
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 21, 2026, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JUNE 16, 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 AND 8)**
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. *** 2720 & 2812 FALLON DRIVE (PROJECT NO. 000446-2026)**
THE REQUEST OF LOS HERMANOS PARTNERSHIP LLC (OWNER), TYLER DAY (APPLICANT) AND URBAN STRATEGY (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 2812 FALLON DRIVE CONSISTING OF 13.495 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND CURRENTLY ZONED M-1 (LIGHT MANUFACTURING) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF FALLON DRIVE ADDITION.
7. *** 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000411-2026)**
THE REQUEST OF SHERMAN JUNCTION LTD (OWNER), MASON PEAK (APPLICANT) AND EAGLE SURVEYING, LLC (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) CONSISTING OF 1.33 ACRES, BEING PART OF LOT 1, BLOCK 1 OF SHERMAN JUNCTION, LOTS 1-4, BLOCK 1, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND CURRENTLY ZONED BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN OF CHASE BANK
8. *** 200 BLOCK WEST TRAVIS STREET (PROJECT NO. 000427-2026)**
THE REQUEST OF SHERMAN CROSSROADS, LTD. (OWNER), MICHAEL CARLISLE (APPLICANT) AND KIMLEY-HORN (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCK

WEST TRAVIS STREET CONSISTING OF 3.441 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND CURRENTLY ZONED BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN OF THE BACKYARD.

9. **4258 NORTH LOY LAKE ROAD (PROJECT NO. 000401-2026)**

THE REQUEST OF DEBRA J. POLONCHAK, TRAVIS G. KEELING AND CHARLES R. FRANKS (OWNERS), DON COLLINS (APPLICANT) AND BRUCE GREEN (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 4258 NORTH LOY LAKE ROAD, CONSISTING OF 19.15 ACRES IN THE WHITESIDES AND OFFITT SURVEY, ABSTRACT NO. 1389, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM R-A (RESIDENTIAL AGRICULTURAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR VILLAGES ON LOY LAKE WITH A BASE ZONING OF MF-30 (MULTIFAMILY RESIDENTIAL) DISTRICT.

10. **3901 BLOCK WEST HOUSTON STREET (PROJECT NO. 000402-2026)**

AN EMAIL WAS RECEIVED FROM SHAHZAD MAHMOOD ON JUNE 30, 2026, AT 10:22 A.M. REQUESTING TO MOVE ITEM TO THE AUGUST 18, 2026, MEETING.

THE REQUEST OF CCR EQUITY HOLDINGS SIX, LLC (OWNER), SHAHZAD MAHMOOD (APPLICANT) AND GEOLINE SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3901 BLOCK WEST HOUSTON STREET, CONSISTING OF 0.58 ACRES, BEING A PORTION OF LOT 58X, BLOCK F, HIDDEN MEADOWS PHASE 2, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW A 105' TALL MONOPOLE IN LIEU OF THE ALLOWED 70'

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW 35'8" FROM RESIDENTIAL ZONES IN LIEU OF THE REQUIRED 400'.

C. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW A WEST SIDE PROPERTY LINE OF 50' IN LIEU OF THE REQUIRED 105'.

PLANNING AND ZONING COMMISSION

C. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT.

D. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW RADIO OR TELEVISION BROADCASTING TRANSMITTER OR TOWER, MICROWAVE RELAY TOWER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

11. **512 NORTH WILLOW STREET (PROJECT NO. 000415-2026)**

THE REQUEST OF 1010 1ST STREET-BHCP, LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 512 NORTH WILLOW STREET, CONSISTING OF 0.310 ACRES, BEING LOTS 6, 7, 8, 9 AND 10 BLOCK C, M.Y. BROCKETT'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-4 (PATIO HOME RESIDENTIAL) DISTRICT.

12. **410 EAST BROCKETT STREET (PROJECT NO. 000416-2026)**

THE REQUEST OF JAVIER NEITO (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 410 EAST BROCKETT STREET, CONSISTING OF 0.310 ACRES, BEING LOT 2, BLOCK 7, G.W. BOND'S SUPPLEMENT NO. 2 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW PERMANENTLY PLACED PORTABLE STORAGE CONTAINERS IN A C-1 (RETAIL BUSINESS) DISTRICT OR C-2

(GENERAL COMMERCIAL) DISTRICT.

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.006 TO ALLOW SCREENED METAL STRUCTURE IN LIEU OF THE REQUIRED BUILDING DESIGN IN THE COLLEGE PARK OVERLAY DISTRICT.

C. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 5' REAR SETBACK IN LIEU OF THE REQUIRED 15' FOR THE PROPOSED STRUCTURE.

D. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 0.416' SIDE SETBACK IN LIEU OF THE REQUIRED 60' WHEN ABUTTING RESIDENTIAL ZONES FOR THE PROPOSED STRUCTURE.

PLANNING AND ZONING COMMISSION

E. SITE PLAN OF C & N SERVICES, LLC

13. **2010 & 2022 SOUTH CROCKETT STREET (PROJECT NO. 00420-2026)**

THE REQUEST OF TADLA PROPERTIES, LLC (OWNER), ERVIN CABLE CONSTRUCTION (APPLICANT) AND PIPELINE LAND SERVICES, INC. (SURVEYOR) CONCERNING THE PROPERTIES LOCATED AT 2010 AND 2022 SOUTH CROCKETT STREET, CONSISTING OF 1.229 ACRES, BEING LOTS 8, 9, 10, 11 AND PART OF LOTS 12 AND 13, BLOCK 40 OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 AND 41, SOUTH SIDE ADDITION IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 316, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW CONTRACTORS OR CONSTRUCTION OFFICES, EQUIPMENT SALES, SERVICE, RENTAL AND REPAIR, WITH OUTDOOR STORAGE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

14. **223 WEST PELTON STREET (PROJECT NO. 000423-2026)**

THE REQUEST OF ALKA VENTURES LLC (OWNER), DANIELLE MOORE (APPLICANT) AND CBG SURVEYING TEXAS, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 223 WEST PELTON STREET, CONSISTING OF 0.22 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.009 TO ALLOW A LOT WIDTH OF 67.30' IN LIEU OF THE REQUIRED 80' FOR DUPLEX ZONING.

PLANNING AND ZONING COMMISSION

B. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-2F (DUPLEX RESIDENTIAL) DISTRICT.

15. **1024 SOUTH FIRST STREET (PROJECT NO. 000424-2026)**

THE REQUEST OF GUSTAVO RAMIREZ (OWNER), KELLY SCHIRA (APPLICANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1024 SOUTH FIRST STREET, CONSISTING OF 0.756 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A SECONDHAND STORE OR RUMMAGE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

16. **2110 JEREMY CIRCLE (PROJECT NO. 000425-2026)**

THE REQUEST OF TIMOTHY HEUMANN (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2110 JEREMY CIRCLE, BEING LOT 20, BLOCK 9, TURTLE CREEK SOUTH, SECTION 4 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.002 TO ALLOW 0' SIDE SETBACK IN LIEU OF THE REQUIRED 5' FOR THE PROPOSED CARPORT ON THE EAST SIDE OF PROPERTY.

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.002 TO ALLOW 2' STRUCTURE SEPARATION IN LIEU OF THE REQUIRED 5' FOR THE PROPOSED CARPORT.

17. **4600 WEST HOUSTON STREET (PROJECT NO. 000428-2026)**
THE REQUEST OF WESTAR INVESTMENTS, LLC (OWNER), COLTON FOSTER (APPLICANT) AND HELVEY-WAGNER SURVEYING, INC (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 4600 WEST HOUSTON STREET, CONSISTING OF 1.677 ACRES, BEING LOT 3C, BLOCK ONE OF THE REPLAT OF LOT 3, BLOCK ONE, SEASONS WEST ADDITION, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 15' SIDE SETBACK IN LIEU OF THE REQUIRED 60' ON THE EAST SIDE OF THE PROPERTY ADJACENT TO RESIDENTIAL ZONING.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 28' SIDE SETBACK IN LIEU OF THE REQUIRED 60' ON THE WEST SIDE OF THE PROPERTY ADJACENT TO RESIDENTIAL ZONING.
PLANNING AND ZONING COMMISSION
C. SITE PLAN OF WESTAR FLEX SUITES.
18. **812 NORTH WALNUT STREET (PROJECT NO. 000429-2026)**
THE REQUEST OF 298 INVESTMENT, LLC (OWNER), PRINCELEY JACKAI (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 812 NORTH WALNUT STREET, CONSISTING OF 0.174 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A HALFWAY HOUSE IN A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.
19. **430 EAST BROCKETT STREET (PROJECT NO. 000430-2026)**
THE REQUEST OF JASON EARNHART (OWNER), BRANDON GUMAER (APPLICANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 430 EAST BROCKETT STREET, CONSISTING OF 0.310 ACRES, BEING LOT 1, BLOCK 7 IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW AN AUTOMOBILE REPAIR, BODY WORK, OR PAINTING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Close Public Hearing

20. **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:

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 _____ at _____ p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this _____ of _____
City of Sherman, Texas

Tammy Mrozinski,
Development Services Coordinator

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, June 16, 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.

Commission Member Blagg not in attendance.

Alternate Terrin Bertholf was in attendance.

1. **CALL TO ORDER**

Bookmarked at 00:01:06

2. **APPROVE ACTION MINUTES OF THE REGULAR MAY 19, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:01:30

The Planning and Zoning Commission reviewed the minutes of the May 19, 2026, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Whitaker.

All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:01:26

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 00:01:30

Open Public Hearing

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

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

Bookmarked at 00:02:11

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

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

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * **400 EAST LAMAR STREET (Project No. 000406-2026)**

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 in the Samuel Blagg Survey, Abstract No. 56 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat of W/B 1 Addition.

7. * **2000 BLOCK WEST WASHINGTON STREET (Project No. 000407-2026)**

The request of Grayson Investment II, LLC (Owner), Jackie Fuller (Applicant) and Spiars Engineering, Inc. (Surveyor), concerning the property located in the 2000 Block West Washington Street consisting of 10.302 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

Final Plat of W. Washington Medical Addition.

8. * **2802 SPRING LAKE DRIVE (Project No. 000408-2026)**

The request of RTG Holdings, LLC (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 2802 Spring Lake Drive consisting of 2.488 acres, being Lots 1 & 2, Block G, Heritage Crossing, Phase 1, in the Fielding Bacon Survey, Abstract No. 120 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Garner's Replat of Heritage Crossing, Phase 1.

