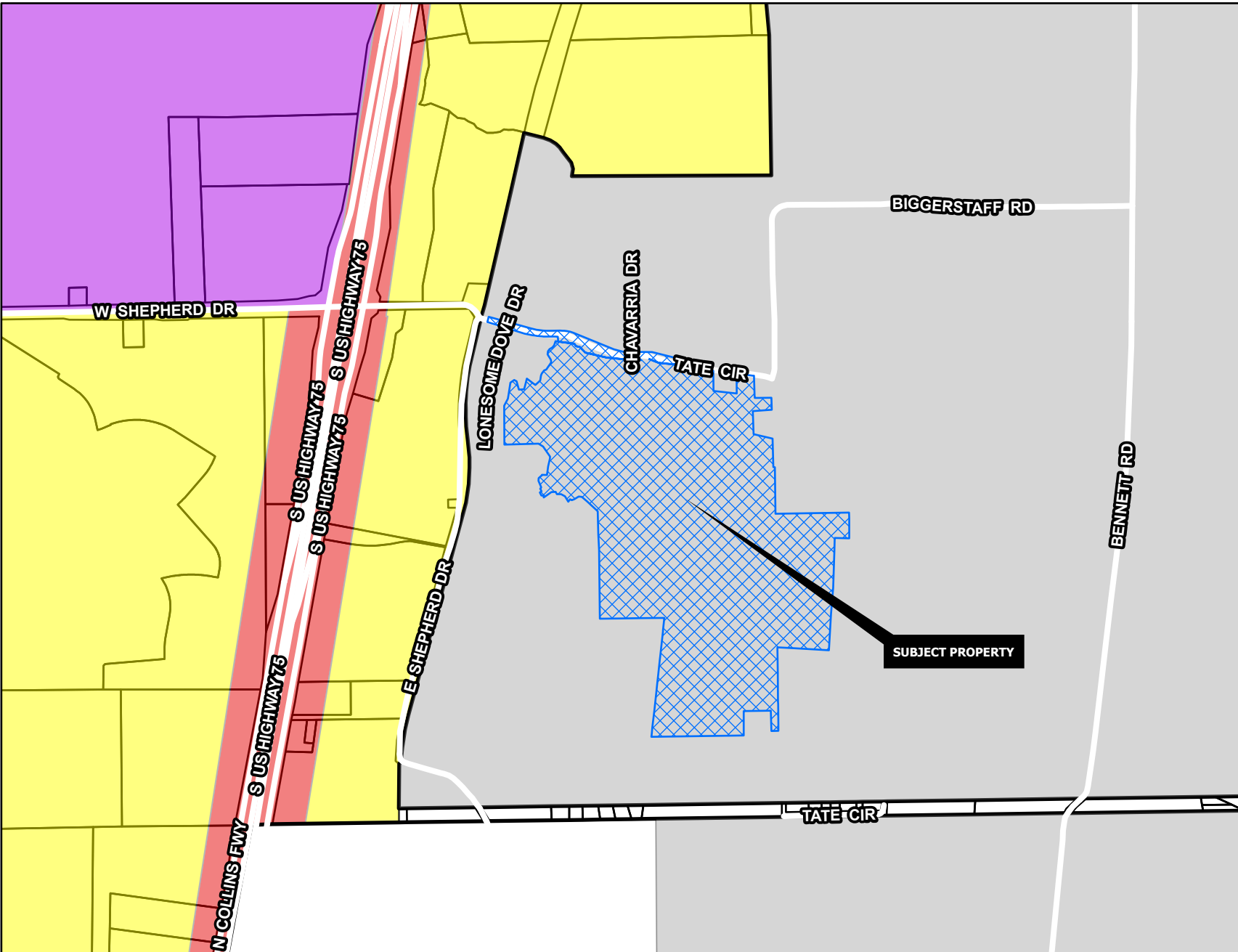
- Large lot residential
- Farming and agriculture

Compatible Zoning Districts

- Residential Agricultural
- Estate Residential

Considerations

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





Project Narrative

March 4, 2026

Development Services Department
City of Sherman
220 W. Mulberry Street
Sherman, TX 75090

To Whom It May Concern,

Sherman Lakes is a single-family community comprising approximately 183.5 acres located on Tate Circle, Biggerstaff Road, and Stark Lane. There are a total of 659 lots, and there are approximately 60 acres of open space. The current lot mix on the attached land plan includes: (155) Town Homes, (208) 45'x 105' lots, (58) 45' x 100 lots, (47) 50'x100' lots, (115) 50'x 105' lots, (12) 50' x 110' lots, (64) 60' x 110' lots. The total unit count for Sherman Lakes cannot exceed 659 lots. Of the 659 lots up to 30% can be rental units. The lot mix stated here can change, but in no event can there be more than 659 lots in Sherman Lakes. The development standards for Sherman Lakes are attached.

The land plan contemplates three entrances off of Tate Circle and in addition there is an emergency entrance off of Stark Lane. There is no entrance on Biggerstaff Road.

The Development Agreement provides that the builder/developer of Sherman Lakes will contribute towards the cost of an extension of a sewer line that will serve the community as well as many other properties in the area. Water for the project will be provided by the City of Sherman. The developer/builder has committed to contribute towards the improvement of Tate Circle.

Property Owner Information:

Sherman Lakes JV, LLC
12645 Birmingham Highway
Alpharetta, GA 30004

Will Stolz
404-550-0084
will@stolzpartners.com

Property Identifier:

Parcel 1: 128709, 3.42 acres, Tate Circle
Parcel 2: 128820, 17.3 acres, 1101 Stark Lane
Parcel 3: 128733, 162.82 acres, Tate Circle
Nearest Intersection: Tate Circle and Biggerstaff Road

Sincerely,



I. William Stolz

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 R-6 (Single-family Residential) district, R-5 (Single-family Residential) district, R-4 (Patio Home Residential) district, and the R-TH (Townhome Residential) district of the Zoning Ordinance, as it exists or may be amended, except as indicated as follows:

B. Use Chart:

All lawful land uses permitted under the R-6 (Single-family Residential) district, R-5 (Single-family Residential) district, R-4 (Patio Home Residential) district, and the R-TH (Townhome Residential) district shall be allowed, except that the following land uses also shall be permitted by right, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended:

C. Land Use and Zoning Classification Table:

DISTRICT	LOT MIX
R-6 (Single-family Residential) District	64 lots (9.7%)
R-5 (Single-family Residential) District	174 lots (26.4%)
R-4 (Patio Home Residential) District	266 lots (40.4%)
R-TH (Townhome Residential) District	155 lots (23.5%)
Total:	659 lots

D. District Regulations:

Single-family Residential District Standards:

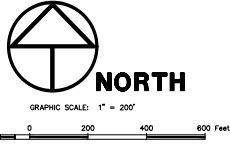
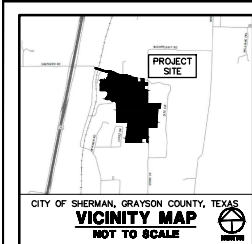
Single-family Residential Development shall follow the regulations in the following district regulations as it exists or may be amended:

R-6 (Single-family Residential) District:
Minimum requirements for lot area, width and setback.
Rear setback: 15'

R-5 (Single-family Residential) District:
Minimum requirements for lot area, width and setback.
Rear setback: 10'

R-4 (Patio Home Residential) District:
Minimum requirements for lot area, width and setback.
Lot area: 4,500 sq. ft.
Lot width: 45'
Lot depth: 100'
Front setback: 20'
Rear setback: 10'

R-TH (Townhome Residential) District:
No Changes recommended.



DESCRIPTION

BEING 183.681 ACRES OR 8,001,128 SQUARE FEET TRACT OF LAND SITUATED IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NUMBER 1217, BEING ALL OF THAT TRACT OF LAND DESCRIBED TO LANDHORN, LLC BY DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2022-19236 DEED RECORDS, GRAYSON COUNTY, TEXAS (D.R.G.C.T.), BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO JAMIE DELANO & BRIAN DELANO BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-27963 (D.R.G.C.T.), BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO LANDHORN, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-34581 (D.R.G.C.T.), BEING ALL OF THAT TRACT OF LAND DESCRIBED TO JAMIE C. MORROW BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-34582 (D.R.G.C.T.), BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO BILLY DWAN ROBERTS JR. & ANA MARIA ROBERTS BY WARRANTY DEED RECORDED IN VOLUME 2536, PAGE 549 (D.R.G.C.T.) BEING ALL OF THAT TRACT OF LAND DESCRIBED TO BILLY DWAN ROBERTS JR. & WIFE, ANA MARIA ROBERTS BY WARRANTY DEED RECORDED IN VOLUME 2536, PAGE 549 (D.R.G.C.T.) BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACT ONE TO LANDHORN, LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022-10988 (D.R.G.C.T.), BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO DALLAS AREA RAPID TRANSIT & CONNECTION DEED RECORDED IN VOLUME 3476, PAGE 150 (D.R.G.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (NAD83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00073)

BEGINNING AT A 1/2-INCH IRON ROD FOUND (1/2-INCH FIRM) FOR THE WESTERMOST SOUTHWEST CORNER OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT AND THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED TO RENEIRO GUERRERO, ET AL. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-26372 (D.R.G.C.T.), SAID POINT LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TATE CIRCLE (VARIABLE WIDTH RIGHT-OF-WAY) TRACT (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 73 DEGREES 09 MINUTES 29 SECONDS WEST, OVER, ACROSS, AND UPON SAID DALLAS AREA RAPID TRANSIT TRACT, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT AND THE EAST RIGHT-OF-WAY LINE OF EAST SHEPHERD ROAD (VARIABLE WIDTH RIGHT-OF-WAY); SAID POINT LYING ON THE EAST LINE OF SHERMAN CITY LIMITS, AS DESCRIBED IN CITY OF SHERMAN ORDINANCE NO. 2416;

THENCE NORTH 13 DEGREES 52 MINUTES 37 SECONDS EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID EAST SHEPHERD ROAD, AND THE EAST LINE OF SAID CITY OF SHERMAN CITY LIMITS, A DISTANCE OF 60.06 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 09 MINUTES 29 SECONDS EAST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID EAST SHEPHERD ROAD, AND THE EAST LINE OF SAID CITY OF SHERMAN CITY LIMITS, OVER, ACROSS, AND UPON SAID DALLAS AREA RAPID TRANSIT TRACT, A DISTANCE OF 99.51 FEET TO A 1/2-INCH FIRM FOR THE WESTERMOST NORTHEAST CORNER OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, AND LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE AND THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT;

THENCE SOUTH 73 DEGREES 09 MINUTES 29 SECONDS EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID DALLAS AREA RAPID TRANSIT TRACT, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 46.66 FEET TO A POINT FOR AN INTERIOR "ELL" CORNER OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 46.66 FEET TO A 1/2-INCH FIRM FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 643.20 FEET, A CENTRAL ANGLE OF 17 DEGREES 28 MINUTES 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 00 MINUTES 15 SECONDS EAST, 195.32 FEET;

THENCE IN AN EASTERLY DIRECTION, WITH THE CURVING NORTH RIGHT-OF-WAY LINE OF TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 198.08 FEET, TO A 1/2-INCH FIRM FOR CORNER;

THENCE NORTH 89 DEGREES 19 MINUTES 48 SECONDS EAST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 111.64 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20 DEGREES 00 MINUTES 45 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 13 SECONDS EAST, 158.88 FEET;

THENCE IN A SOUTHERLY DIRECTION, WITH THE CURVING NORTH-OF-WAY LINE OF TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 153.53 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 82.64 FEET TO A 1/2-INCH FIRM FOR CORNER;

THENCE SOUTH 01 DEGREES 57 MINUTES 18 SECONDS EAST, WITH AN EAST RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND AN EAST LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 13.42 FEET TO A 1/2-INCH FIRM FOR CORNER;

THENCE SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 413.29 FEET TO A 1/2-INCH FIRM FOR CORNER;

THENCE SOUTH 48 DEGREES 19 MINUTES 45 SECONDS EAST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 329.75 FEET TO A 5/8-INCH FIRM FOR CORNER;

THENCE SOUTH 87 DEGREES 28 MINUTES 53 SECONDS EAST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 32.21 FEET TO A 5/8-INCH FIRM FOR CORNER;

THENCE SOUTH 76 DEGREES 37 MINUTES 50 SECONDS EAST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 296.83 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 44 MINUTES 34 SECONDS EAST, WITH AN EAST RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND AN EAST LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 48.70 FEET TO A 1/2-INCH FIRM FOR THE EASTERMOST SOUTHWEST CORNER OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT;

THENCE SOUTH 82 DEGREES 17 MINUTES 07 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 363.02 FEET TO A 7/8" NAIL FOUND FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED TO TONY GLENN BRYANT & MELBOE ANN BRYANT BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-9779 (D.R.G.C.T.);

THENCE SOUTH 00 DEGREES 16 MINUTES 15 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, WITH AN EAST LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT AND THE WEST LINE OF SAID BRYANT TRACT, A DISTANCE OF 233.33 FEET TO A 1/2-INCH FIRM FOR THE SOUTHWEST CORNER OF SAID BRYANT TRACT AND THE WESTERMOST NORTHWEST CORNER OF SAID JAMIE MORROW TRACT;

THENCE SOUTH 82 DEGREES 16 MINUTES 22 SECONDS EAST, WITH A NORTH LINE OF SAID JAMIE MORROW TRACT AND THE SOUTH LINE OF SAID BRYANT TRACT, A DISTANCE OF 228.67 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "SARTIN" FOUND FOR THE SOUTHWEST CORNER OF SAID BRYANT TRACT AND AN INTERIOR "ELL" CORNER OF SAID JAMIE MORROW TRACT;

THENCE NORTH 01 DEGREES 19 MINUTES 29 SECONDS WEST, WITH A WEST LINE OF SAID JAMIE MORROW TRACT AND THE EAST LINE OF SAID BRYANT TRACT, A DISTANCE OF 233.42 FEET TO A 7/8" NAIL FOUND FOR THE NORTHEAST CORNER OF SAID BRYANT TRACT AND THE NORTHEAST NORTHWEST CORNER OF SAID JAMIE MORROW TRACT;

THENCE SOUTH 84 DEGREES 05 MINUTES 38 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID JAMIE MORROW TRACT, A DISTANCE OF 179.19 FEET TO A POINT FOR A NORTHEAST CORNER OF SAID JAMIE MORROW TRACT, AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED TO SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-22864 (D.R.G.C.T.);

THENCE SOUTH 01 DEGREES 55 MINUTES 52 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND THE WEST LINE OF SAID JAMIE MORROW TRACT AND THE WEST LINE OF SAID GASEN TRACT, A DISTANCE OF 240.88 FEET TO A 1/2-INCH FIRM FOR THE SOUTHWEST CORNER OF SAID GASEN TRACT AND AN INTERIOR "ELL" CORNER OF SAID JAMIE MORROW TRACT;

THENCE NORTH 88 DEGREES 02 MINUTES 24 SECONDS EAST, WITH A NORTH LINE OF SAID JAMIE MORROW TRACT AND THE SOUTH LINE OF SAID GASEN TRACT, A DISTANCE OF 196.37 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID GASEN TRACT, SAID POINT LYING IN THE APPROXIMATE CENTERLINE OF BIGGESTAFF ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01 DEGREES 15 MINUTES 53 SECONDS EAST, WITH AN EAST LINE OF SAID JAMIE MORROW TRACT AND ALONG THE APPROXIMATE CENTERLINE OF SAID BIGGESTAFF ROAD, A DISTANCE OF 137.36 FEET TO A POINT FOR AN EXTERIOR "ELL" CORNER OF SAID JAMIE MORROW TRACT, AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED TO HOMER A. BULLARD & WIFE, JENNIFER MORROW BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014-18019 (D.R.G.C.T.);

THENCE SOUTH 87 DEGREES 28 MINUTES 27 SECONDS WEST, DEPARTING THE APPROXIMATE CENTERLINE OF SAID BIGGESTAFF ROAD, WITH THE NORTH LINE OF SAID JAMIE MORROW TRACT AND A SOUTH LINE OF SAID JAMIE MORROW TRACT, A DISTANCE OF 194.88 FEET TO A 1/2-INCH FIRM FOR THE NORTHEAST CORNER OF SAID JAMIE MORROW TRACT AND THE SOUTHWEST CORNER OF SAID JAMIE MORROW TRACT;

THENCE SOUTH 01 DEGREES 45 MINUTES 42 SECONDS EAST, WITH AN EAST LINE OF SAID JAMIE MORROW TRACT AND THE WEST LINE OF SAID JAMIE MORROW TRACT, A DISTANCE OF 236.93 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "SARTIN" FOUND FOR THE SOUTHWEST CORNER OF SAID JAMIE MORROW TRACT AND AN INTERIOR "ELL" CORNER OF SAID JAMIE MORROW TRACT;

THENCE SOUTH 78 DEGREES 58 MINUTES 18 SECONDS EAST, WITH A SOUTH LINE OF SAID JAMIE MORROW TRACT AND THE SOUTH LINE OF SAID JAMIE MORROW TRACT, A DISTANCE OF 168.99 FEET TO A 7/8" NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID JAMIE MORROW TRACT, AND A NORTHEAST CORNER OF SAID JAMIE MORROW TRACT, SAID POINT LYING IN THE APPROXIMATE CENTERLINE OF SAID BIGGESTAFF ROAD;

THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, WITH AN EAST LINE OF SAID JAMIE MORROW TRACT AND ALONG THE APPROXIMATE CENTERLINE OF SAID BIGGESTAFF ROAD, A DISTANCE OF 290.00 FEET TO A 1/2-INCH FIRM FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED TO HOMER BULLARD & SANDRA BULLARD BY ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2174, PAGE 132 (D.R.G.C.T.);

THENCE SOUTH 00 DEGREES 36 MINUTES 54 SECONDS WEST, WITH AN EAST LINE OF SAID JAMIE MORROW TRACT AND THE WEST LINE OF SAID BULLARD TRACT, A DISTANCE OF 512.01 FEET TO A 1/2-INCH FIRM FOR THE SOUTHWEST CORNER OF SAID BULLARD TRACT, THE NORTHEAST CORNER OF SAID SECOND REFERENCED BILLY ROBERTS TRACT;

THENCE NORTH 88 DEGREES 09 MINUTES 18 SECONDS EAST, WITH THE NORTH LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT AND THE SOUTH LINE OF SAID BULLARD TRACT, A DISTANCE OF 784.41 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID BULLARD TRACT AND THE NORTHEAST CORNER OF SAID FIRST REFERENCED BILLY ROBERTS TRACT;

THENCE SOUTH 01 DEGREES 10 MINUTES 29 SECONDS WEST, WITH AN EAST LINE OF SAID JAMIE MORROW TRACT AND THE WEST LINE OF SAID WIDE TRACT, A DISTANCE OF 156.47 FEET TO A 1/2-INCH FIRM FOR THE SOUTHWEST CORNER OF SAID WIDE TRACT AND THE NORTHEAST CORNER OF SAID SECOND REFERENCED BILLY ROBERTS TRACT;

THENCE SOUTH 01 DEGREES 10 MINUTES 29 SECONDS WEST, WITH AN EAST LINE OF SAID JAMIE MORROW TRACT AND THE WEST LINE OF SAID WIDE TRACT, THE WEST LINE OF THAT TRACT OF LAND DESCRIBED TO WELDON CHAD ROPER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017-14405 (D.R.G.C.T.) AND THE WEST LINE OF THAT TRACT OF LAND DESCRIBED TO MARY LOU ALEXANDER BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014-18027 (D.R.G.C.T.);

THENCE SOUTH 01 DEGREES 10 MINUTES 29 SECONDS WEST, WITH AN EAST LINE OF SAID JAMIE MORROW TRACT AND THE WEST LINE OF SAID WIDE TRACT, THE WEST LINE OF THAT TRACT OF LAND DESCRIBED TO WELDON CHAD ROPER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017-14405 (D.R.G.C.T.) AND THE WEST LINE OF THAT TRACT OF LAND DESCRIBED TO MARY LOU ALEXANDER BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014-18027 (D.R.G.C.T.);

THENCE NORTH 01 DEGREES 11 MINUTES 19 SECONDS WEST, WITH A SOUTH LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT AND A NORTH LINE OF SAID JAMIE MORROW TRACT, A DISTANCE OF 156.47 FEET TO A 1/2-INCH FIRM FOR THE NORTHEAST CORNER OF SAID JAMIE MORROW TRACT;

THENCE SOUTH 02 DEGREES 18 MINUTES 00 SECONDS WEST, WITH AN EAST LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT AND THE WEST LINE OF THAT TRACT OF LAND DESCRIBED TO WILSON CHAD ROPER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014-14046 (D.R.G.C.T.) A DISTANCE OF 97.71 FEET TO A POINT FOR THE WESTERMOST CORNER OF SAID EARL CRPPE TRACT AND AN INTERIOR "ELL" CORNER OF SAID FIRST REFERENCED BILLY ROBERTS TRACT;

THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, WITH A SOUTH LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT AND THE NORTH LINE OF SAID NOVELLA CRPPE TRACT, AND THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED TO EARL CRPPE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014-6046 (D.R.G.C.T.) A DISTANCE OF 97.71 FEET TO A POINT FOR THE WESTERMOST CORNER OF SAID EARL CRPPE TRACT AND AN INTERIOR "ELL" CORNER OF SAID FIRST REFERENCED BILLY ROBERTS TRACT;

THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, WITH AN EAST LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT AND THE WEST LINE OF SAID EARL CRPPE TRACT AND THE WEST LINE OF THAT TRACT OF LAND DESCRIBED TO EARL CRPPE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022-6909 (D.R.G.C.T.) A DISTANCE OF 97.71 FEET TO A 1/2-INCH FIRM FOR THE SOUTHWEST CORNER OF SAID EARL CRPPE TRACT AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED TO LEWIS E. SIMPSON & JUANITA SIMPSON BY DEED RECORDED IN VOLUME 1191, PAGE 729 (D.R.G.C.T.);

THENCE SOUTH 01 DEGREES 42 MINUTES 35 SECONDS EAST, WITH AN EAST LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT AND THE WEST LINE OF SAID SIMPSON TRACT, A DISTANCE OF 288.28 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 07 MINUTES 15 SECONDS WEST, DEPARTING THE EAST LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT, OVER, ACROSS AND UPON SAID FIRST REFERENCED BILLY ROBERTS TRACT, A DISTANCE OF 70.01 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 42 MINUTES 32 SECONDS WEST, CONTINUING THROUGH SAID FIRST REFERENCED BILLY ROBERTS TRACT, A DISTANCE OF 208.20 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 07 MINUTES 15 SECONDS WEST, CONTINUING THROUGH SAID FIRST REFERENCED BILLY ROBERTS TRACT, A DISTANCE OF 288.23 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE WEST LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT AND ON THE EAST LINE OF SAID "TRACT ONE";

THENCE SOUTH 00 DEGREES 22 MINUTES 24 SECONDS WEST, WITH THE EAST LINE OF SAID "TRACT ONE" AND THE WEST LINE OF SAID FIRST REFERENCED BILLY ROBERTS TRACT, A DISTANCE OF 238.91 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE SOUTH LINE OF SAID "TRACT ONE" TRACT AND THE NORTH LINE OF A CALLED 16.02 ACRE TRACT OF LAND DESCRIBED TO SCOTT REAGAN SHADDEN & WIFE, TAMELA J. SHADDEN BY WARRANTY DEED RECORDED IN VOLUME 2337, PAGE 543 (D.R.G.C.T.);

THENCE SOUTH 89 DEGREES 09 MINUTES 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID "TRACT ONE" AND THE NORTH LINE OF SAID 14.02 ACRE TRACT AND THE NORTH LINE OF A CALLED 18.90 ACRE TRACT DESCRIBED TO SCOTT REAGAN SHADDEN AND WIFE, TAMELA JO SHADDEN BY WARRANTY DEED RECORDED IN VOLUME 2337, PAGE 543 (D.R.G.C.T.), A DISTANCE OF 398.72 FEET TO A POINT FOR THE WESTERMOST CORNER OF SAID 14.02 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID "TRACT ONE" ON THE EAST LINE OF BLOCK 1, CEDAR HILL ESTATES ADDITION, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 30, PLAT RECORDS GRAYSON COUNTY, TEXAS;

THENCE NORTH 08 DEGREES 18 MINUTES 18 SECONDS EAST, WITH A WEST LINE OF SAID "TRACT ONE" AND THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 1,206.12 FEET TO A 1/2-INCH FIRM FOR THE NORTHEAST CORNER OF SAID BLOCK 1;

THENCE SOUTH 89 DEGREES 24 MINUTES 28 SECONDS WEST, WITH A SOUTH LINE OF SAID "TRACT ONE" AND THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 674.40 FEET TO A 1/2-INCH FIRM FOR THE SOUTHWEST CORNER OF SAID "TRACT ONE" AND THE EASTERMOST SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED TO MICHAEL S. BLOUNT & BRANDI M. BLOUNT BY SPECIAL WARRANTY DEED RECORDED IN 2018-18868 (D.R.G.C.T.);

THENCE NORTH 01 DEGREES 17 MINUTES 19 SECONDS WEST, DEPARTING THE NORTH LINE OF SAID BLOCK 1, WITH THE WEST LINE OF SAID "TRACT ONE" AND THE EAST LINE OF SAID BLOUNT TRACT, A DISTANCE OF 681.59 FEET TO A 1/2-INCH FIRM FOR THE NORTHEAST CORNER OF SAID "TRACT ONE" AND THE SOUTHWEST CORNER OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT;

THENCE NORTH 01 DEGREES 28 MINUTES 38 SECONDS WEST, WITH A WEST LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT AND THE EAST LINE OF SAID BLOUNT TRACT, A DISTANCE OF 444.48 FEET TO A POINT FOR CORNER, SAID POINT LYING IN THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE NORTH 54 DEGREES 10 MINUTES 44 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 138.66 FEET TO A POINT FOR CORNER;

THENCE SOUTH 82 DEGREES 54 MINUTES 46 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 92.08 FEET TO A POINT FOR CORNER;

THENCE NORTH 72 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 63.27 FEET TO A POINT FOR CORNER;

THENCE NORTH 38 DEGREES 19 MINUTES 54 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 71.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 30 DEGREES 43 MINUTES 23 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 41.49 FEET TO A POINT FOR CORNER;

THENCE SOUTH 39 DEGREES 50 MINUTES 44 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 40.41 FEET TO A POINT FOR CORNER;

THENCE NORTH 48 DEGREES 10 MINUTES 08 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 37.90 FEET TO A POINT FOR CORNER;

THENCE NORTH 42 DEGREES 09 MINUTES 44 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 44.91 FEET TO A POINT FOR CORNER;

THENCE NORTH 80 DEGREES 19 MINUTES 01 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 44.30 FEET TO A POINT FOR CORNER;

THENCE SOUTH 58 DEGREES 14 MINUTES 58 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 41.82 FEET TO A POINT FOR CORNER;

THENCE NORTH 74 DEGREES 11 MINUTES 40 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 47.32 FEET TO A POINT FOR CORNER;

THENCE NORTH 23 DEGREES 48 MINUTES 11 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 71.75 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 48 MINUTES 10 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 27.46 FEET TO A POINT FOR CORNER;

THENCE NORTH 48 DEGREES 06 MINUTES 09 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 54.57 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 36 MINUTES 03 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, A DISTANCE OF 52.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREES 17 MINUTES 04 SECONDS EAST, DEPARTING THE APPROXIMATE CENTERLINE OF SAID CREEK, OVER, ACROSS AND UPON SAID SECOND-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 59.83 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "MPLS 4708" FOUND FOR CORNER;

THENCE NORTH 08 DEGREES 38 MINUTES 06 SECONDS EAST, CONTINUING THROUGH SAID SECOND-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 80.27 FEET TO A 1/2-INCH FIRM FOR CORNER;

THENCE NORTH 13 DEGREES 21 MINUTES 51 SECONDS EAST, CONTINUING THROUGH SAID SECOND-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 72.28 FEET TO A 1/2-INCH FIRM FOR CORNER;

THENCE NORTH 83 DEGREES 59 MINUTES 58 SECONDS WEST, SAID SECOND-REFERENCED LONGHORN, LLC TRACT, A DISTANCE OF 79.80 FEET TO A 1/2-INCH FIRM FOR CORNER, SAID POINT LYING ON A SOUTH LINE OF THAT SAME TRACT OF LAND DESCRIBED TO JAMIE DELANO & BRIAN DELANO, BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-27963 (D.R.G.C.T.) AND ON A NORTH LINE OF SAID SECOND-REFERENCED LONGHORN, LLC TRACT;

THENCE NORTH 36 DEGREES 25 MINUTES 17 SECONDS WEST, OVER, ACROSS AND UPON SAID JAMIE DELANO TRACT, A DISTANCE OF 135.06 FEET TO A 1/2-INCH FIRM FOR CORNER;

THENCE NORTH 38 DEGREES 50 MINUTES 56 SECONDS WEST, CONTINUING THROUGH SAID JAMIE DELANO TRACT, A DISTANCE OF 55.09 FEET TO A 1/2-INCH FIRM FOR CORNER;

THENCE SOUTH 48 DEGREES 40 MINUTES 02 SECONDS WEST, CONTINUING THROUGH SAID JAMIE DELANO TRACT, A DISTANCE OF 344.28 FEET TO A 1/2-INCH FIRM FOR A COMMON CORNER OF SAID JAMIE DELANO TRACT AND THAT SAME TRACT OF LAND DESCRIBED TO JASON ATKINS BY WARRANTY DEED RECORDED IN VOLUME 2111, PAGE 352 (D.R.G.C.T.);

THENCE NORTH 01 DEGREES 19 MINUTES 20 SECONDS WEST, WITH A WEST LINE OF SAID JAMIE DELANO TRACT AND AN EAST LINE OF SAID ATKINS TRACT, A DISTANCE OF 397.46 FEET TO A POINT FOR CORNER, SAID POINT LYING IN THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE NORTH 23 DEGREES 24 MINUTES 04 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 64.27 FEET TO A POINT FOR CORNER;

THENCE NORTH 10 DEGREES 39 MINUTES 25 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 100.80 FEET TO A POINT FOR CORNER;

THENCE NORTH 09 DEGREES 34 MINUTES 20 SECONDS WEST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 54.86 FEET TO A POINT FOR CORNER;

THENCE NORTH 90 DEGREES 22 MINUTES 18 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 56.21 FEET TO A POINT FOR CORNER;

THENCE SOUTH 47 DEGREES 18 MINUTES 18 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 25.80 FEET TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 47.36 FEET TO A POINT FOR CORNER;

THENCE SOUTH 23 DEGREES 46 MINUTES 39 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 52.41 FEET TO A POINT FOR CORNER;

THENCE NORTH 79 DEGREES 08 MINUTES 18 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 42.67 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 29 MINUTES 48 SECONDS WEST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 116.02 FEET TO A POINT FOR CORNER;

THENCE SOUTH 46 DEGREES 13 MINUTES 52 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 96.28 FEET TO A POINT FOR CORNER;

THENCE NORTH 46 DEGREES 55 MINUTES 08 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 60.30 FEET TO A POINT FOR CORNER;

THENCE NORTH 11 DEGREES 09 MINUTES 44 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;

THENCE NORTH 48 DEGREES 05 MINUTES 05 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 83.67 FEET TO A POINT FOR CORNER;

THENCE NORTH 38 DEGREES 57 MINUTES 03 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 61.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 30 DEGREES 20 MINUTES 45 SECONDS WEST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 48.84 FEET TO A POINT FOR CORNER;

THENCE NORTH 07 DEGREES 20 MINUTES 29 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 87.58 FEET TO A POINT FOR CORNER;