9. * **2011 AND 2027 TEXOMA PARKWAY (Project No. 000409-2026)**

The request of Grayson County and Ikon Group Opportunity Zone Fund LLC (Owner) and Underwood Drafting & Surveying (Applicant & Surveyor), concerning the property located at 2027 Texoma Parkway consisting of 4.62 acres, being Lot 2, Block A, First United Bank Addition, part of Lot 5, Block 2, Teague Industrial Park Unit No. 2, in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Grayson Plaza.

10. * **801 BLOCK NORTH FM 1417 (Heritage Parkway) (Project No. 000396-2026)**

The request of Sherman Apartments LLC & Nagpal Rohit (Owner), CCM Engineering (Applicant), and Preston Trail Land Surveying (Surveyor), concerning the property located in the 801 Block North FM 1417 (Heritage Parkway), consisting of 8.609 acres, being Lot 2-R, Block 5 of Nazarene 1st Addition, being a Replat of Lots 1 and 2, Block 5 of Laurel Creek Addition, in the J.B. McAnair Survey, Abstract No. 763 and G.W. McClothlin Survey, Abstract No. 828 and currently zoned MF-30 (Multifamily Residential) District, as follows:

Planning and Zoning Commission

Site Plan of Sherman Apartments.

11. * **911 EAST BROCKETT STREET (Project No. 000398-2026)**

The request of Austin College (Owner), Mammoth Sports Construction (Applicant), and Traverse Land Surveying LLC (Surveyor), concerning the property located at 911 East Brockett Street, consisting of 2.924 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-6 (Single-Family Residential) District/College Park Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Austin College Training and Development Center.

12. **300 NORTH BRYANT AVENUE (Project No. 000375-2026)**

The request of Cornerstone 633 LLC (Owner), Kenneth Sullivan (Applicant), and Preston Trail Land Surveying (Surveyor), concerning the property located at 300 North Bryant Avenue, being Lots 10 and 12, Block 11, of Greenmount Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to C-N (Neighborhood Commercial) District.

Bookmarked at 00:03:05

Motion by Commission Member Dupuis to approve the Zone Change located at 300 North Bryant Avenue.

Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

13. 1400 BLOCK SOUTH BRANCH STREET (Project No. 000392-2026)

The request of Douglass Distribution (Owner), Jack Sears (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located in the 1400 Block South Branch Street, being Lot 9 and part of Lot 10, Block 5, Jones and Wainrights Addition as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-2 (Heavy Manufacturing) District to R-5 (Single-Family Residential) District.

Bookmarked at 00:05:25

Motion by Commission Member Ramirez to approve the Zone Change located in the 1400 Block South Branch Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 112 WEST LAMAR STREET (Project No. 000395-2026)

The request of Joey Gunn (Owner) and Roger Holloman (Applicant), concerning the property located at 112 West Lamar Street, being Lot 3, Block 7 Original Town Plat, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Commercial amusement centers, indoor only in a C-1 (Retail Business) District/Central Business District Overlay/Downtown Subdistrict.

Bookmarked at 00:6:18

Motion by Commission Member Ramirez to approve the Specific Use Permit located at 112 West Lamar Street. Second by Commission Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

15. 5301 BLOCK WEST HOUSTON STREET (Project No. 000399-2026)

The request of Poufar Ventures (Owner), FLEXD Development, LLC (Applicant), and Kimley-Horn (Surveyor), concerning the property located in the 5301 Block West Houston Street consisting of 18.3788 acres in the E.N. Deaver Survey, Abstract No. 358, as follows:

Planning and Zoning Commission

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

B. Site Plan Approval of FLEXD Sherman.

Bookmarked at 00:09:34

Motion by Commission Member Whitaker to approve Items A and B located in the 5301 Block West Houston Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

16. ADJOURNMENT

Bookmarked at 00:15:04

Chairman Sims adjourned the meeting at 5:17p.m.



ACTING SECRETARY

CHAIRMAN



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 7/21/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

CONSENT AGENDA (ITEMS 6, 7 AND 8)

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2720 & 2812 FALLON DRIVE (Project No. 000446-2026)**

The request of Los Hermanos Partnership LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor), concerning the property located at 2812 Fallon Drive consisting of 13.495 acres in the John Hendrix Survey, Abstract No. 503 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat of Fallon Drive Addition.

Background:

The property is located at 2720 & 2812 Fallon Drive. The owner is requesting final plat approval.

The following has been approved at this location:

- 10/21/25 Site Plan for Fallon IOS Warehouse Addtn.
- 10/17/2025- Preliminary Plat of Fallon Drive Addition.

Origination:

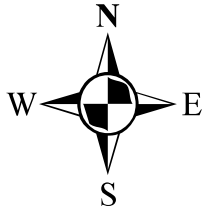
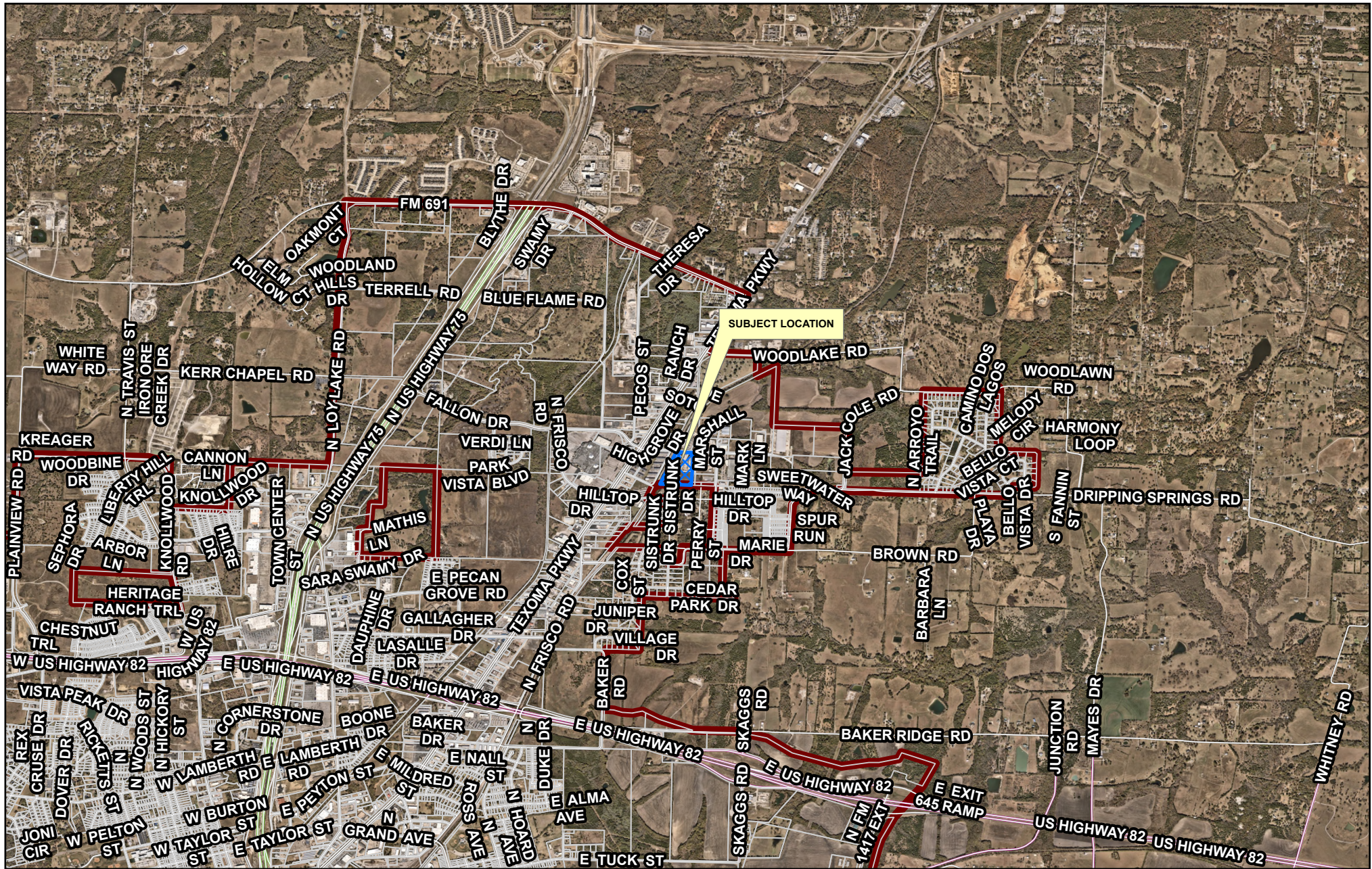
The request of Los Hermanos Partnership LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor).

Staff Recommendation:

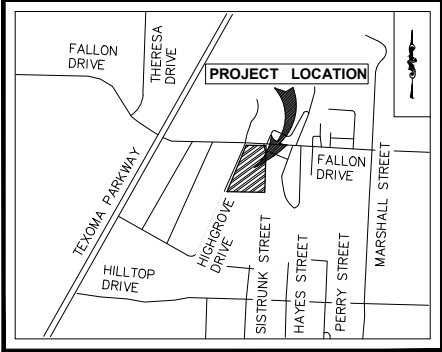
Staff recommends P&Z approve this item.

Attachments:

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



FILE NAME: 2019462_FINAL_PLAT_20201010.DWG
FILE LOCATION: F:\Projects\2019462-2010 Fallon Dr Sherman\ACAD\Sheet\2019462_2 Final Plat_20201010.dwg
PLOT DATE: 7/8/2020 1:37 PM



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CanTex 2812 Fallon, LLC, acting by and through its duly authorized agent, and Los Hermanos Partnership LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as **FALLON DRIVE ADDITION**, an addition to the City of Sherman, Grayson County, Texas, Being 13.495 acres situated in and being a portion of the John Hendrix Survey, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon 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 permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS, our hands at Dallas, Texas, this the _____ day of _____, 2026.

OWNER: **CANTEX 2812 FALLON, LLC**
a Texas limited liability company

BY: _____
Romit Cheema, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Romit Cheema**, 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 expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Public, in and for the State of Texas

OWNER: **LOS HERMANOS PARTNERSHIP LLC**
a Texas limited liability company

BY: _____
REPRESENTATIVE
TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared ***REPRESENTATIVE***, 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 expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel O'Neal, 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 ordinance of the City of Sherman, Texas.