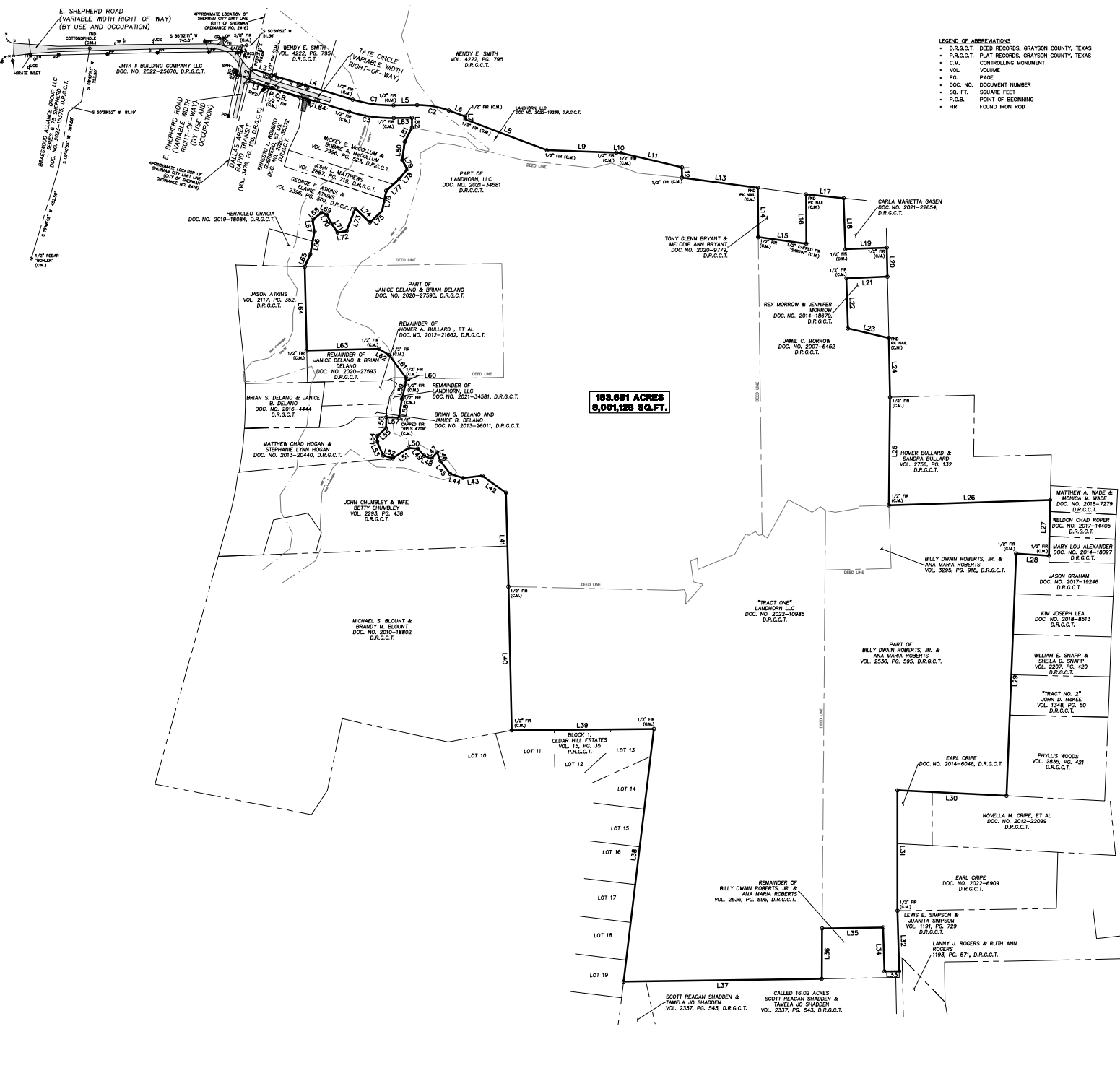
THENCE NORTH 26 DEGREES 45 MINUTES 55 SECONDS EAST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 75.70 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 41 MINUTES 33 SECONDS WEST, ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 46.66 FEET TO A POINT FOR AN INTERIOR "ELL" CORNER OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT AND A NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED TO MOCKEY D. MCCOLLUM & BORRIS A. MCCOLLUM BY DEED RECORDED IN VOLUME 2396, PAGE 523 (D.R.G.C.T.), SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE;

THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, AND A NORTH LINE OF SAID MCCOLLUM TRACT A DISTANCE OF 88.61 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 703.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 30 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 59 MINUTES 43 SECONDS WEST, 214.09 FEET;

THENCE IN A NORTHERLY DIRECTION, WITH THE CURVING SOUTHWEST RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 214.93 FEET, TO A 1/2-INCH FIRM FOR CORNER;

THENCE NORTH 03 DEGREES 09 MINUTES 29 SECONDS WEST, WITH A SOUTH LINE OF SAID FIRST-REFERENCED LONGHORN, LLC TRACT, THE SOUTH RIGHT-OF-WAY LINE OF SAID TATE CIRCLE, A DISTANCE OF 397.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 183.681 ACRES OR 8,001,128 SQUARE FEET OF LAND, MORE OR LESS.



LEGEND OF ABBREVIATIONS

- D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
- P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- VOL. VOLUME
- PAGE PAGE
- DOC. NO. DOCUMENT NUMBER
- SQ. FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- FIR FOUND IRON ROD

183.681 ACRES
8,001,128 SQ. FT.

CURVE TABLE

CURVE	RADIUS	DELTA	BEARING	CHORD
C1	643.20	17°28'00"	S 82°00'15" W	195.32
C2	20	90°00'00"	S 00°00'00" E	20.00
C3	703.00	17°30'34"	N 81°59'43" W	214.09

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 73°09'29" W	100.00	L13	S 82°00'15" W	99.51
L2	N 13°52'37" E	60.06	L14	N 73°09'29" W	60.06
L3	N 73°09'29" W	42.67	L15	N 01°57'18" E	13.42
L4	S 73°09'29" W	42.67	L16	N 89°19'48" E	111.64
L5	N 89°19'48" E	111.64	L17	N 01°57'18" E	111.64
L6	S 89°19'48" E	82.64	L18	N 01°57'18" E	82.64
L7	N 89°19'48" E	82.64	L19	N 01°57'18" E	82.64
L8	N 89°19'48" E	413.29	L20	N 01°57'18" E	413.29
L9	N 89°19'48" E	329.75	L21	N 01°57'18" E	329.75
L10	N 89°19'48" E	32.21	L22	N 01°57'18" E	32.21
L11	N 89°19'48" E	296.83	L23	N 01°57'18" E	296.83
L12	N 89°19'48" E	48.70	L24	N 01°57'18" E	48.70
L13	N 89°19'48" E	233.33	L25	N 01°57'18" E	233.33
L14	N 89°19'48" E	228.67	L26	N 01°57'18" E	228.67
L15	N 89°19'48" E	233.42	L27	N 01°57'18" E	233.42
L16	N 89°19'48" E	179.19	L28	N 01°57'18" E	179.19
L17	N 89°19'48" E	240.88	L29	N 01°57'18" E	240.88
L18	N 89°19'48" E	196.37	L30	N 01°57'18" E	196.37
L19	N 89°19'48" E	137.36	L31	N 01°57'18" E	137.36
L20	N 89°19'48" E	233.33	L32	N 01°57'18" E	233.33
L21	N 89°19'48" E	228.67	L33	N 01°57'18" E	228.67
L22	N 89°19'48" E	233.42	L34	N 01°57'18" E	233.42
L23	N 89°19'48" E	179.19	L35	N 01°57'18" E	179.19
L24	N 89°19'48" E	240.88	L36	N 01°57'18" E	240.88
L25	N 89°19'48" E	196.37	L37	N 01°57'18" E	196.37
L26	N 89°19'48" E	137.36	L38	N 01°57'18" E	137.36
L27	N 89°19'48" E	233.33	L39	N 01°57'18" E	233.33
L28					

STAFF REVIEW LETTER

April 15, 2026

Sent via email

Stacey Capogrossi
stacey@stolzpartners.com
12645 Birmingham Highway
Alpharetta, GZ 30004

Dear Applicants,

The request of a Public Hearing and Zone Change from R-A (Residential Agricultural) District to a PD (Planned Development) District for Sherman Lakes Development located in the in the 1501 Block Tate Circle has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 21, 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).
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.

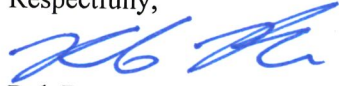
Engineering

6. Annexation approval by City Council required.
7. Platting of the property is required. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
8. Preliminary Plat required for each phase of development. *Code of Ordinances Chapter 10.02.002(c)(19)*
9. Extension of water mains along entire street frontages by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
10. Extension of wastewater mains along entire street frontages by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
11. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

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 prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

CC: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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



Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

400 EAST LAMAR STREET (Project No. 000332-2026)

The request of MKBCCS Sherman Real Estate LLC (Owner), Cory Tate (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 400 East Lamar Street, consisting of 1.101 acres, being part of Block 18, Original Town Plat, in the Samuel Blagg Survey, Abstract No. 56 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.020 to allow 0' side setback in lieu of the required 25' for an existing structure.
- B. Public Hearing and Variance under Section 14.02.020 to allow side 12' setback in lieu of the required 25' for the proposed structure.

Planning and Zoning Commission

- C. Site Plan for Accessory Structure Addition.

Background:

The property is located at 400 East Lamar Street. The property owner is requesting a variance for a 0' side setback in lieu of the required 25' for an existing structure, and a variance to allow a side 12' setback in lieu of the required 25' for the proposed structure. The property owner would also be requesting site plan approval for an Accessory Structure Addition.

The following has been approved for this location:

- 12/11/1984- Variance To allow a 0' front setback in lieu of 15'.

Origination:

The request of MKBCCS Sherman Real Estate LLC (Owner), Cory Tate (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor).

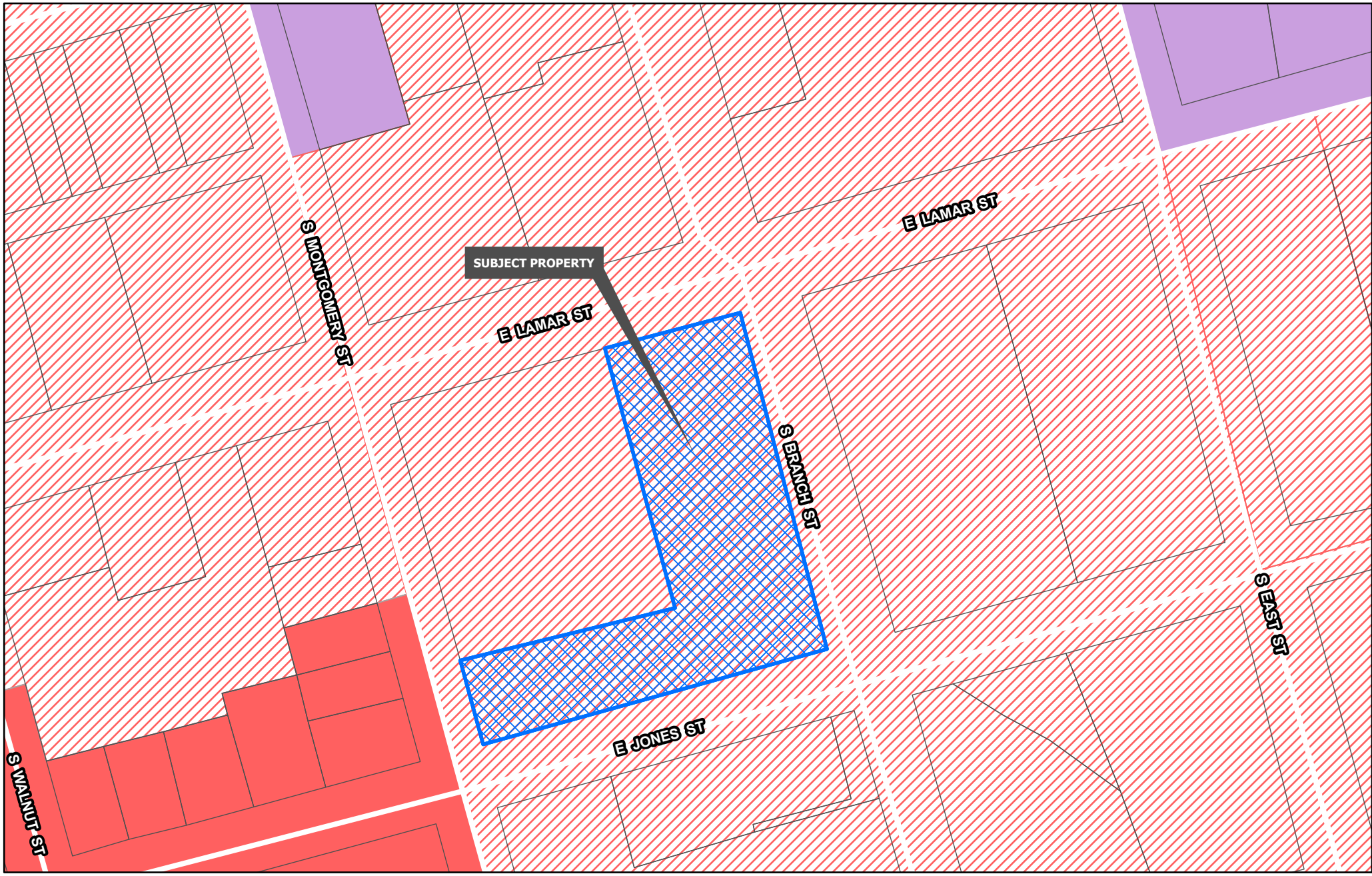
Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

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

5. Survey
6. Narrative - Existing Structures
7. Site Plan



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
400 E LAMAR ST



DOWNTOWN

Intent & Character

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

Appropriate Land Use Types

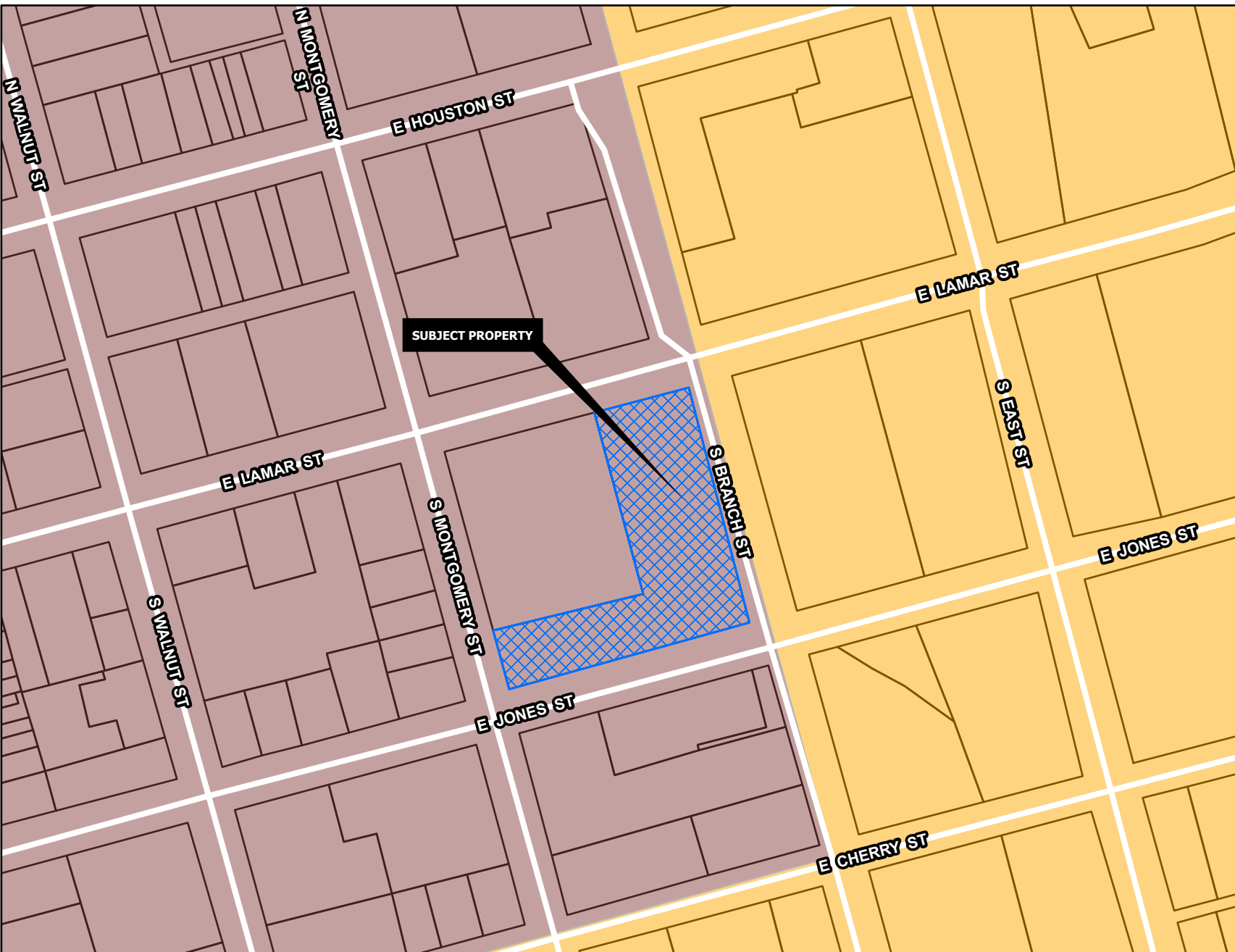
- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