Dated this the _____ day of _____, 2026.

Daniel O'Neal, RPLS
Texas License No. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Daniel O'Neal, 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 expressed and in the capacity therein stated and as the act and deed therein stated.

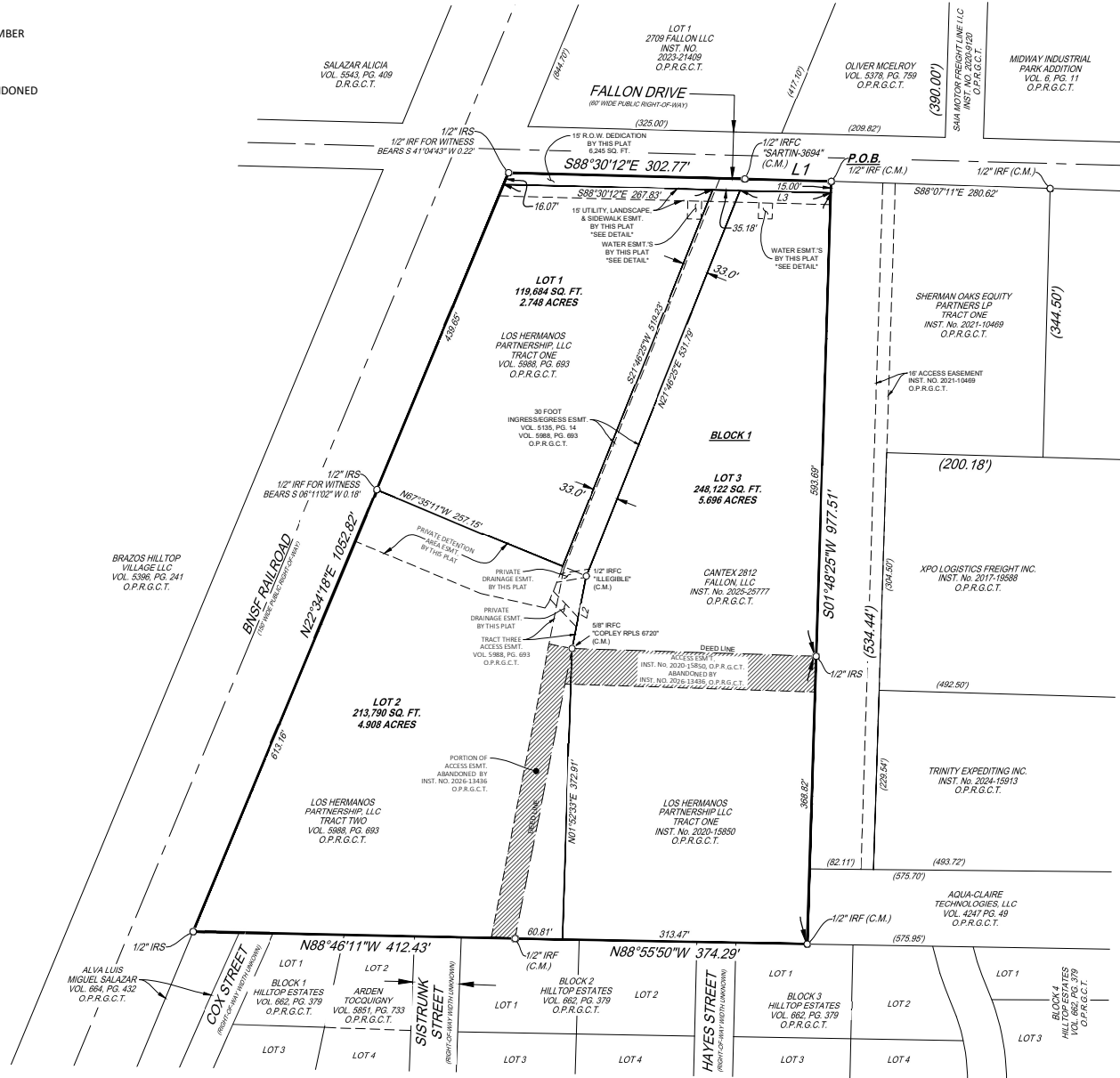
Given under my hand and seal of office, this the _____ day of _____, 2026.

Notary Public, in and for the State of Texas

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

LEGEND
○ BOUNDARY/LOT CORNER
— OFFICIAL PUBLIC RECORDS,
GRAYSON COUNTY, TEXAS
VOL. PG.
INST. NO. PAGE
INSTRUMENT NUMBER
--- CENTERLINE
--- EASEMENT
--- DEED LINE
AREA TO BE ABANDONED
BY THIS PLAT

GRAPHIC SCALE
100' 0 50' 100'
1 inch = 100 feet



LEGAL DESCRIPTION

WHEREAS CanTex 2812 Fallon, LLC, and Los Hermanos Partnership, LLC are the sole owners of a 587,837 square foot or 13.495 acre tract of land situated in the John Hendrix Survey, City of Sherman, Grayson County, Texas, being all of that tract of land described to said CanTex 2812 Fallon, LLC by Special Warranty Deed recorded in Instrument No. 2025-25777, Official Public Records, Grayson County, Texas, (O.P.R.G.C.T.) and all of that tract of land described to said Los Hermanos Partnership, LLC by Warranty Deed recorded in Instrument No. 2020-15850, O.P.R.G.C.T., by Warranty Deed with Vendor's Lien recorded in Volume 5988, Page 694, O.P.R.G.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (controlling monument (C.M)) for the northwest corner of that tract of land described to Sherman Oaks Equity Partners LP, Tract One, by deed recorded in Instrument No. 2021-10469, O.P.R.G.C.T., and being in the south Right-of-Way (R.O.W.) line of Fallon Drive, a 60-foot R.O.W.;

THENCE South 01 degrees 48 minutes 25 seconds West, with the west line of said Sharman Oaks Equity Partners LP, and the west line of that tract of land described to Aqua-Claire Technologie, LLC by deed recorded in Volume 4247, Page 49, O.P.R.G.C.T., passing a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for reference at a distance of 608.69 feet, and continuing a total distance of 977.51 feet to a 1/2 inch iron rod found (C.M.) for the southwest corner of said Aqua-Claire Technologie, LLC tract, and being in the north line of Hilltop Estates, an addition to the City of Sherman, according to the map thereof recorded in Volume 662, Page 379, O.P.R.G.C.T.,

THENCE, with the north line of said Hilltop Estates, and the north line of that tract of land described to Alva Luis Miguel Salazar, by deed recorded in Volume 664, Page 432, O.P.R.G.C.T., the following bearings and distances:

North 88 degrees 55 minutes 50 seconds West, a distance of 374.29 feet to a 1/2 inch iron rod found (C.M.);

North 88 degrees 46 minutes 11 seconds West, a distance of 412.43 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the northwest corner of said Salazar tract, and being in the east R.O.W. line of BNSF Railroad, a 150-foot R.O.W.;

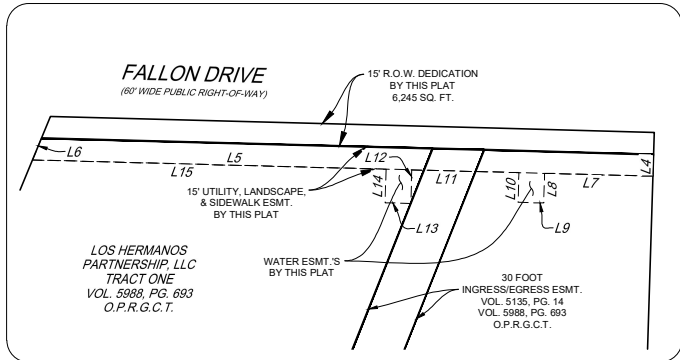
THENCE North 22 degrees 34 minutes 18 seconds East, with the east R.O.W. line of said BNSF Railroad, passing a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for reference at a distance of 613.16 feet, from which a 1/2 inch iron rod found for witness bears South 06 degrees 11 minutes 02 seconds West, a distance of 0.18 feet, and continuing a total distance of 1052.82 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the intersection of the east R.O.W. line of said BNSF Railroad, and the south R.O.W. line of said Fallon Drive, from which a 1/2 inch iron rod found for witness bears South 41 degrees 04 minutes 43 seconds West, a distance of 0.22 feet;

THENCE with the south R.O.W. line of said Fallon Drive, the following bearings and distances:

South 88 degrees 30 minutes 12 seconds East, a distance of 302.77 feet to a 1/2 inch iron rod with cap stamped "Sartin-3694" found for corner;

South 88 degrees 24 minutes 14 seconds East, a distance of 110.64 feet to the **POINT OF BEGINNING**, and containing 587,837 square feet or 13.495 acres of land.

EASEMENT DETAIL
SCALE: 1 INCH = 60'



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

Chairman,

Secretary

**URBAN
STRATEGY**

501 N. Haskell Avenue, Dallas, Texas 75226
Firm Registration #10394610, 214-396-2339
www.urbanstrategy.us

FINAL PLAT

FALLON DRIVE ADDITION
LOTS 1-3, BLOCK 1
13.495 ACRES / 587,837 SQUARE FEET
SITUATED IN THE JOHN HENDRIX SURVEY,
ABSTRACT NO. 503
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
 - NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
 - SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT EFFECT THE SUBJECT TRACT NOT SHOWN HEREON.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48181C0280F, DATED 09/29/2010 AND MAP NO. 48181C0290G, DATED 09/01/2022 FOR GRAYSON COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED ZONE X, DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF ACCURACY OF THAT MAP. (TABLE A ITEM 3).
- FLOOD ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SPECIAL FLOOD HAZARD AREAS AND HIGHER THAN THE ELEVATION OF THE 2-PERCENT-ANNUAL-CHANCE FLOOD.
- DETENTION AREA TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

CASE NO. _____



Eng. File No. 2850-A
CSS # 000183-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

October 16, 2025

Los Hermanos Partnership, LLC

Urban Strategy
4222 Main Street
Dallas, TX 75226

Urban Strategy
Attn: Mark A. Nace, RPLS
1100 E. Campbell, Ste. 210
Richardson, TX 75081

Dear Applicants,

The request for approval of the Preliminary Plat of Fallon Drive 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. Name and contact information for Developer shall be shown on preliminary and final plats. *Code of Ordinances Chapter 10.02.002(e)(1)*
2. Provide a filed copy of the document abandoning Access Easement established in Inst. No. 2020-15850 OPRGCT to the City Engineering Department with civil plan submittal. General Notes Section of Final Plat shall show instrument information of abandonment document(s). *City of Sherman Code of Ordinances Chapter 10.02.002(b)(5)*
3. Provide a filed copy of the document abandoning a portion of the Access Easement established in Vol. 5988, Pg. 693 OPRGCT to the City Engineering Department with civil plan submittal. General Notes Section of Final Plat shall show instrument information of abandonment document(s). *City of Sherman Code of Ordinances Chapter 10.02.002(b)(5)*
4. Provide a filed copy of the document abandoning the 100' Railroad Easement established in Vol. 177, Pg. 83 DRGCT; Vol. 1978, Pg. 727; Vol. 1978, Pg. 729 RPRGCT to the City Engineering Department with civil plan submittal. General Notes Section of Final Plat shall show instrument information of abandonment document(s). *City of Sherman Code of Ordinances Chapter 10.02.002(b)(5)*

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

Zoning

1. No new division of any lot or parcel shall be made that creates a new nonconforming situation. (*Sec. 10.05.001(a)*)
 - a. A Variance to allow a 24.2' Side Setback in lieu of the required 25' for the existing structure must be approved by the Board of Adjustment
 - b. A Variance to allow a 37.9' Front Setback in lieu of the required 40' for the existing structure must be approved by the Board of Adjustment
 - 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.

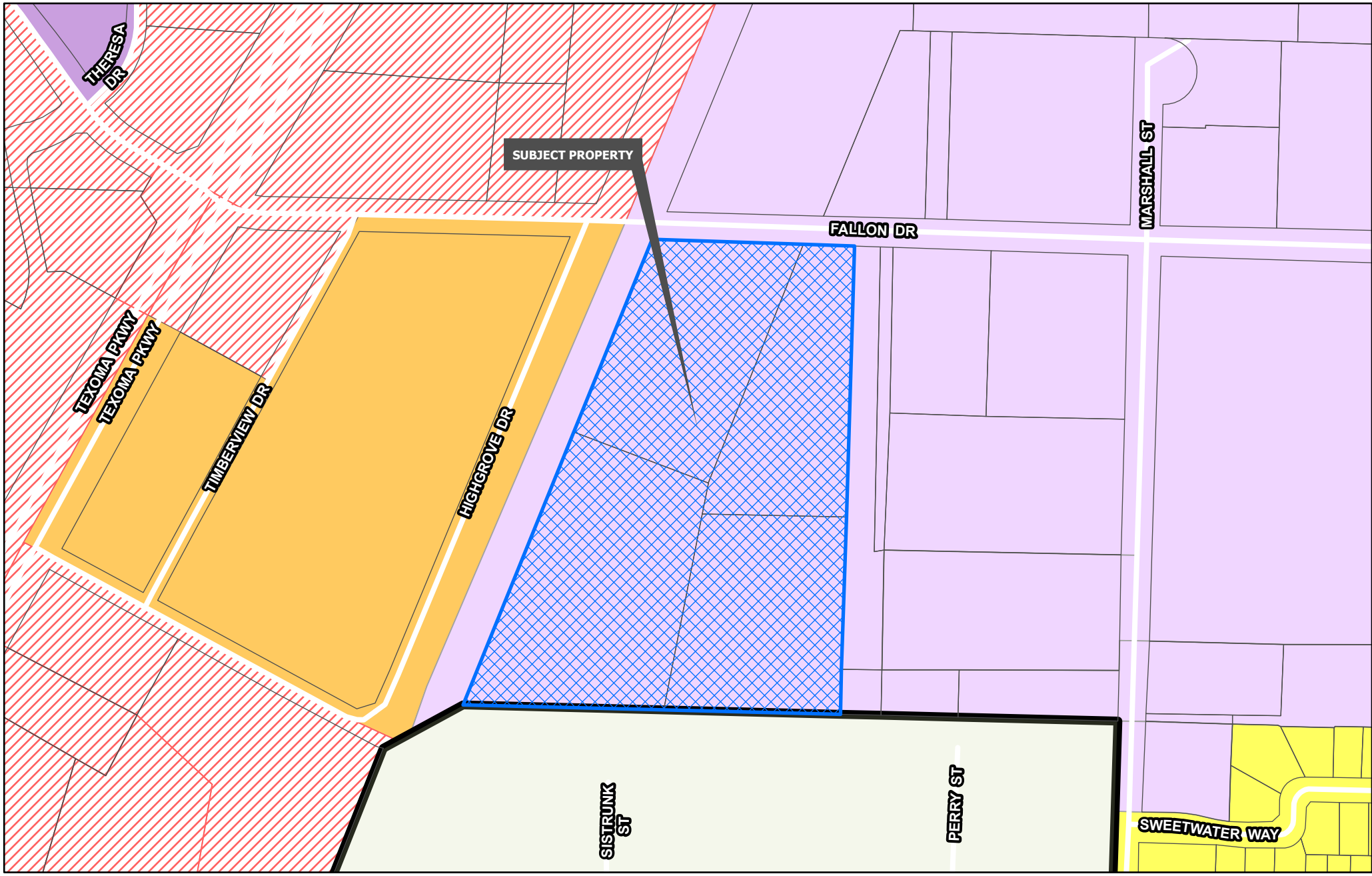
Respectfully,



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	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
2720 & 2812 FALLON DR**



TECHNOLOGY HUB

Intent & Character

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

Appropriate Land Use Types

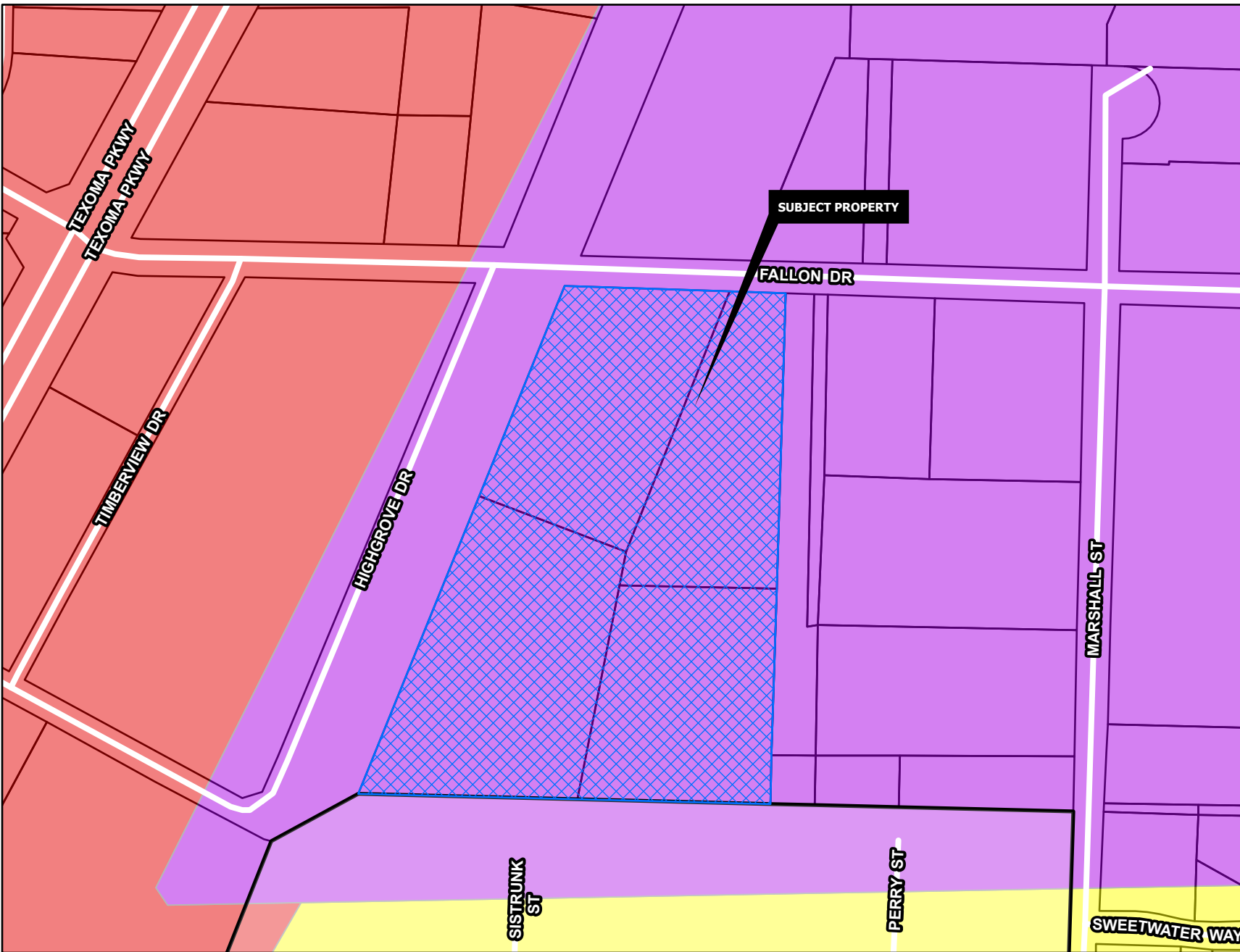
- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

Compatible Zoning Districts

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

Considerations

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





Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (Project No. 000411-2026)**

The request of Sherman Junction LTD (Owner), Mason Peak (Applicant) and Eagle Surveying, LLC (Surveyor), concerning the property located in the 301 Block West FM 1417 (Heritage Parkway) consisting of 1.33 acres, being part of Lot 1, Block 1 of Sherman Junction, Lots 1-4, Block 1, in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Chase Bank

Background:

The property is located in the 301 Block West FM 1417 (Heritage Parkway). The owner is requesting Site Plan approval for Chase Bank.

Origination:

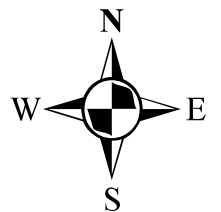
The request of Sherman Junction LTD (Owner), Mason Peak (Applicant) and Eagle Surveying, LLC (Surveyor).