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

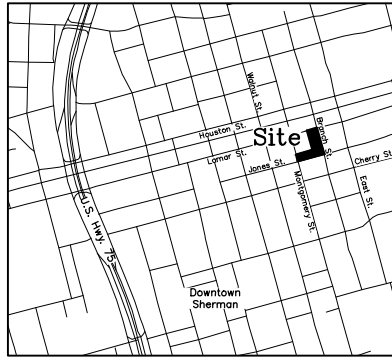
Considerations

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





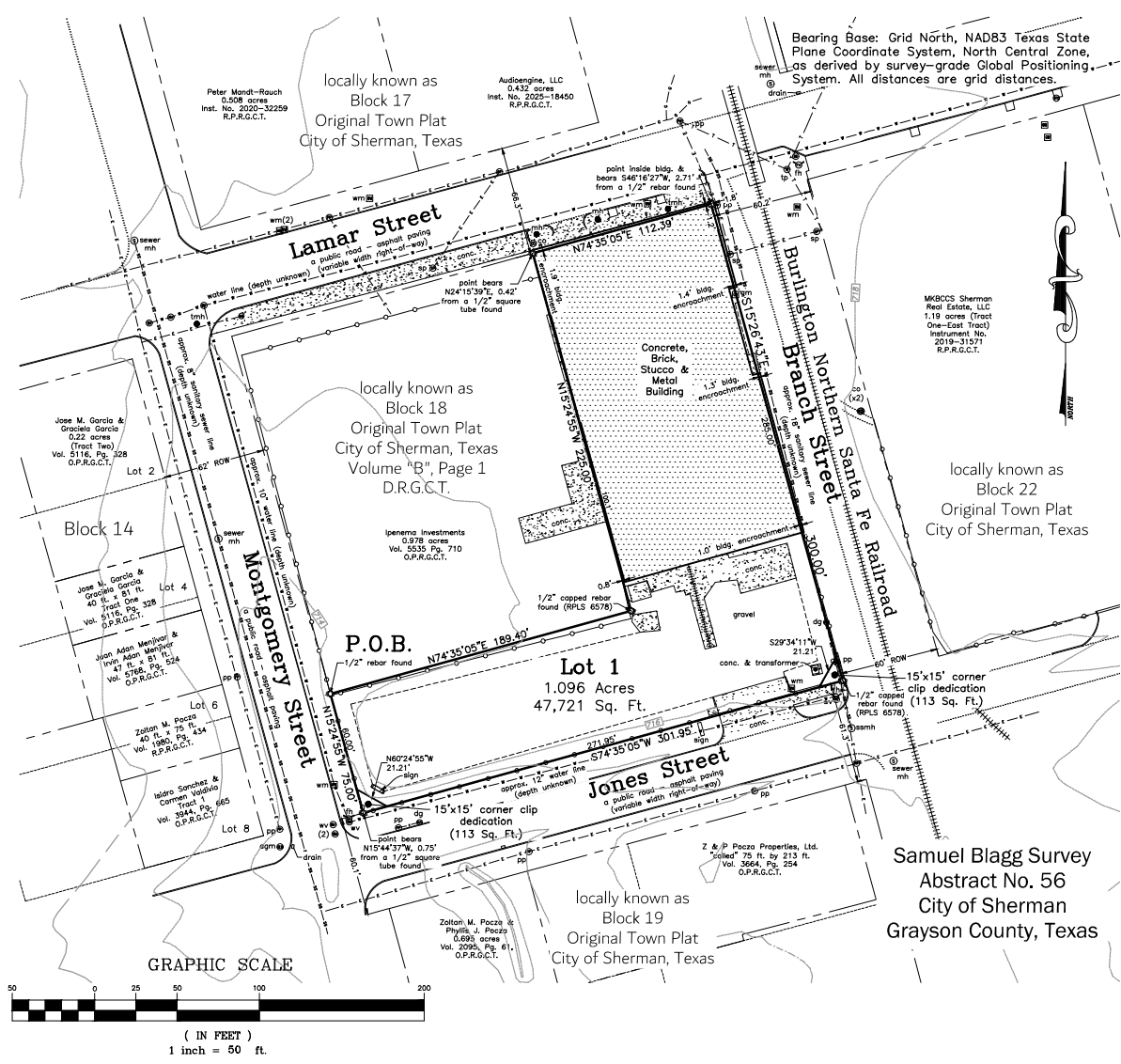
Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The subject property does not lie within a 100-year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Note: Preliminary plat, for inspection purposes only. In no way official or approved for record purposes. Contours shown hereon based upon City of Sherman GIS maps. This does not represent an on-ground topographic survey.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, Grayson County, Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, being a known as a part of Block 18, of the Original Town Plat of the City of Sherman, Texas as recorded in Volume "B", Page 1, Deed Records, Grayson County, Texas, (the ORIGINAL TOWN PLAT of SHERMAN of record in Volume "B", Page 1, Deed Records, Grayson County, Texas, has fifteen blocks numbered 1 through 15 and does not include said Block 18) and being all of the 1.10 acre tract of land (Tract Two-West Tract) as conveyed by Special Warranty Deed with Vendor's Lien, from Metallium Iron Works Real Estate, LLC, to MKBCCS Sherman Real Estate, LLC on December 27, 2019 and recorded in Instrument Number 2019-31571, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a 1/2 inch rebar found in the East line of Montgomery Street, a public street, and in the West line of said Block 18, at the Southwest corner of the 0.978 acres conveyed to Ipenema Investments in Volume 5535, Page 710, said Official Public Records, and the most Westerly Northwest corner of said MKBCCS Sherman Real Estate 1.10 ac.;

THENCE North 74 deg. 35 min. 05 sec. East, with the South line of said Ipenema Investments 0.978 ac. and the North line of said MKBCCS Sherman Real Estate 1.10 ac., a distance of 189.40 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the Southeast corner of said Ipenema 0.978 ac., and an Ell corner of said MKBCCS Sherman Real Estate 1.10 ac.;

THENCE North 15 deg. 24 min. 55 sec. West, with the East line of said Ipenema Investments 0.978 ac. and a West line of said MKBCCS Sherman Real Estate 1.10 ac., a distance of 225.00 ft. to a point in the South line of Lamar Street, a public street, and the North line of said Block 18, at the Northeast corner of said Ipenema 0.978 ac., and the Northwest corner of said MKBCCS Sherman Real Estate 1.10 ac., SAID point bears North 24 deg. 15 min. 39 sec. East, 0.42 ft. from a 1/2 inch square tube found;

THENCE North 74 deg. 35 min. 05 sec. East, with the South line of said Lamar Street and the North line of both said Block 18 and said MKBCCS Sherman Real Estate 1.10 ac., through a brick building, a distance of 112.39 ft to a point within said brick building, lying at the intersection of the West line of Branch Street, a public street, with the South line of said Lamar Street, at the Northeast corner of both said MKBCCS Sherman Real Estate 1.10 ac. and Block 18, SAID point bears South 46 deg. 16 min. 27 sec. West, 2.71 ft. from a 1/2 inch rebar found;

THENCE South 15 deg. 26 min. 43 sec. East, with the West line of said Branch Street, and the East line of both said MKBCCS Sherman Real Estate 1.10 ac. and Block 18, through said brick building and leaving said building, for a total distance of 300.00 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the intersection of the North line of Jones Street, a public street, with the West line of said Branch Street, at the Southeast corner of both said MKBCCS Sherman Real Estate 1.10 ac. and Block 18;

THENCE South 74 deg. 35 min. 05 sec. West, with the North line of said Jones Street and the South line of both said MKBCCS Sherman Real Estate 1.10 ac. and Block 18, a distance of 301.95 ft. to a point lying at the intersection of the East line of said Montgomery Street with the North line of said Jones Street, at the Southwest corner of both said MKBCCS Sherman Real Estate 1.10 ac. and Block 18, SAID point bears North 15 deg. 44 min. 37 sec. West, 0.75 ft. from a 1/2 inch square tube found;

THENCE North 15 deg. 24 min. 55 sec. West, with the East line of said Montgomery Street, and the West line of both said MKBCCS Sherman Real Estate 1.10 ac. and Block 18, a distance of 75.00 ft. to the POINT OF BEGINNING and containing 1.101 ACRES of land.

**STATE OF TEXAS
COUNTY OF GRAYSON**

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.



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

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

**STATE OF TEXAS
COUNTY OF GRAYSON**

I, MKBCCS Sherman Real Estate, LLC, owner of W/B 1 Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Cory Tate
Authorized Representative for MKBCCS Sherman Real Estate, LLC

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MKBCCS Sherman Real Estate, LLC, hereinafter called OWNERS, are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____ AD, 2026.

Cory Tate
Authorized Representative for MKBCCS Sherman Real Estate, LLC

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

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

Notary Public, Grayson County, Texas

CITY ACCEPTANCE

City Engineer _____ Date _____
City of Sherman
ATTEST:
City Clerk _____

**Preliminary Plat
Lot 1R
W/B 1 Addition
Being a Replat of part of
Block 18, Original Town Plat of
Sherman, Texas
to the
City of Sherman
Grayson County, Texas
1.101 Acres
in the
Samuel Blagg Survey
Abstract No. 56**

DATE OF PREPARATION: FEBRUARY 11, 2026
JOB No. CGS170226

Project Narrative

Project: W/B 1 Addition

Property Address: 400 E. Lamar Street, Sherman, Texas

Property ID: 163677

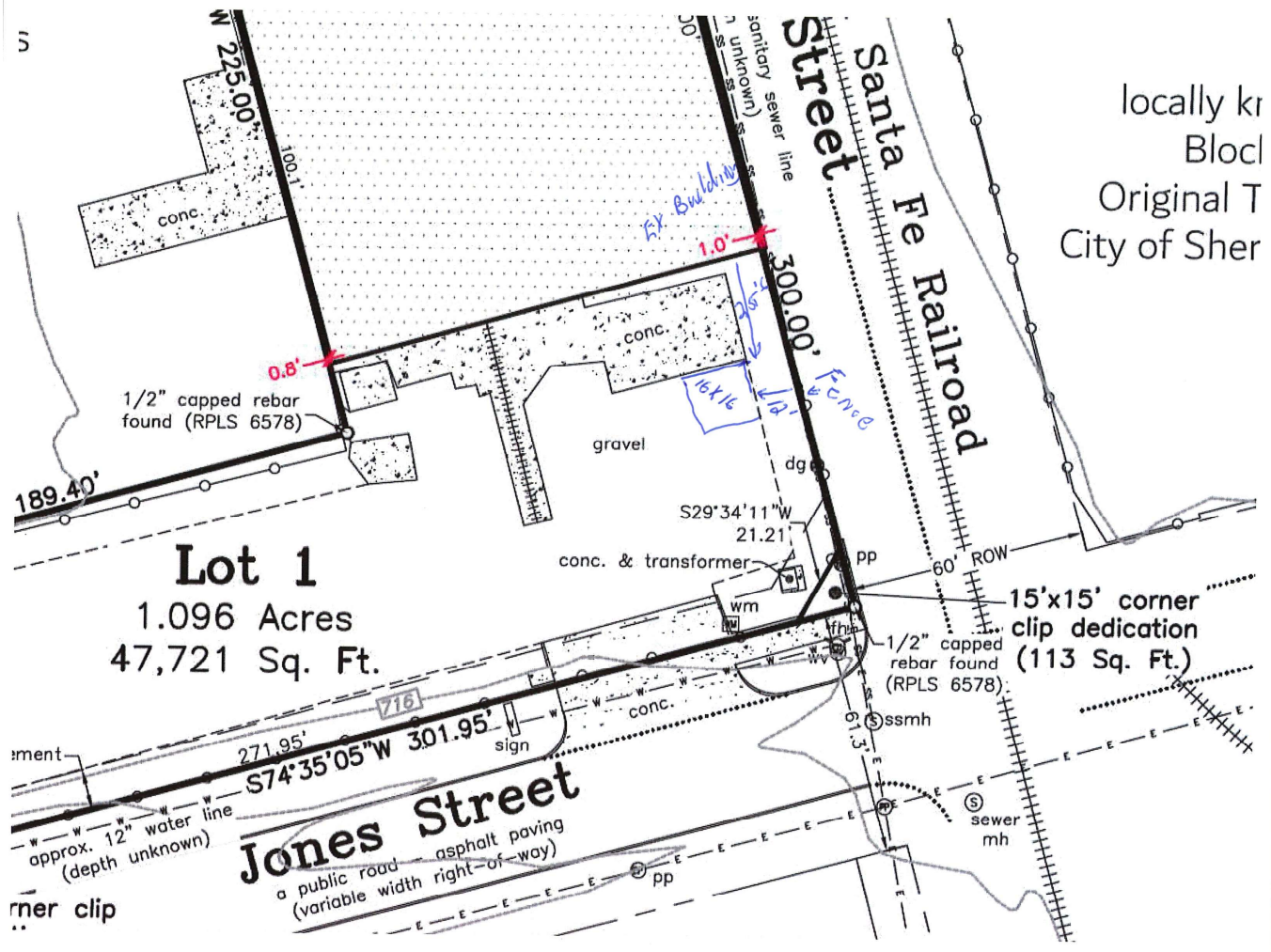
Property Owner: MKBCCS Sherman Real Estate, LLC

601 Texas Avenue, Lubbock, TX 79401

Phone: 903-892-8145 – Email: officemanager@wiwtx.com

The purpose of this request is to obtain the below variances to submit a final plat on the above-described property as part of the preliminary plat conditional approval letter dated February 23, 2026.

- Variance to allow 0' front setback in lieu of required 40' for the existing structure
- Variance to allow 0' side setback to the East property line in lieu of the required 25' for the existing structure
- Variance to allow 0' side setback to the West property line in lieu of the required 25' for the existing structure



locally kn
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 Original T
 City of Sher

Lot 1
 1.096 Acres
 47,721 Sq. Ft.

Jones Street
 asphalt paving
 public road
 (variable width right-of-way)

Santa Fe Railroad
 Fenced

15'x15' corner
 clip dedication
 (113 Sq. Ft.)

1/2" capped rebar
 found (RPLS 6578)

1/2" capped
 rebar found
 (RPLS 6578)

approx. 12" water line
 (depth unknown)

public road asphalt paving
 (variable width right-of-way)

S29°34'11"W
 21.21'

S74°35'05"W
 301.95'

W 225.00'

Street

300.00'

Ex. Building

16x16

12'

dg

conc. & transformer

wm

pp

ssmh

sewer mh

sign

pp

pp

pp

pp

pp

pp

pp

pp

pp

pp

pp

pp

pp



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

Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4100 NORTH TRAVIS STREET (Project No. 000333-2026)

The request of Legacy Title Holding Corporation (Owner) and Underwood Drafting & Surveying (Surveyor), concerning the property located at 4100 North Travis Street, consisting of 10.794 acres in the John Jennings Survey, Abstract No. 647 and currently zoned R-6 (Single-Family Residential) District/75 & 82 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow 11.1' rear setback in lieu of the required 20' for an existing structure.

Planning and Zoning Commission

B. Final Plat for Legacy Title Addition.

Background:

The property is located at 4100 North Travis Street. The owner would like a variance to allow a 11.1' rear setback in lieu of the required 20' for an existing structure, and final plat approval for Legacy Title Addition.

The following has been approved for this location:

- 02/06/2026 - Preliminary Plat of the Legacy Title Addition (Conditional Approval)
- 11/17/2009 - Variance To allow a 15' front yard setback for a freestanding sign in an R-1 (One Family Residential) District and O-1 Overlay District.
- 11/17/2009 - Exception To allow a 112 square foot sign, 8' in height in an R-1 (One Family Residential) District and O-1 Overlay District.
- 05/09/1989 - Exception To allow a 10' side yard setback in lieu of 15' required.
- 4/13/1982 - Exception To allow a church sign in excess of 20 square foot, sign 78 sq. ft.
- 02/10/1981 - SUP To erect a radio tower. Ordinance No. 3505

Origination:

The request of Legacy Title Holding Corporation (Owner) and Underwood Drafting & Surveying (Surveyor).