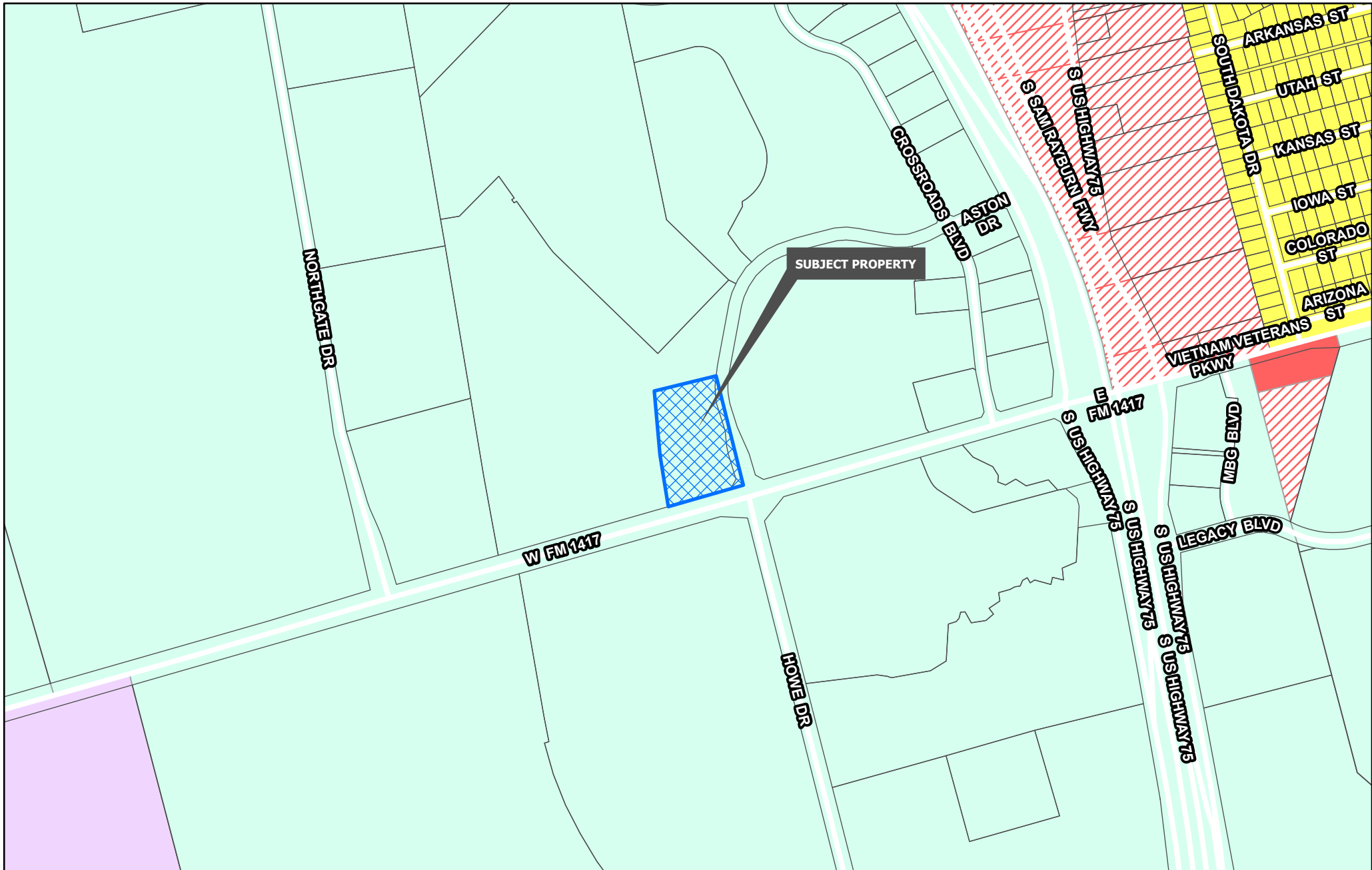
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

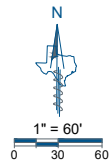
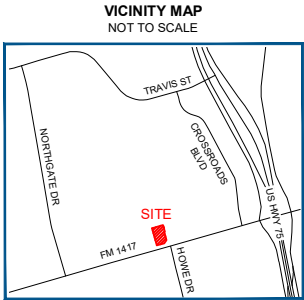
1. Location Map
2. Zoning Map
3. Survey
4. Project Narrative
5. Site Plan
6. Landscape Plan
7. Elevation





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





LEGAL DESCRIPTION

Being a 1.33 acre tract of land out of the E. Jones Survey, Abstract No. 625, situated in the City of Sherman, Grayson County, Texas, and being a portion of Lot 1, Block 1 of Sherman Junction, Lots 1-4, Block 1, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded in Volume 2025, Page 150 of the Plat Records of Grayson County, Texas.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 1, 2022 and is located in Community Number 485509 as shown on Map Number 48181C0405G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Fidelity National Title Insurance Company with G.F. No. FTH-18-FAH25013267AJ as listed:

- 10(f.)** Building setback lines, easements and other matters as shown or provided for on plat recorded under Clerk's File No. 2025-150, Plat Records Grayson County, Texas.
AFFECTS AS SHOWN
- 10(g.)** Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Enterprise Texas Pipeline LLC
Purpose: As provided in said document
Recording Date: August 28, 2008
Recording No.: Volume 4518, Page 741, Real Property Records, Grayson County, Texas
DOES NOT AFFECT
- 10(i.)** Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Lone Star Gas Company
Purpose: As provided in said document
Recording Date: August 16, 1962
Recording No.: Volume 961, Page 168, Real Property Records, Grayson County, Texas
AFFECTS AS SHOWN
- 10(j.)** Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: August 17, 1962
Recording No.: Volume 961, Page 212, Real Property Records, Grayson County, Texas
DOES NOT AFFECT
- 10(k.)** Easement(s) and rights incidental thereto, as granted in a document:
Granted to: St. Louis, San Francisco and Texas Railway Company
Purpose: As provided in said document
Recording Date: July 7, 1969
Recording No.: Volume 1138, Page 41, Real Property Records, Grayson County, Texas
DOES NOT AFFECT
- 10(l.)** Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: October 14, 1961
Recording No.: Volume 942, Page 473, Real Property Records, Grayson County, Texas
DOES NOT AFFECT

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by Fidelity National Title Insurance Company with G.F. No. FTH-18-FAH25013267AJ, an effective date of November 2nd, 2025, and issued date of November 10th, 2025. This survey is only valid for G.F. No FTH-18-FAH25013267AJ. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right-of-way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no visible encroachments or overlapping of improvements observed except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

To Fidelity National Title Insurance Company, Fidelity National Title Agency, Inc., JPMorgan Chase Bank, National Association, and Sherman Junction, LTD., a Texas limited partnership.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on July 22nd, 2025.

Date of Plat or Map: February 6th, 2026.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Caleb McCanlies
R.P.L.S. # 7036

JOB NUMBER
2505-054-02
DATE
10/21/2025
REVISION
02/06/2026
DRAWN BY
CDT



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS

FM 1417 & ASTON DRIVE
SHERMAN, TX

ALTA / NSPS
LAND TITLE SURVEY

Being 1.33 Acres of Land
out of the E. Jones Survey, Abstract Number 625
in the City of Sherman, Grayson County, Texas

LEGEND

	Power Pole		Overhead Utilities		CRF		Capped Iron Rod Found
	Light Pole		Edge of Asphalt		CIRS		
	Sanitary Manhole		Building		Building		Stamped Eagle Surveying Volume
	Storm Drain Manhole		Concrete		Concrete		POL. Page
	Telecommunications Vault		Sign		Sign		Document Number
	Fiber Optic Utility Sign		Mail Box		Mail Box		O.R.G.C.T. Grayson County, Texas Plat Records
	Water Valve		Boundary Monument		Boundary Monument		P.R.G.C.T. Grayson County, Texas Plat Records

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°13'29" E	45.00'
L2	S 17°13'29" E	86.69'
L3	S 37°04'05" W	71.82'
L4	S 76°12'01" W	129.06'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	239.50'	66.24'	15°50'45"	S 09°18'06" E	66.03'
C2	260.50'	72.04'	15°50'45"	S 09°18'06" E	71.82'

PROJECT NARRATIVE

Site Plan Submittal

Chase Bank – Sherman, Texas

May 28, 2026

1. Project Overview

This narrative is submitted in support of a Site Plan application to the City of Sherman, Texas, for the construction of a new Chase Bank branch facility. The proposed development consists of an approximately 3,400 square-foot single-story bank building with an attached drive-through ATM. The project is intended to serve the banking needs of the surrounding community and is designed to be consistent with the commercial character of the area.

2. Project Location & Site Description

The subject property is located within the City of Sherman, Grayson County, Texas. The site encompasses approximately 1.02 acres and is situated within a larger, master-planned commercial development. The property has been designated for commercial use and is surrounded by compatible commercial land uses.

As part of the larger development, the subject property benefits from shared access, infrastructure, and amenities established under the overall development plan. The 1.02-acre parcel represents a single pad site within the broader commercial project.

3. Proposed Development

The applicant proposes to construct a Chase Bank branch consisting of the following primary components:

Bank Building: A single-story structure of approximately 3,400 square feet, designed to accommodate full-service banking operations, including teller stations, private offices, and customer service areas.

Drive-Through ATM: An attached drive-through ATM lane to provide convenient 24-hour banking access for customers without requiring them to enter the building.

Site Improvements: Associated site improvements including on-site parking, internal drive aisles, landscaping, site lighting, and signage, all in conformance with applicable City of Sherman development standards.

4. Platting & Infrastructure

The subject property is part of a larger, comprehensive commercial development. All platting activities required to legally establish the individual pad sites, including the subject 1.02-acre

parcel, will be provided and managed by the overall master developer. The applicant is not responsible for any off-site platting actions.

Likewise, all utility extensions necessary to serve the subject property — including water, sanitary sewer, storm drainage, and dry utilities — will be designed, permitted, and constructed by the overall developer as part of the master development infrastructure. The applicant's site plan reflects connections to utilities at points of service that will be provided at the property boundary by the master developer.

This arrangement ensures that all infrastructure serving the subject property complies with City of Sherman requirements and that coordination between individual pad sites within the overall development is maintained.

5. Civil Engineering & Site Design

The civil engineering design for the proposed Chase Bank site has been prepared in accordance with the applicable regulations, standards, and ordinances of the City of Sherman, Texas, as well as any applicable state and federal requirements. The site plan addresses on-site grading and drainage, parking layout and circulation, utility service connections, and fire access.

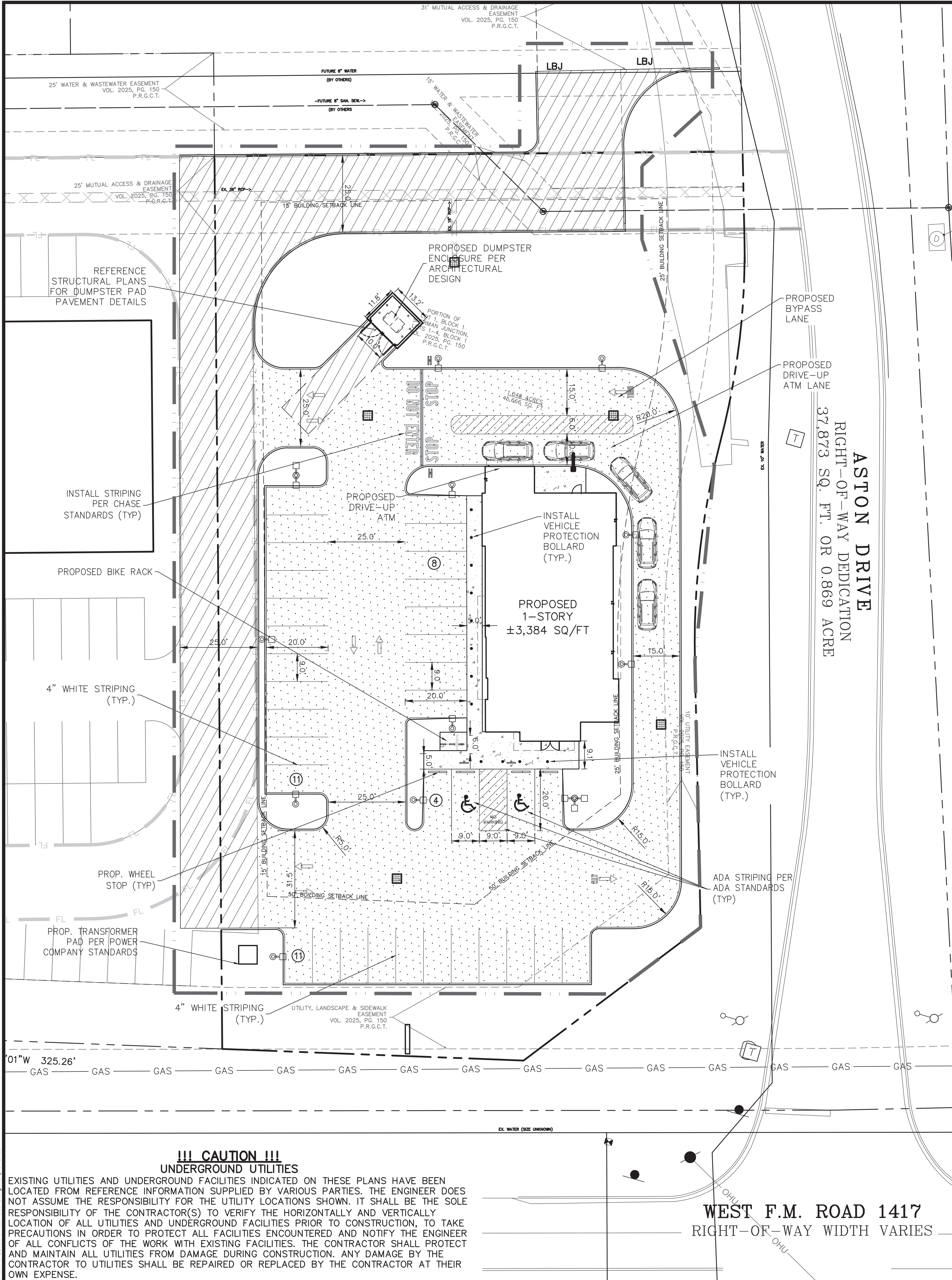
Stormwater management for the subject property will be coordinated with the master development's overall drainage plan. On-site grading will be designed to direct runoff to the appropriate drainage infrastructure as established by the master developer.

6. Summary

The proposed Chase Bank development represents a quality commercial land use that is consistent with the surrounding development context and the overall vision for the master-planned commercial project. The applicant respectfully requests the City of Sherman's approval of the site plan as submitted. The project team is available to address any questions or provide additional information as needed during the City's review process.

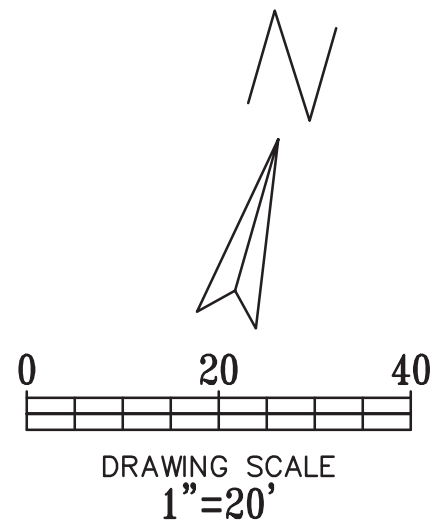
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!!! CAUTION !!!
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL ☎ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



- PAVING NOTES:**
1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
 4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE IRRIGATION WATER LINES, SIGNAGE AND WIRING, ETC. HAVE BEEN TESTED AND PASSED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
 5. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE CITY OF SHERMAN PAVING DESIGN AND ANY/ALL APPLICABLE CODES AND ORDINANCES.
 6. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 7. ALL SIDEWALKS SHALL MAINTAIN A 1.5% MAXIMUM CROSS SLOPE AND 4.5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS AND MARKINGS, ETC.
 8. CONTRACTOR TO MATCH EXISTING JOINTS WITH JOINTS IN NEW PAVING WHERE THEY ABUT.
 9. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION RULES AND SPECIFICATIONS.
 10. POWER POLES TO BE BRACED AS NEEDED AT CONTRACTOR'S EXPENSE AS REQUIRED DURING CONSTRUCTION.
 11. CONTRACTOR SHALL HYDRO MULCH DISTURBED LANDSCAPE AREAS AND/OR SOD PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR AS SHOWN ON LANDSCAPE PLAN.
 12. PLAIN AND REINFORCED CONCRETE WORK SHALL CONFORM TO ACI 318-95.
 13. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL AND SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.
 14. ADMIXTURES SUCH AS ACCELERATORS OR PLASTICIZERS SHALL NOT BE USED WITHOUT APPROVAL OF THE ENGINEER AND ANY USE IN PROPOSED CONCRETE SHALL EXCEED DESIGN CRITERIA STRENGTH, ETC.
 15. SPLICES SHALL BE IN ACCORDANCE WITH CLASS "B" SPLICES PER ACI 318-95. CONTRACTOR MAY USE 36 BAR DIAMETERS FOR ALL SIZES.
 16. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE THREE-QUARTER INCH MINIMUM CHAMFER.

- LEGEND**
- PROPERTY LINE
 - - - EXISTING CURB
 - - - PROPOSED CURB
 - FL - PROPOSED FIRELANE
 - 6" 4,000 PSI REINFORCED CONCRETE PAVEMENT REINFORCED WITH NO. 3 BARS ON 18-INCH CENTERS IN BOTH DIRECTIONS OVER 6" COMPACTED SUBGRADE. (REFERENCE GEOTECHNICAL REPORT)
 - 4" 4,000 PSI REINFORCED CONCRETE PAVEMENT OVER 6" COMPACTED SUBGRADE. (REFERENCE GEOTECHNICAL REPORT)
 - 7" 4,000 PSI REINFORCED CONCRETE PAVEMENT REINFORCED WITH NO. 4 BARS ON 18-INCH CENTERS IN BOTH DIRECTIONS OVER 6" COMPACTED SUBGRADE. (REFERENCE GEOTECHNICAL REPORT)
 - LBJ - CONSTRUCT LONGITUDINAL BUTT JOINT
 - ☉ - PROPOSED LIGHT POLE
 - ⑥ - PARKING COUNT
 - - - LIMITS OF CONSTRUCTION
 - - PROPOSED INLET



SITE PLAN INFORMATION	
LAND USE:	DRIVE-IN BANK
APPROX. BUILDING FOOT PRINT (TOTAL):	±3,384 SQUARE FEET
SITE ACREAGE:	±1.05 ACRES (±45,666 S.F.)
PARKING REQUIRED (1/400 SQUARE FEET)	9 SPACES
PARKING PROVIDED:	34 SPACES
EXISTING ZONING:	PD
PROPOSED ZONING:	PD
IMPERVIOUS AREA:	30,059 SQUARE FEET
PROVIDED LANDSCAPE AREA:	15,607 SQUARE FEET
NUMBER OF STORIES:	1
FLOOR TO AREA RATIO:	7.4%

Cumulus Design
FIRM #14810
2080 N. Highway 360,
Suite 240
Grand Prairie, TX 75050
Tel. 214.235.0367

7/8/26

SITE PLAN

CHASE BANK

NWC FM 1417 & ASTON DR SHERMAN, TX

GRAYSON COUNTY

PLOT DATE

07/08/26

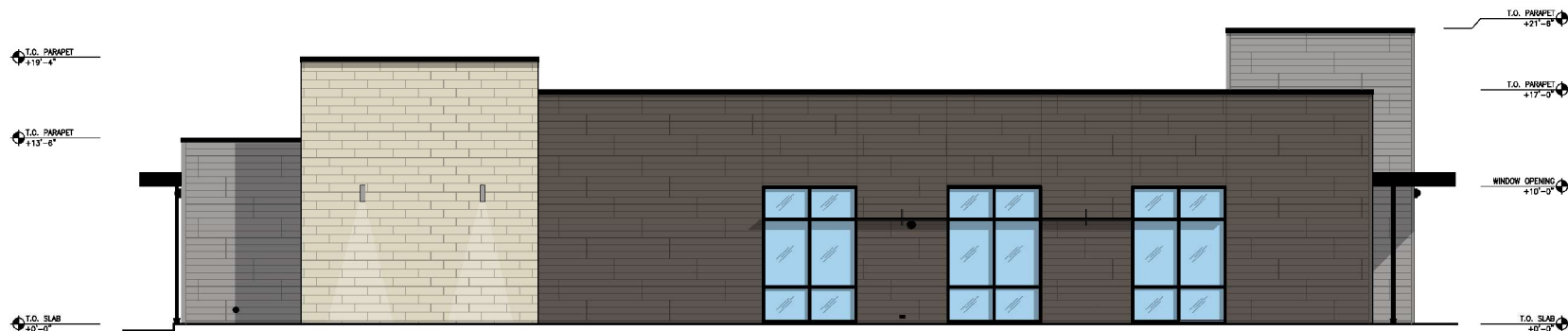
PROJECT NUMBER

CDC25009

SHEET NUMBER

C1

[illegible]