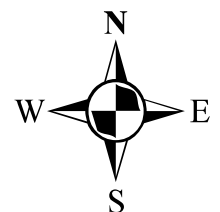
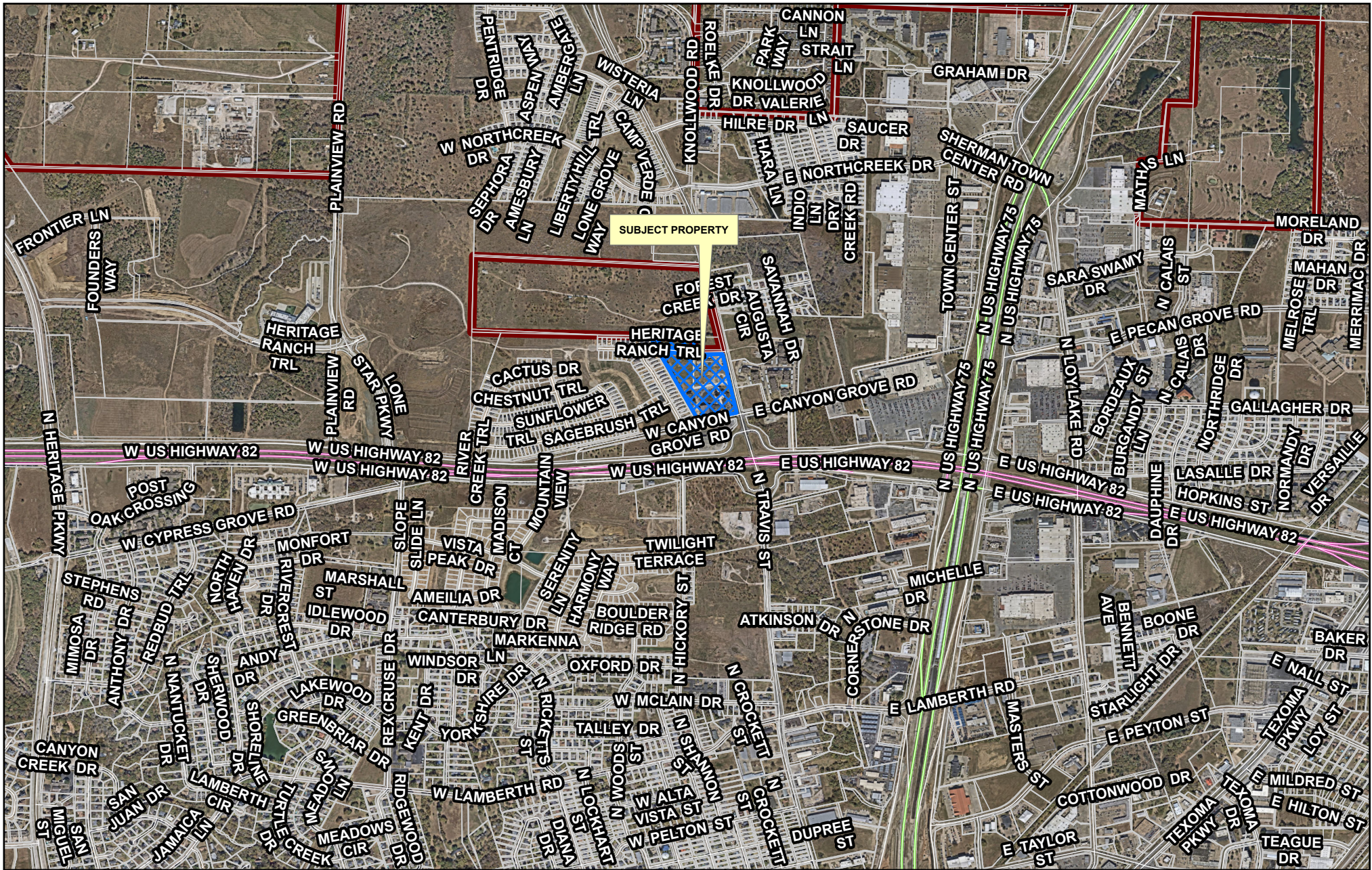
Staff Recommendation:

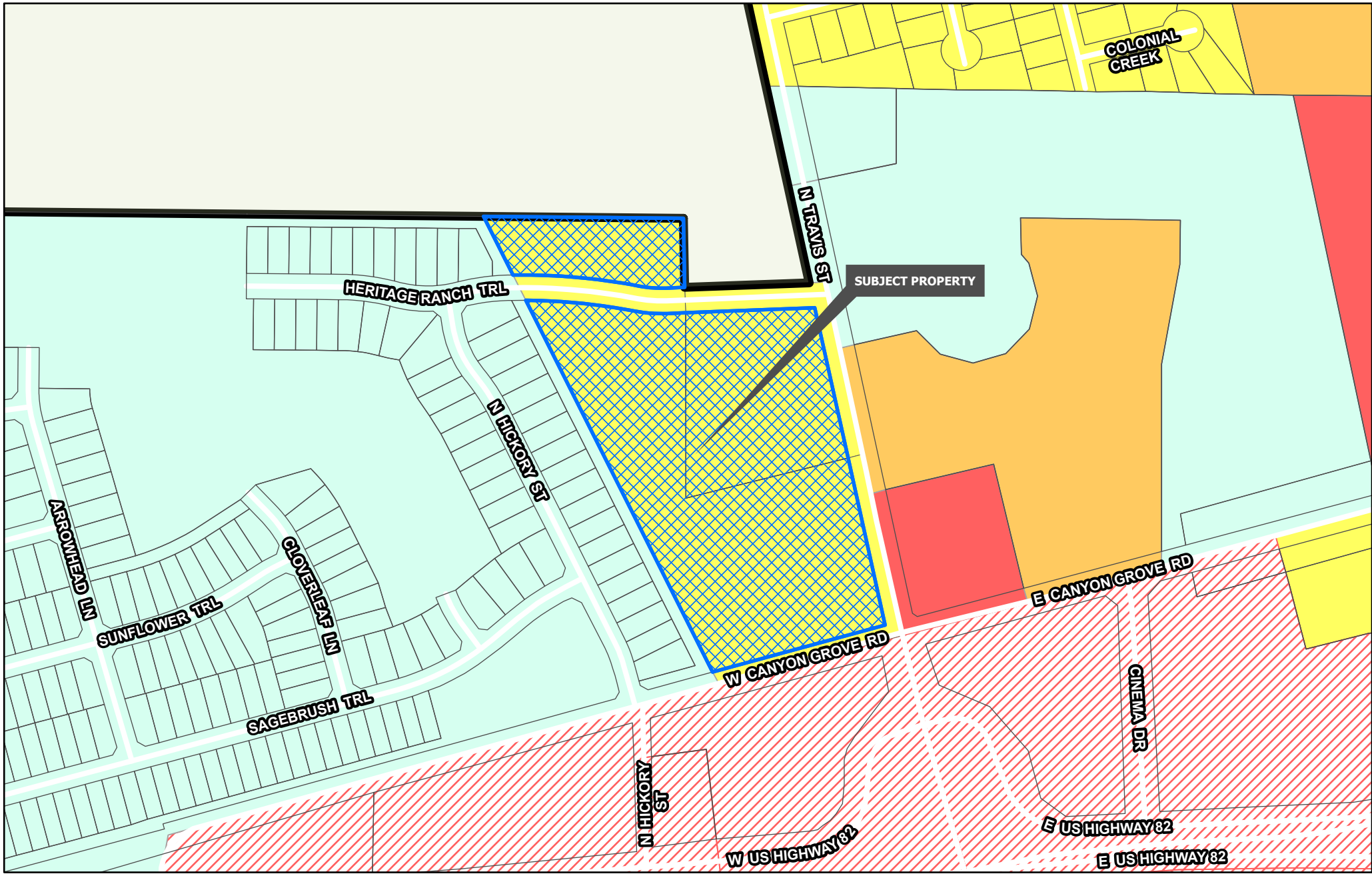
Staff has no objection to the approval of this item.

Attachments:

1. Location Map

2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Final Plat
6. Site Plan
7. Project Narrative
8. Elevation
9. Conditional Approval Letter





Sherman
 CLASSIC TOWN. BROAD HORIZON.
 Development Services Department

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
4100 N TRAVIS ST



Date: 3/30/2026 4:16 PM

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

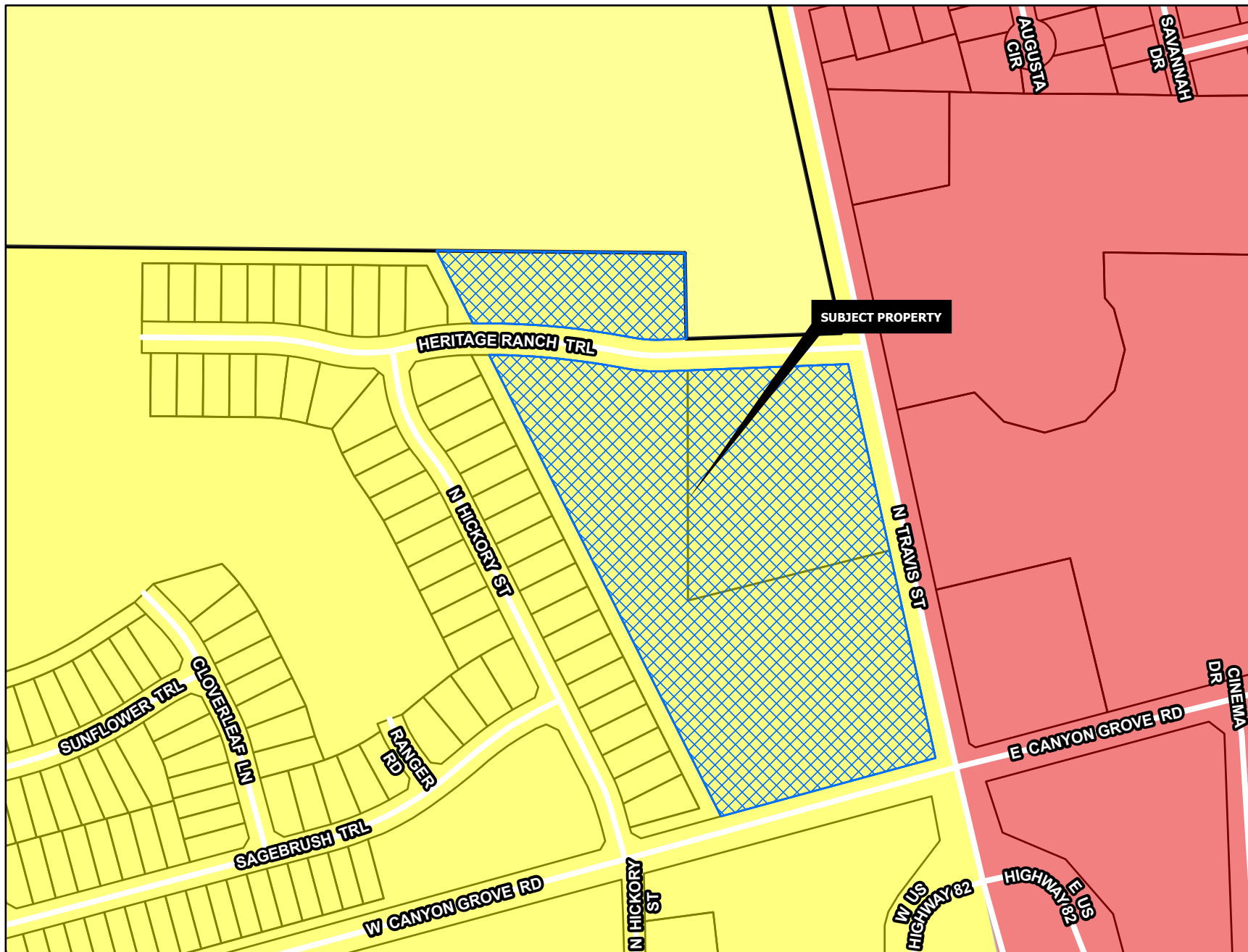
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

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

Considerations

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

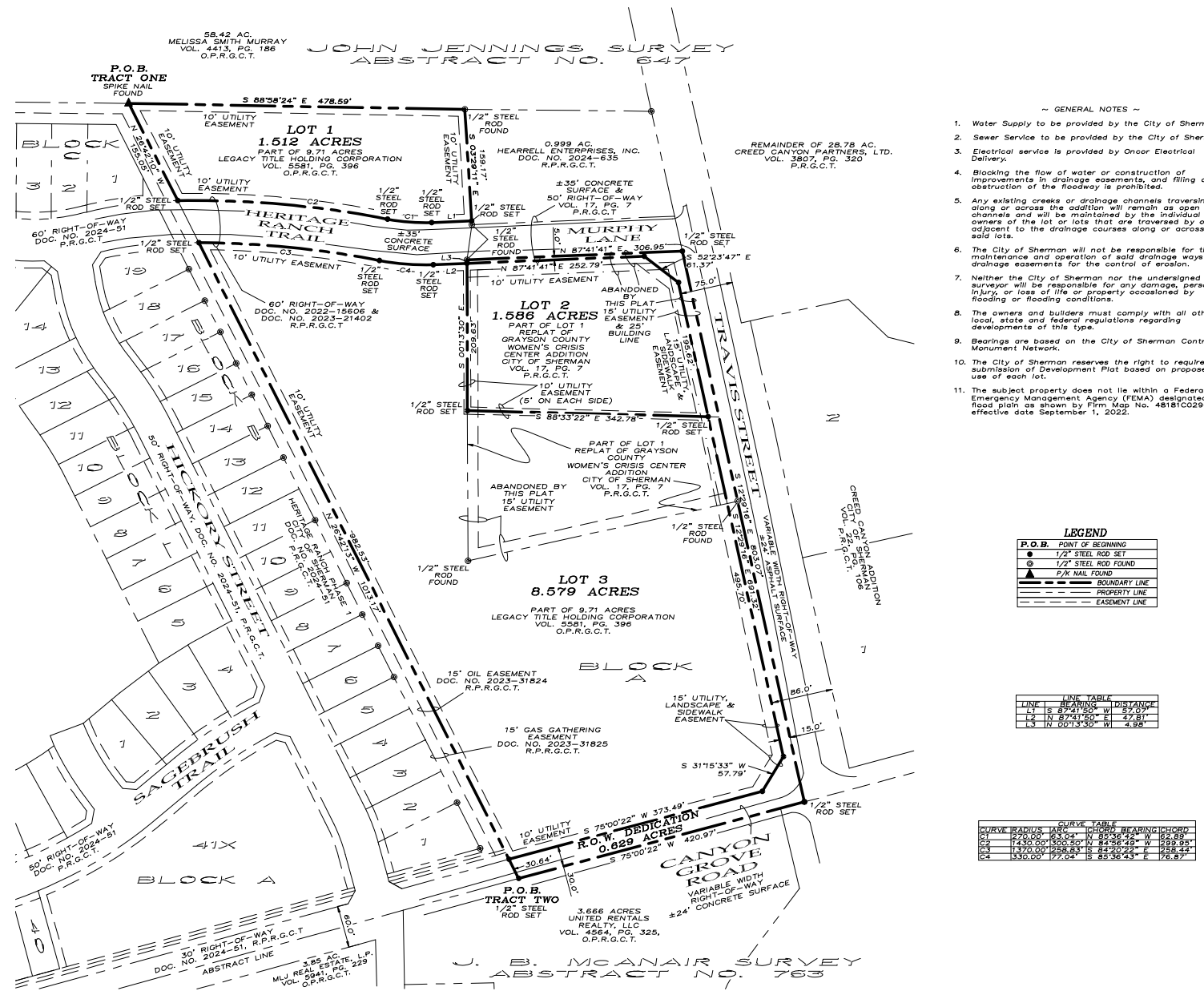


Agriculture/Rural	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

**CITY OF SHERMAN
FUTURE LANDUSE MAP
4100 N TRAVIS ST**







- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service is provided by Onco Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
 - The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
 - Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated floodplain as shown by Firm Map No. 48181C02900, effective date September 1, 2022.

LEGEND

●	P.O.B. POINT OF BEGINNING
○	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°41'50" W	57.07
L2	N 87°41'50" E	47.81
L3	N 00°13'30" W	4.98

CURVE TABLE

CURVE	RADIUS	Δ	CHORD	BEARING	CHORD BEARING
1	270.00	100.00	163.27	N 87°41'50" W	N 87°41'50" W
2	270.00	100.00	163.27	N 87°41'50" E	N 87°41'50" E
3	330.00	100.00	199.95	N 87°41'50" E	N 87°41'50" E
4	330.00	100.00	199.95	N 87°41'50" W	N 87°41'50" W

LEGAL DESCRIPTION

TRACT ONE:
Situating in the County of Grayson, State of Texas, being a part of the John Jennings Survey, Abstract No. 647 and being a part of that 9.71 acre tract of land conveyed to Legacy Title Holding Corporation as recorded in Volume 5581, Page 396, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a spike nail found for the northwest corner of said 9.71 acre tract, common to the northeast corner of Heritage Ranch Phase 1, an addition to the City of Sherman, Texas, as shown by plat of record in Document Number 2024-51, Plat Records, Grayson County, Texas;

Thence South 88°58'24" East, with the northerly line of said 9.71 acre tract, a distance of 478.59 feet to a 1/2" steel rod found for the northern-most northeast corner of said 9.71 acre tract, common to the northwest corner of that 0.999 acre tract of land conveyed to Hearrell Enterprises, Inc., as recorded in Document Number 2024-635, Real Property Records, Grayson County, Texas;

Thence South 03°29'11" East, with an easterly line of said 9.71 acre tract, and with the westerly line of said 0.999 acre tract, a distance of 159.17 feet to a 1/2" steel rod set in the northerly Right-of-Way line of Heritage Ranch Trail;

Thence over and across said 9.71 acre tract and with the northerly Right-of-Way line of said Heritage Ranch Trail, the following 3 courses:

- South 87°41'50" West, a distance of 57.07 feet to a set 1/2" steel rod;
- With a tangent curve to the right having a radius of 270.00 feet, (chord bears North 85°36'42" West, a distance of 62.89 feet) an arc length of 63.04 feet to a set 1/2" steel rod;
- With a reverse curve to the left having a radius of 1430.00 feet, (chord bears North 84°56'49" West, a distance of 299.95 feet) an arc length of 300.50 feet to a 1/2" steel rod set in the westerly line of said 9.71 acre tract, said point also being in the easterly line of said Heritage Ranch Phase 1;

Thence North 26°42'10" West, with the westerly line of said 9.71 acre tract, and with the easterly line of said Heritage Ranch Phase 1, a distance of 155.05 feet to the Point of Beginning and containing 1.512 acres of land, more or less.

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

TRACT TWO:
Situating in the County of Grayson, State of Texas, being a part of the John Jennings Survey, Abstract No. 647 and being a part of that 9.71 acre tract of land conveyed to Legacy Title Holding Corporation as recorded in Volume 5581, Page 396, Official Public Records, Grayson County, Texas, and being all of Lot 1 of the Replat of Grayson County Women's Crisis Center Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 47, Page 7, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the southwest corner of said 9.71 acre tract;

Thence North 26°42'13" West, with the westerly line of said 9.71 acre tract, and with the easterly line of Heritage Ranch Phase 1, an addition to the City of Sherman, Texas, as shown by plat of record in Document Number 2024-51, said Plat Records, a distance of 1013.17 feet to a 1/2" steel rod set in the southerly Right-of-Way line of Heritage Ranch Trail;

Thence over and across said 9.71 acre tract and with the southerly Right-of-Way line of said Heritage Ranch Trail, the following 3 courses:

- With a non-tangent curve to the right having a radius of 1370.00 feet, (chord bears South 84°20'22" East, a distance of 258.44 feet) an arc length of 258.83 feet to a set 1/2" steel rod;
- With a reverse curve to the left having a radius of 330.00 feet, (chord bears South 85°36'43" East, a distance of 76.87 feet) an arc length of 77.04 feet to a set 1/2" steel rod;
- North 87°41'50" East, a distance of 47.81 feet to a 1/2" steel rod set in the westerly line of said Lot 1;

Thence North 00°13'30" West, with the westerly line of said Lot 1, a distance of 4.98 feet to a 1/2" steel rod found for the northwest corner of said Lot 1, said point being in the southerly Right-of-Way line of Murphy Lane;

Thence North 87°41'41" East, with the northerly line of said Lot 1, and with the southerly Right-of-Way line of said Murphy Lane, a distance of 306.95 feet to a 1/2" steel rod set for the northeast corner of said Murphy Lane;

Thence South 12°29'16" East, with the easterly line of said Lot 1 and said 9.71 acre tract, a distance of 803.07 feet to a 1/2" steel rod set for the southeast corner of said 9.71 acre tract;

Thence South 75°00'22" West, with the southerly line of said 9.71 acre tract, a distance of 420.97 feet to the Point of Beginning and containing 10.794 acres of land, more or less.

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

ACCEPTANCE

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

Chairman Secretary

OWNER'S CERTIFICATE OF DEDICATION

THAT LEGACY TITLE HOLDING CORPORATION, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as LEGACY TITLE ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 12.306 acres situated in and being a portion of the John Jennings Survey, Abstract No. 647, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

RYAN JOHNSON - PRESIDENT
LEGACY TITLE HOLDING CORPORATION

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

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

THAT GRAYSON COUNTY WOMEN'S CRISIS LINE, INC., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as LEGACY TITLE ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 12.306 acres situated in and being a portion of the John Jennings Survey, Abstract No. 647, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

SHELLI SHIELDS - EXECUTIVE DIRECTOR
GRAYSON COUNTY WOMEN'S CRISIS LINE, INC.

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

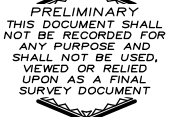
Notary Public in and for the State of Texas
Commission Expires: _____

SURVEYOR'S CERTIFICATION

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

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

Date

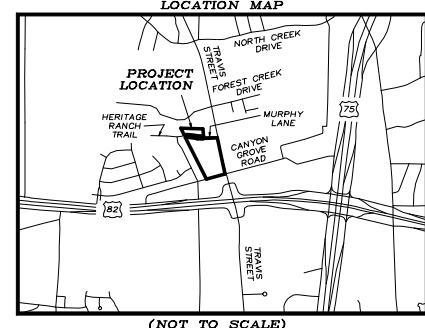


FINAL PLAT
LEGACY TITLE ADDITION

Being all of Lot 1, Replat of Grayson County Women's Crisis Center Addition, Volume 17, Page 7, P.R.G.C.T. Being a part of 9.71 acre tract Volume 5581, Page 396, O.P.R.G.C.T. Being a part of the John Jennings Survey, Abstract Number 647. Being in the City of Sherman, Grayson County, Texas. Containing 12.306 acres of land

02-09-2026

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



(NOT TO SCALE)



OWNERS/DEVELOPER
LEGACY TITLE HOLDING CORPORATION
P.O. BOX 427
DURANT, OK 74702-0427 &
GRAYSON COUNTY WOMEN'S CRISIS LINE, INC.
P.O. BOX 2112
SHERMAN, TX 75091-2112

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

PROJECT NARRATIVE

The proposed final plat will subdivide property currently owned by the Crisis Center to allow the sale of a portion of land to Victory Life Church. The church intends to acquire the property to accommodate future parking needs for its existing facilities.

An existing church building does not meet the current rear setback requirement due to the location of the existing property line. The building was built in 1985. A variance is being requested to recognize this existing condition and allow the plat to proceed without creating a nonconforming structure.

ELEVATIONS

FRONT



BACK





Eng. File No.2864-A
CSS # 000299-2026 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

February 6, 2026

Legacy Title Holding Corporation
P.O. Box 427
Durant, OK 74702-0427

Douglas W. Underwood
3404 Interurban Road
Denison, TX 75021

Grayson County Women's Crisis Line, Inc.
P.O. Box 2112
Sherman, TX 75091-2112

Dear Applicants,

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

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

Additional Informational Engineering Comments:

1. Dedicate 15' of Right of Way Dedication along Travis Street. Travis Street is a Minor Arterial on the City of Sherman Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a)*
2. Abandonment of 15' Utility Easement to be approved by City Council with abandonment information shown on plat. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for abandonment requirements. *Code of Ordinances Chapter 10.03.007(c)*

Additional Informational Zoning Comments:

3. Accessory structures of 500 square feet and greater shall be located within the zoning district setbacks. *(Sec. 14.04.002(d)(4))*
 - a. The accessory structure located on the west side of the proposed Lot 3 appears to be greater than 500 square feet.



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

Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1901 BLOCK SOUTH INWOOD STREET (Project No.000336-2026)

The request of Douglass Distributing Co (Owner), Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located in the 1901 Block South Inwood Street, being Lots C and D of Texas Nursery Company's Replat of Blocks 23, 47 and 48 of South Side Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-2 (Heavy Manufacturing) District to a R-6 (Single-Family Residential) District.

Background:

The property is located at 1901 Block South Inwood Street. The owner would like a zone change from M-2 (Heavy Manufacturing) District to R-6 (Single-Family Residential) District.

Origination:

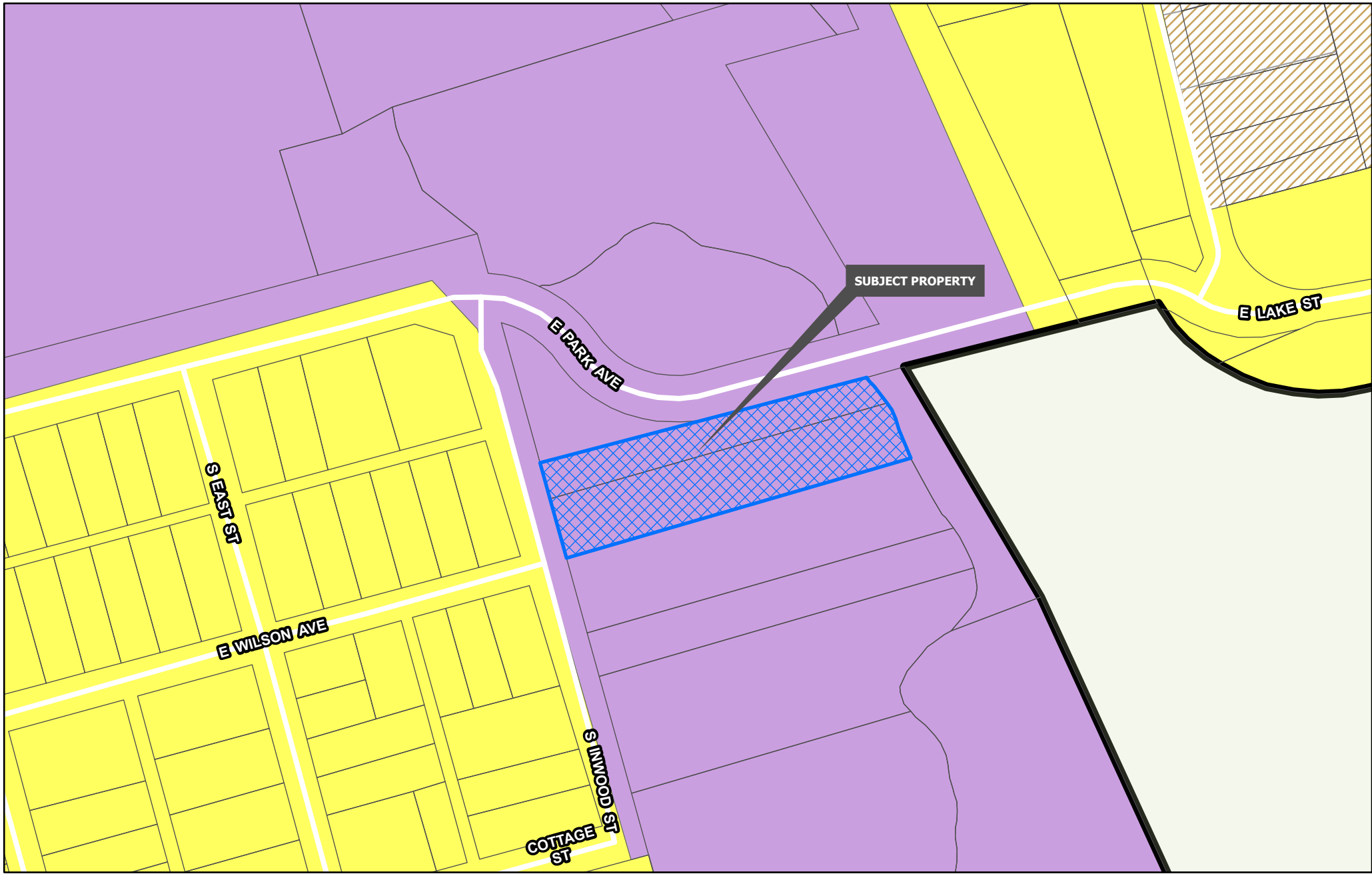
The request of Douglass Distributing Co (Owner), Helvey-Wagner Surveying, Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

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



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

**CITY OF SHERMAN
ZONING MAP
1901 BLK S INWOOD 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

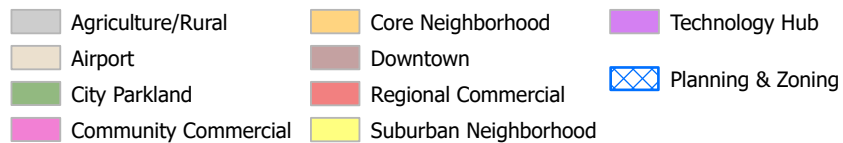
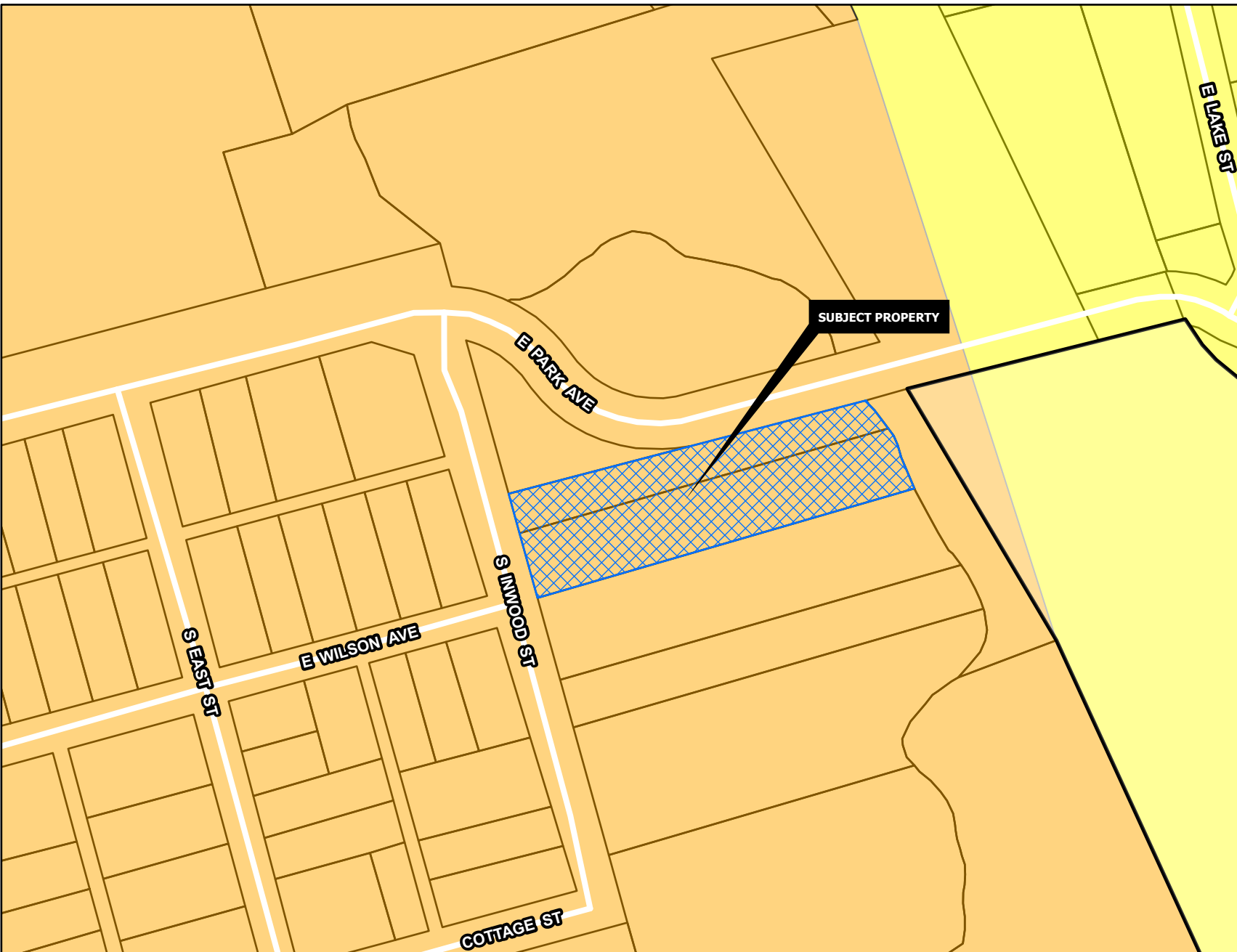
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.