02 WEST ELEVATION
SCALE: 1/4"=1'-0"



01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

CHASE SHERMAN SOUTH			
MATERIAL CALCULATIONS			
ELEVATIONS DATED: 2026.07.07			
SOUTH ELEVATION			
TOTAL	(SF)	1134	%
STONE		0	0.00%
FIBER CEMENT 1		208	18.34%
FIBER CEMENT 2		232	20.46%
METAL PANEL		480	42.33%
GLAZING		214	18.87%
TOTAL			100.00%
NORTH ELEVATION			
TOTAL	(SF)	413	%
STONE		253	61.26%
FIBER CEMENT 1		0	0.00%
FIBER CEMENT 2		79	19.13%
METAL PANEL		81	19.61%
GLAZING		0	0.00%
TOTAL			100.00%
WEST ELEVATION			
TOTAL	(SF)	827	%
STONE		375	39.30%
FIBER CEMENT 1		239	25.19%
FIBER CEMENT 2		21	2.54%
METAL PANEL		0	0.00%
GLAZING		205	24.79%
TOTAL			100.00%
EAST ELEVATION (FRONT)			
TOTAL	(SF)	1085	%
STONE		163	15.02%
FIBER CEMENT 1		548	50.51%
FIBER CEMENT 2		0	0.00%
METAL PANEL		322	29.68%
GLAZING		52	4.79%
TOTAL			100.00%

[illegible]



Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 200 BLOCK WEST TRAVIS STREET (Project No. 000427-2026)**

The request of Sherman Crossroads, Ltd. (Owner), Michael Carlisle (Applicant) and Kimley-Horn (Surveyor), concerning the property located in the 200 Block West Travis Street consisting of 3.441 acres in the Preston Kitchen Survey, Abstract No. 667 and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of The Backyard.

Background:

The property is located in the 200 Block West Travis Street. The owner is requesting Site Plan approval for The Backyard. The applicant has expanded the area for the development of this project, triggering the resubmittal for site plan approval.

The following has been approved at this location:

- 8/19/2025 - Variance under Section 14.03.007 to allow a 5' rear setback in lieu of the required 15' rear setback for a permanent stage structure
- 8/19/2025 - Site Plan for The Backyard commercial, restaurant, and stage addition.

Origination:

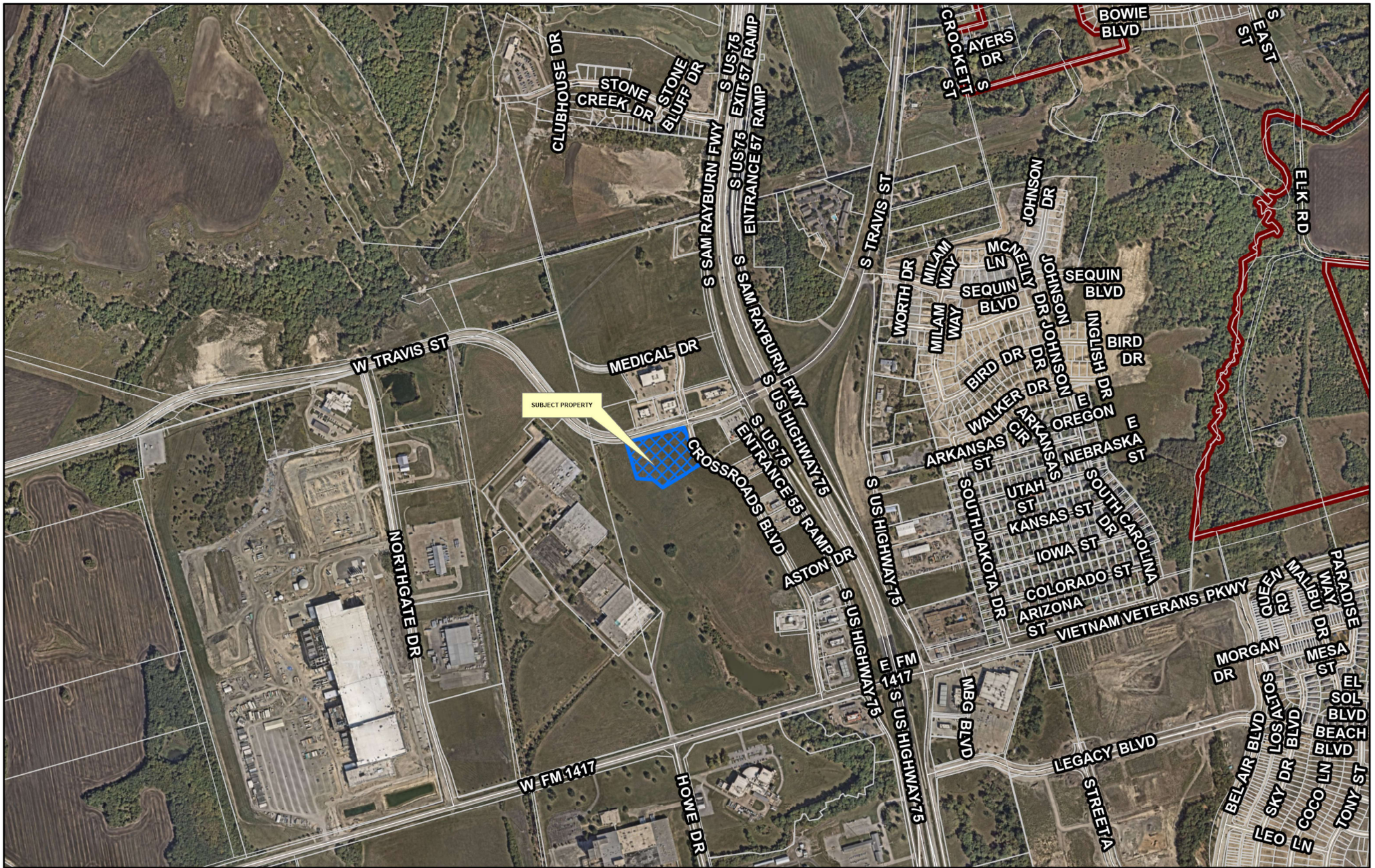
The request of Sherman Crossroads, Ltd. (Owner), Michael Carlisle (Applicant) and Kimley-Horn (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Project Narrative
6. Site Plan
7. Landscape Plan
8. Elevation