People - Quality - Image

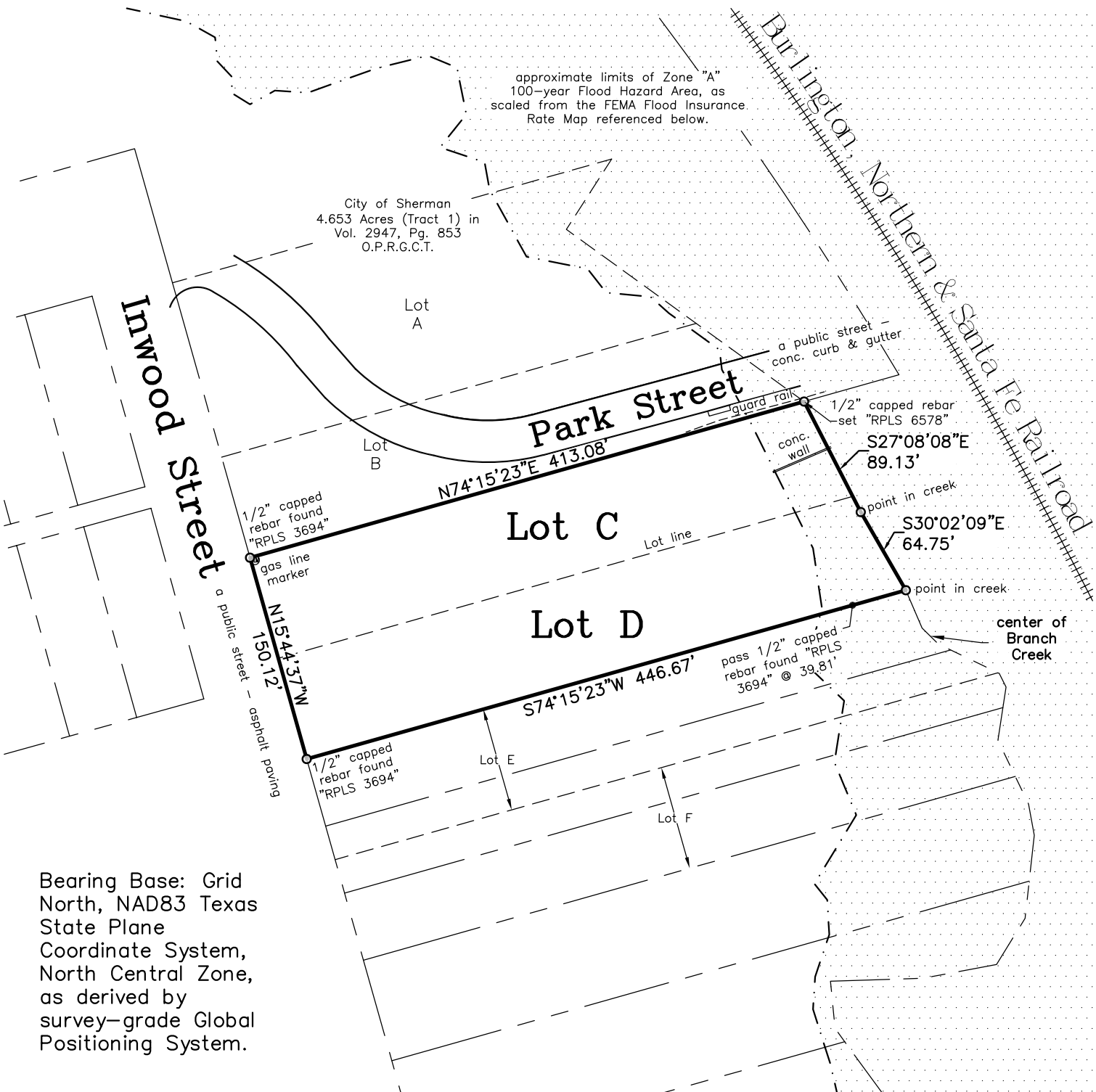
**NOTICE OF
PROPOSED ZONING
CHANGE**

PROJECT #: 000336-2026

FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



1001 BLK & HARRIS ST



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

Owner: Douglass Distributing
Address: _____ S. Inwood Street
Sherman, Texas

This survey is for the sole benefit of the Owners Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lots C & D of Texas Nursery Company's Replat of Blocks 23, 47 & 48 of South Side Addition to the City of Sherman, Texas, as per plat of record in Volume 410, Page 363, Deed Records, Grayson County, Texas.

A portion of the subject property shown hereon lies within the limits of a Zone "A" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0405 G, Revised Date: September 29, 2010.

Note: Survey was performed without the benefit of a title commitment.

Job No. AGS670323

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 30, 2023

STATEMENT REGARDING MISSING DEVELOPMENT DOCUMENTS

The property owner is requesting rezoning of the property for the sole purpose of aligning the zoning designation with the intended future residential use prior to listing the property for sale.

No development is planned by the current owner.

Therefore, documents such as building elevations, building material standards, landscape plans, site plans, and related development drawings do not exist at this time. This rezoning request is not tied to a specific project or construction proposal.



Planning & Zoning Commission Development Services

Agenda Item No. 20.

Meeting Date: 4/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

301 BLOCK RIDDELS ROAD (Project No. 000343-2026)

The request of Friendship Ranch Inc. (Owner), Pann S. Sribhen (Applicant) and Cox Land Surveying Co. (Surveyor), concerning the property located in the 301 Block Riddels Road, consisting of 61.763 acres in the P. Thompson Survey, Abstract No. 1208, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to R-5 (Single-Family Residential) District.

Background:

The property is located at 301 Block Riddels Road. The property owner is requesting a zone change from R-6 (Single-Family Residential) District to R-5 (Single-Family Residential) District.

Origination:

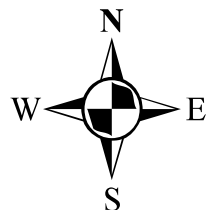
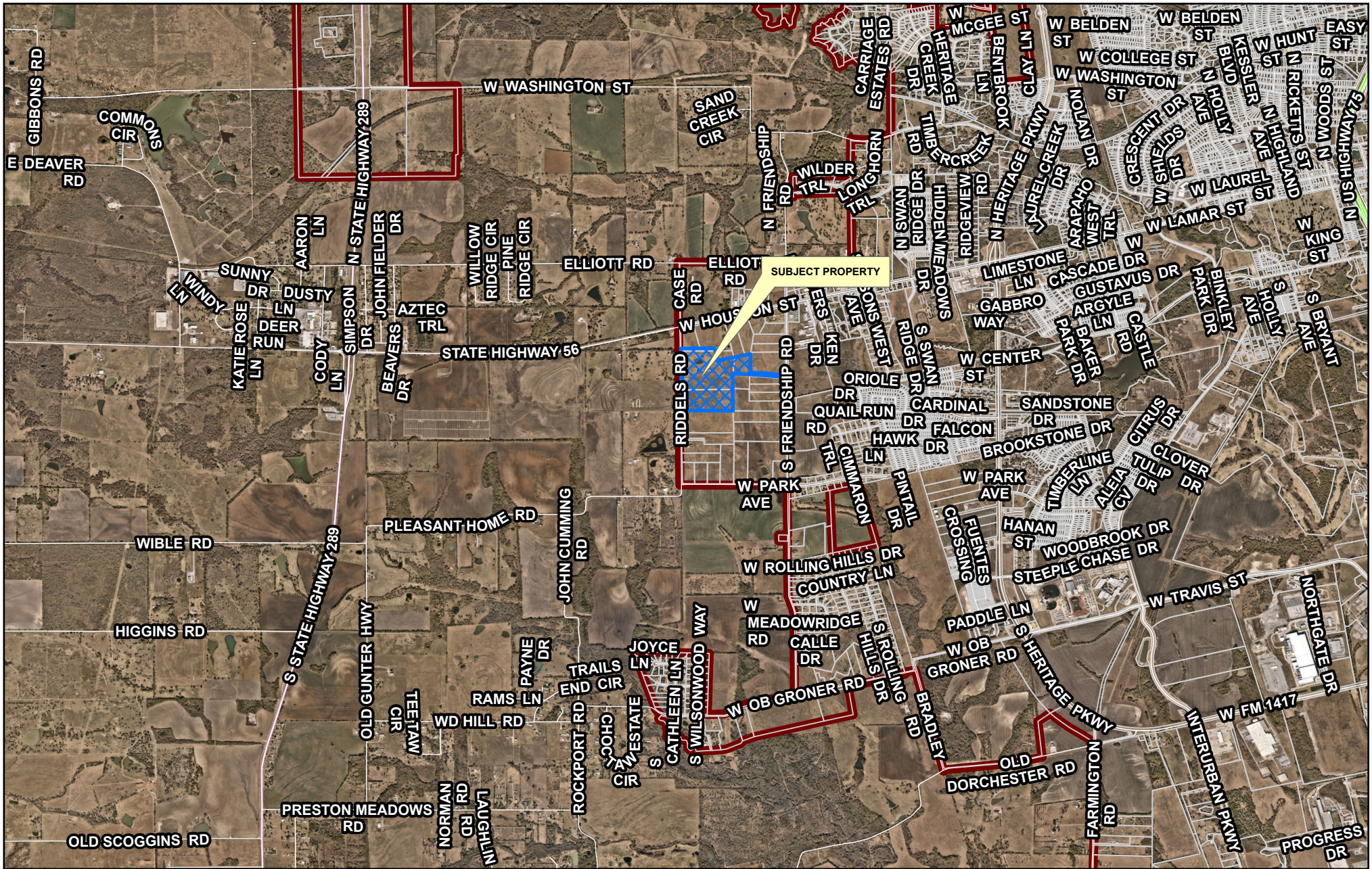
The request of Friendship Ranch Inc. (Owner), Pann S. Sribhen (Applicant) and Cox Land Surveying Co. (Surveyor).

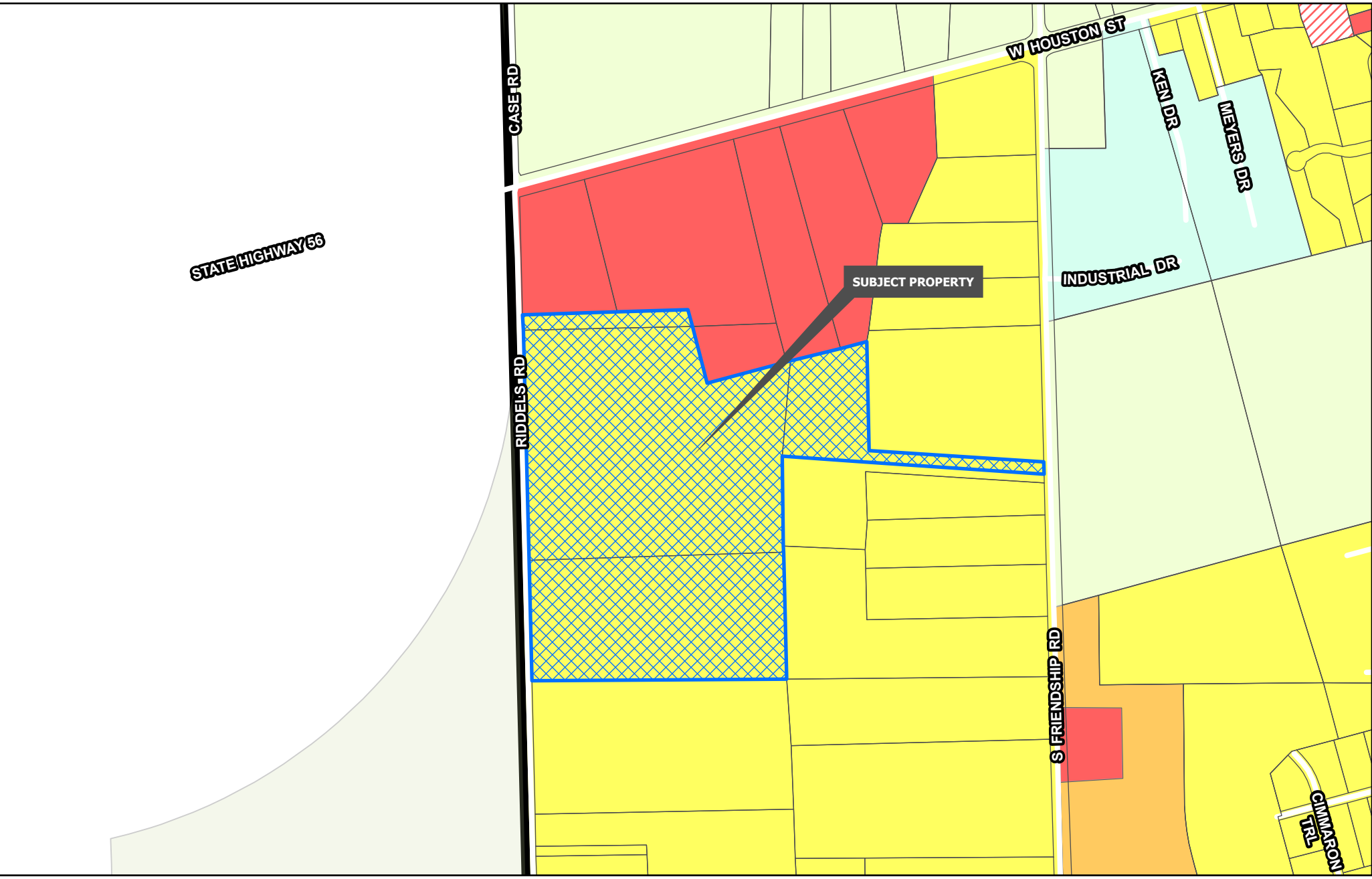
Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Preliminary Plat
6. Project Narrative
7. Zoning Exhibit





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
 301 BLK RIDDELS RD**



SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

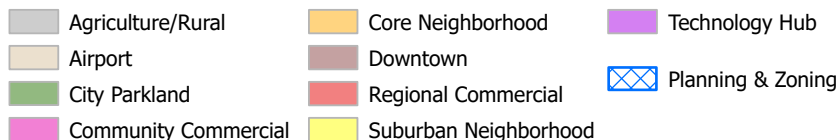
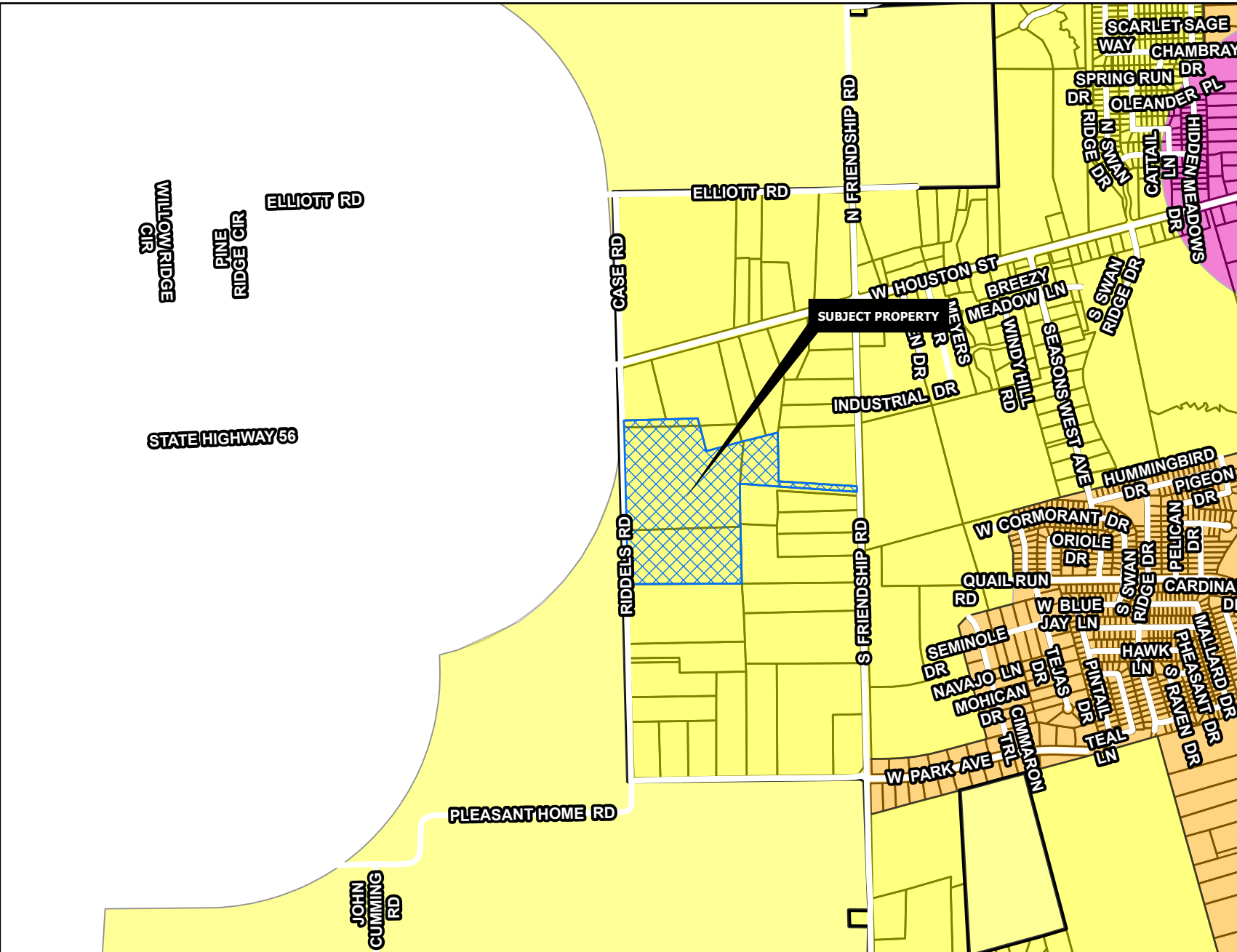
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

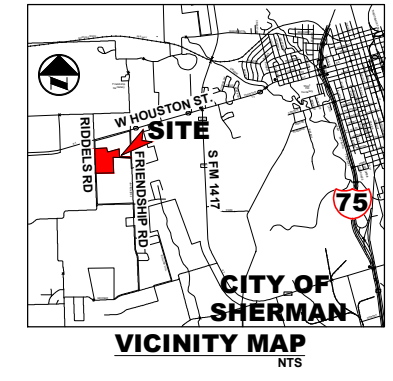
- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

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







LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY CENTERLINE
- - -	EASEMENT BOUNDARY
---	BUILDING LINE
ESMT.	EASEMENT
BL	BUILDING LINE
VOL.	VOLUME
PG.	PAGE
○	PROPERTY CORNER
1/2" IRS	1/2" IRON ROD SET
1/2" IRF	1/2" IRON ROD FOUND
FD NAIL/WASHER	FOUND NAIL AND WASHER
FIP/CAP	FOUND IRON PIN WITH CAP STAMPED

FLOODPLAIN NOTES:
 ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP NO. 48181C0400F, PANEL 400 OF 575, MAP REVISED DATE SEPTEMBER 29, 2010, ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.

ASA ENGINEERING
 17819 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75252
 (972) 248-9651
 T.B.P.L.S. FIRM REGISTERED NO. 100433
 T.B.P.E. FIRM LICENSED NO. F-6974

BRAIN BARNEY ET UX
 JENNIFER L. BARNEY
 14 September 2012

OWNER
FRIENDSHIP RANCH, INC.
 RONG HUA ZHANG
 12332 PLEASANT GROVE DRIVE
 FRISCO, TX 75035
 FRIENDSHIPRANCH668@GMAIL.COM
 (214) 934-4971

PRELIMINARY PLAT
 FOR
BLOCKS A-O, 263 LOTS
FRIENDSHIP RANCH ADDITION
 PROPOSED ZONING: R-5
 BEING TRACTS 12, 42-46
 61.763-ACRES SITUATED IN THE
 P. THOMPSON SURVEY, ABSTRACT NO. 1208
 CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS
 MARCH 11, 2026
 SHEET 1 OF 2

STATE OF TEXAS, COUNTY OF GRAYSON,

WHEREAS, Friendship Ranch Inc. is the owner of all a certain 61.763 acre-tract of land, situated in the P. Thompson Survey, Abstract Number 1208, located at Riddels Road in City of Sherman, Grayson County, Texas;

Point of Beginning found at found nail and washer at the Southwest corner of this tract and also being Northwest corner property of Terry Nichols, recorded in Volume 4104, Page 62 in the west right-of-way line of said Riddels Road; and also being Northwest corner property of Brain Barney ET UX and being described as follows:

THENCE N00°40'36"W, a distance of 1,845.93 feet to iron pin with a cap stamped found for corner;

THENCE N89°23'58"E, a distance of 862.07 feet to iron pin with a cap stamped found for corner;

THENCE S14°16'00"E, a distance of 309.22 feet to iron pin with a cap stamped found for corner;

THENCE N76°12'14"E, a distance of 868.55 feet to iron pin with a cap stamped found for corner;

THENCE S00°36'02"E, a distance of 574.96 feet to iron pin with a cap stamped found for corner;

THENCE S85°33'19"E, a distance of 853.31 feet to iron pin with a cap stamped found for corner;

THENCE S00°49'38"E, a distance of 60.62 feet to iron pin with a cap stamped found for corner;

THENCE N85°33'19"W, a distance of 1,320.10 feet to iron pin with a cap stamped found for corner;

THENCE S00°36'02"E, a distance of 1,169.84 feet to iron pin with a cap stamped found for corner;

THENCE N89°43'02"W, a distance of 1,313.47 feet to the POINT OF BEGINNING and contain 2,690,399 square feet or 61.763 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Ronghua Zhang, does hereby adopt this plat designating the herein above described property as Friendship Ranch Addition, an addition to the City of Sherman, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon. The utility easements as shown hereon are reserved for all public utilities desiring to use same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to or from upon said utilities easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without necessity at any time of procuring the permission of anyone.

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

WITNESS, my hand, this the ___ day of _____, 20__.

By: Friendship Ranch Inc. Ronghua Zhang, Owner

NOTARY CERTIFICATE STATE OF TEXAS, COUNTY OF DALLAS,

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ronghua Zhang, Trustee, 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 upon my hand and seal of office, this ___ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expire on

SURVEY CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Sherman.

Pansak Sribhen Registered Professional Land Surveyor No. 3576

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, 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 upon my hand and seal of office, this ___ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expire on

DETENTION AREA EASEMENT STATEMENT

This plat is approved by the City of DeSoto and accepted by the Owner, subject to the following conditions which shall be binding upon the Owner, his/her heirs, grantees, successors and assigns:

The proposed detention area along Block A, Lot 6X, within the limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the homeowners association (HOA). The City of DeSoto will not be responsible for the maintenance and operation of said detention area(s) or for any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filing or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s), as hereinafter defined in Block A, Lot 6X, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City of DeSoto to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the street or adjacent to the lot, then in such event, the City of DeSoto shall have the right to enter upon the detention area(s) at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The property owner(s) shall keep the detention area traversing or adjacent to his/her property clean and free of debris, silt and any substance, which would result unsanitary conditions or blockage of the drainage. The City of DeSoto shall have the right to ingress or egress for the purpose of inspection and supervision of maintenance work by the property owner, or to alleviate any undesirable conditions which may occur.

The detention area in Block A, Lot 6X, as in the case of all detention areas, is subject to storm water overflow to an extent which cannot be clearly defined. The City of DeSoto shall not be held liable for any damages of any nature resulting from the occurrence of the natural phenomena, nor resulting from the failure of any structure or structures, within the detention areas or the property storm drainage system.

The detention area(s) serving the plat are shown by the detention area easement line(s) as shown on the plat.

DRAINAGE EASEMENT STATEMENT

This plat is approved by the City of DeSoto and accepted by the Owner, subject to the following conditions which shall be binding upon the Owner, his/her heirs, grantees, successors and assigns:

The proposed storm drain facilities within the limits of this development (addition) will be constructed within the drainage easements shown on the plat. The City of DeSoto will not be responsible for any damage to private property or person that results from the flow of water in or along said storm drain facilities, or for the control of erosion in the drainage easement.

No obstruction to the natural flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the drainage easements, as hereinafter defined in Block A, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City of DeSoto to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the parking/paving areas in or adjacent to the development, then in such event, the City of DeSoto shall have the right to enter upon the drainage easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The property owner shall keep the drainage easements traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions, and the City of DeSoto shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

The storm drain facilities through Block A, as in the case of all drainage facilities, are subject to stormwater overflow to an extent which cannot be definitely defined. The City of DeSoto shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the drainage easement.

The drainage easements crossing each lot are shown by the drainage easement line(s) shown on the plat.

AVIGATION RELEASE

STATE OF TEXAS, COUNTY OF GRAYSON,

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FRIENDSHIP RANCH INC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this ___ day of _____, 2026

Owner

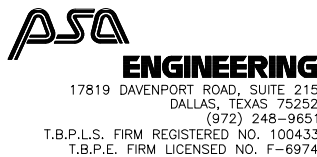
CITY APPROVAL

APPROVED BY: Planning and Zoning Commission City of Sherman

BY: Chairman Date

APPROVED BY: City Council City of Sherman

BY: Mayor City Secretary Date



OWNER FRIENDSHIP RANCH, INC. RONG HUA ZHANG 12332 PLEASANT GROVE DRIVE FRISCO, TX 75035 FRIENDSHIPRANCH668@GMAIL.COM (214) 934-4971

PRELIMINARY PLAT FOR BLOCKS A-O, 263 LOTS FRIENDSHIP RANCH ADDITION PROPOSED ZONING: R-5 BEING TRACTS 12, 42-46 61.763-ACRES SITUATED IN THE P. THOMPSON SURVEY, ABSTRACT NO. 1208 CITY OF SHERMAN GRAYSON COUNTY, TEXAS MARCH 11, 2026 SHEET 1 OF 2

PSA Engineering

A Limited Liability Corporation

Aviation □ Civil □ Transportation □ Planning

PSA JOB #: 22602.FRS — Friendship Ranch at Sherman
PROJECT DESCRIPTION: Proposed R-5 Zoning with 263-lots
PROJECT LOCATION: Southeast corner of W Houston St & Riddels Rd intersection

PROJECT NARRATIVE

PRELIMINARY PLAT AND ZONING CHANGE REQUEST

PROJECT OVERVIEW

THE PROPOSED PROJECT CONSISTS OF THE SUBDIVISION AND DEVELOPMENT OF APPROXIMATELY 61.763 ACRES OF UNDEVELOPED LAND LOCATED WITHIN THREE ADJACENT TRACTS. THE PROPERTY CURRENTLY CONTAINS NO EXISTING STRUCTURES AND IS PROPOSED TO BE SUBDIVIDED INTO 263 RESIDENTIAL LOTS AS PART OF A NEW SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

THE PROJECT IS BEING SUBMITTED CONCURRENTLY FOR PRELIMINARY PLAT APPROVAL AND A ZONING CHANGE TO FACILITATE THE PROPOSED DEVELOPMENT PATTERN.

EXISTING CONDITIONS

THE SUBJECT PROPERTY CURRENTLY CONSISTS OF VACANT LAND AND IS ZONED R-6 SINGLE-FAMILY RESIDENTIAL. THE SITE HAS NOT BEEN PREVIOUSLY SUBDIVIDED FOR RESIDENTIAL DEVELOPMENT AND DOES NOT CURRENTLY CONTAIN INTERNAL STREETS, UTILITIES, OR OTHER URBAN INFRASTRUCTURE NECESSARY TO SUPPORT RESIDENTIAL CONSTRUCTION.

PROPOSED ZONING

THE APPLICANT IS REQUESTING A ZONING CHANGE FROM R-6 SINGLE-FAMILY RESIDENTIAL TO R-5 SINGLE-FAMILY RESIDENTIAL. THE PROPOSED ZONING DISTRICT WILL ALLOW FOR RESIDENTIAL LOT DIMENSIONS THAT ARE CONSISTENT WITH THE PLANNED SUBDIVISION LAYOUT WHILE MAINTAINING COMPATIBILITY WITH SURROUNDING RESIDENTIAL DEVELOPMENT PATTERNS. THE REQUESTED ZONING WILL SUPPORT AN EFFICIENT SUBDIVISION DESIGN WHILE MAINTAINING APPROPRIATE NEIGHBORHOOD SCALE AND RESIDENTIAL CHARACTER.

PRELIMINARY PLAT

THE PRELIMINARY PLAT PROPOSES THE SUBDIVISION OF THE 61.763-ACRE SITE INTO 263 RESIDENTIAL LOTS, ALONG WITH ASSOCIATED PUBLIC STREETS, EASEMENTS, AND COMMON AREAS NECESSARY TO SUPPORT THE RESIDENTIAL DEVELOPMENT.

THE PLAT LAYOUT IS DESIGNED TO PROVIDE:

- A CONNECTED INTERNAL STREET NETWORK
- APPROPRIATE LOT DIMENSIONS CONSISTENT WITH THE PROPOSED R-5 ZONING DISTRICT
- UTILITY AND DRAINAGE EASEMENTS
- RIGHT-OF-WAY DEDICATION FOR INTERNAL STREETS
- COMPLIANCE WITH APPLICABLE SUBDIVISION REGULATIONS

THE SUBDIVISION WILL BE DESIGNED TO INTEGRATE WITH THE SURROUNDING ROADWAY NETWORK AND FUTURE DEVELOPMENT PATTERNS IN THE AREA.

INFRASTRUCTURE AND FUTURE DEVELOPMENT

FOLLOWING APPROVAL OF THE ZONING REQUEST AND PRELIMINARY PLAT, THE APPLICANT INTENDS TO SUBMIT CIVIL ENGINEERING PLANS FOR REVIEW AND APPROVAL BY THE CITY. THESE PLANS WILL INCLUDE THE DESIGN AND CONSTRUCTION OF ALL REQUIRED INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT.

FUTURE IMPROVEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO:

- PUBLIC STREETS AND PAVING
- WATER AND SANITARY SEWER UTILITIES
- STORM DRAINAGE INFRASTRUCTURE
- OTHER REQUIRED PUBLIC IMPROVEMENTS

CONSTRUCTION OF THESE IMPROVEMENTS WILL OCCUR AFTER CIVIL ENGINEERING PLANS ARE APPROVED AND PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL CONSTRUCTION.

CONCLUSION

THE PROPOSED ZONING CHANGE AND PRELIMINARY PLAT WILL ALLOW FOR THE ORDERLY DEVELOPMENT OF THE PROPERTY INTO A RESIDENTIAL SUBDIVISION THAT COMPLIES WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS. THE PROJECT WILL PROVIDE NEW HOUSING OPPORTUNITIES WHILE EXTENDING NECESSARY INFRASTRUCTURE AND MAINTAINING COMPATIBILITY WITH SURROUNDING DEVELOPMENT.



Planning & Zoning Commission Development Services

Agenda Item No. 21.

Meeting Date: 4/21/2026

Prepared By: Kerri Turner, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

OTHER BUSINESS - Zoning Ordinance Amendment

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.01 (General Provisions), Article 14.04 (Supplementary District Regulations) And Article 14.08 (Definitions); Modifying Certain Existing Regulations And Prescribing New Regulations Related To Existing Non-Conforming Structures And Accessory Dwelling Units; Defining Terms; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Background:

This proposed ordinance recommends amendments to the following items in the zoning ordinance:

- Nonconforming Structures — To allow the Director to grant an exception for the setbacks to allow a building permit, platting, replatting, or site plan approval for an existing legally constructed nonconforming structure. This limits the need to submit variance requests to the Board of Adjustment for existing structures that were constructed in compliance with the zoning code at the time of construction.
- Accessory Dwelling Units — Allows for an accessory dwelling unit to be located in an R-6 district if the lot is 12,000 sq. ft. or greater.
- Definitions — Adding more clarity to the accessory dwelling definition; and cleaning up the definition for Machine tools, sales, service, rental and repair.

Origination:

Development Services

Staff Recommendation:

Staff recommends approval

Attachments:

1. Ordinance No.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.01 (GENERAL PROVISIONS), ARTICLE 14.04 (SUPPLEMENTARY DISTRICT REGULATIONS), AND ARTICLE 14.08 (DEFINITIONS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATED TO EXISTING NON-CONFORMING STRUCTURES AND ACCESSORY DWELLING UNITS; DEFINING TERMS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas (“City Council”) finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas (“Code of Ordinances”) for the purpose of modifying certain existing regulations and prescribing new regulations related to existing non-conforming structures and accessory dwelling units; defining terms; and

WHEREAS, the City of Sherman (“City” or “Sherman”) has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Article 14.08 (Definitions) and Article 14.10 (Use Chart) of the Code of Ordinances are amended as follows¹:

“ ARTICLE 14.01 GENERAL PROVISIONS

...

Sec. 14.01.007 Nonconforming uses and structures.

¹ Deletions are evidenced by ~~strike through~~; additions are *italicized*.

...

- (d) Continuing lawful use of property and structures. Any nonconforming use, lot or structure may be continued for definite periods of time as indicated hereinbelow subject to the board of adjustment's power of amortization:

...

- (2) Structures.

- (A) Nonconforming structures may be occupied by conforming uses and may be repaired and maintained to preserve or extend their usability.
- (B) Structures conforming to all currently applicable regulations may be constructed on nonconforming lots provided that all setbacks and yard areas are observed.
- (C) Nonconforming structures may be relocated within the same lot so long as no existing nonconformity is exacerbated.
- (D) *Exception. Director may grant an exception for the setbacks to allow a building permit, platting, replatting, or site plan approval ~~or rezoning~~, for an existing legally constructed nonconforming structure. The approval of an exception under this subsection does not expand the nonconforming rights that would not otherwise apply in the absence of the exception.*

...

ARTICLE 14.04 SUPPLEMENTAL BUILDINGS AND STRUCTURES.

Sec. 14.04.002 Accessory buildings and structures.

...

- (c) Accessory buildings.

- (5) An accessory building that serves as an accessory dwelling may not be located on a lot less than 12,000 square feet in area and shall be zoned R-A, R-E-~~or~~ R-12 or R-6. (1) one accessory dwelling is allowed per lot.

ARTICLE 14.08 DEFINITIONS

Sec. 14.08.001 Definitions.

...

Accessory dwelling. A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot. *An accessory dwelling is considered an accessory building.*

...

Machine tools, sales, service, rental, and repair. A business that *involves the sale, lease, rental, maintenance, and repair of machine tools and related industrial equipment, including incidental storage, offices, and limited on-site testing or demonstration. This use does not include heavy manufacturing or large-scale production.*

...”

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) or the highest amount allowed under applicable law. A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. Allegation and evidence of a culpable mental state is not required for proof of any offense defined in this Ordinance. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and

effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2026.

SHAWN TEAMANN, MAYOR

ATTEST:

TERI FINE, CITY CLERK

**APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.**

RYAN D. PITTMAN, CITY ATTORNEY



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

Planning & Zoning Commission Development Services

Agenda Item No. 22.

Meeting Date: 4/21/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