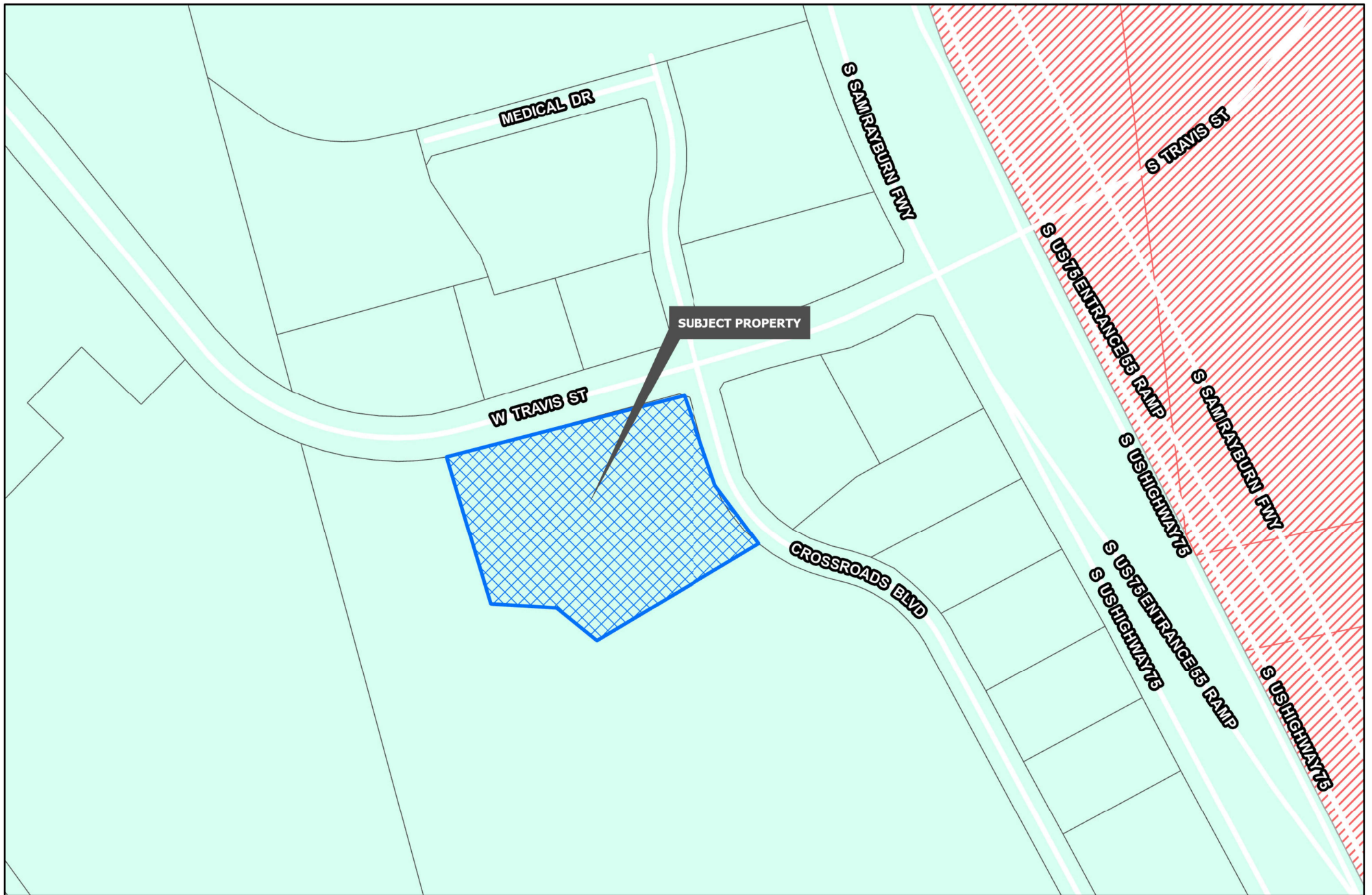


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 BLK W TRAVIS ST



Date: 7/31/2025 5:31 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

 MF-15 Multi-Family Residential

 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

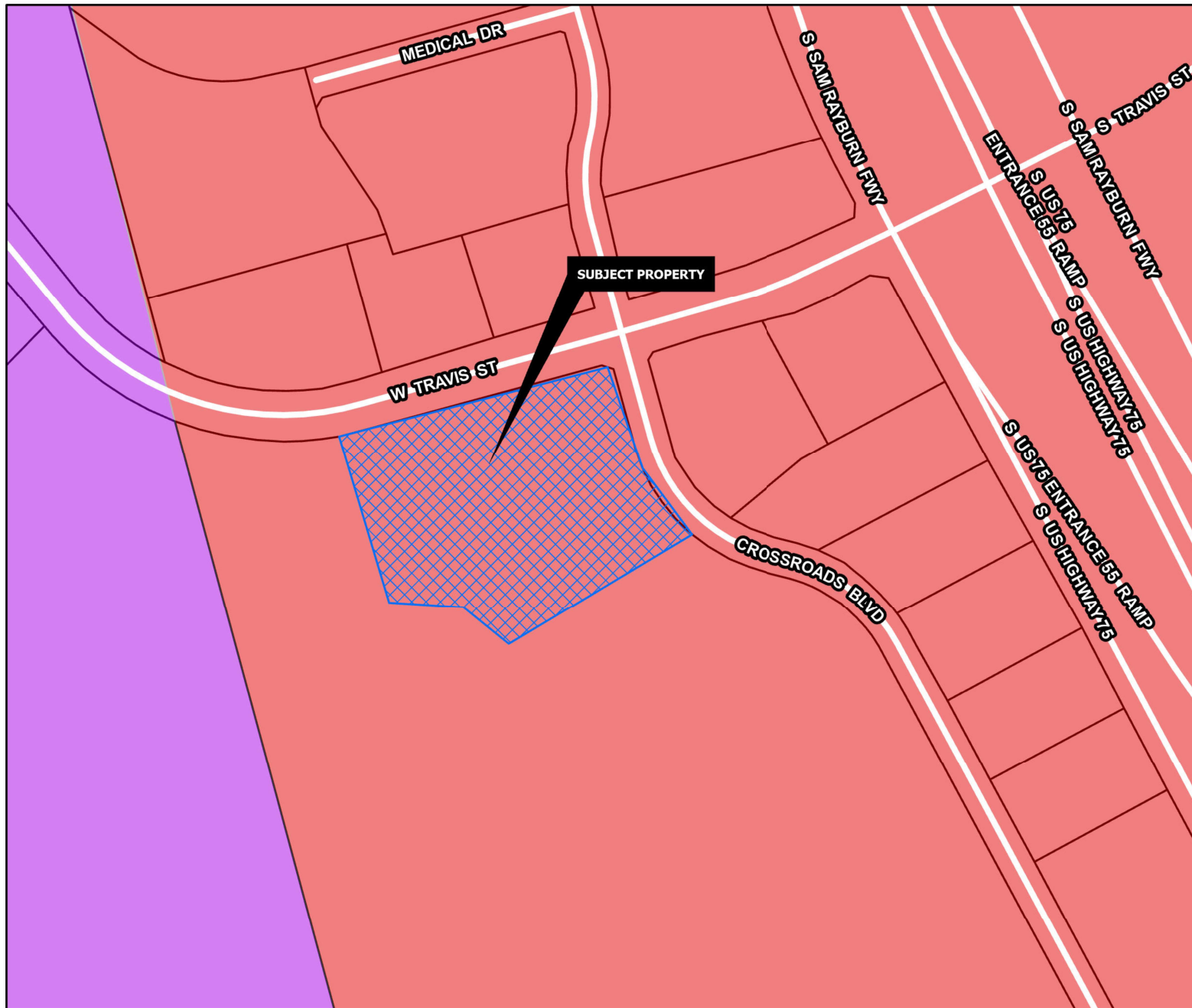
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
200 BLK W TRAVIS ST



Date: 7/31/2025 5:31 PM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

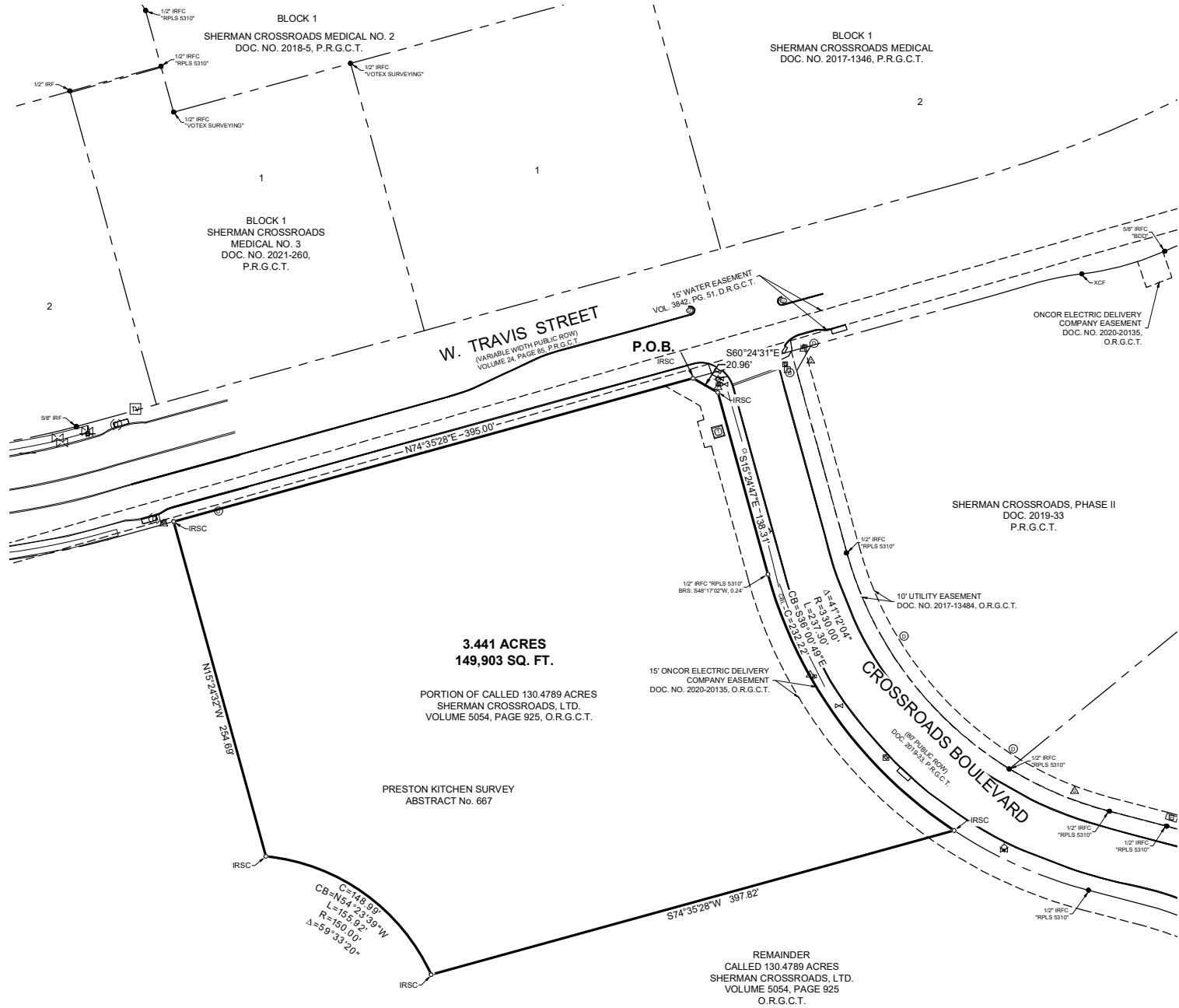
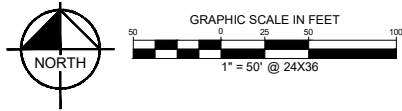
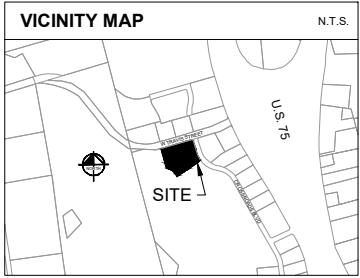
Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
200 BLK W TRAVIS ST



Date: 7/31/2025 5:31 PM



LEGEND			
C COMMUNICATIONS	METER	E ELECTRIC TRANSFORMER	SECURITY CAMERA
E ELECTRIC OR POWER	MARKER PIN/FLAG	HANDICAPPED PARKING	SANITARY SEWER BOX
F FIBER OPTIC	POLE	PARKING METER	SANITARY SEWER CLEAN OUT
G NATURAL GAS	STORAGE TANK	RAILROAD SIGNAL	SANITARY SEWER LIFT STATION
P PETROLEUM OR PIPELINE	VALVE (EXCEPT WATER)	RAILROAD SIGN	STORM SEWER DRAIN
R RAILROAD	VAULT	SDR	TRAFFIC BARRIER
S SAN. SEWER OR WASTEWATER	WELL	MARQUEE-BILLBOARD	TRAFFIC BOLLARD
D STORM SEWER	CABLE TV	A/C UNIT	TRAFFIC CAMERA
T TELEPHONE	ROOF DRAIN	BASKET BALL GOAL	TRAFFIC SENSOR
TR TRAFFIC	ELEVATION BENCHMARK	BORE LOCATION	TRAFFIC SIGNAL
U UNIDENTIFIED	FLOW DIRECTION	FLAG POLE	TRASH BIN
W WATER	MONITORING WELL	GOAL POST	TREE
	FUEL TANK	GREASE TRAP	WATER BOX
	FLOOD LIGHT	IRRIGATION VALVE	FIRE SPRINKLER CONNECTION
	GUY ANCHOR	LIGHT STANDARD	FIRE HYDRANT
	GUY ANCHOR POLE	UTILITY POLE	WATER VALVE
	MANHOLE	NEWS STAND	AIR RELEASE VALVE
	MARKER SIGN	PHONE BOOTH	WATER WELL
IRSC 5/8\"/>			
IRSC IRON ROD WITH CAP FOUND	P.O.B. POINT OF BEGINNING	O.R.G.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS	
PKS PK NAIL SET	D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS	GRAYSON COUNTY, TEXAS	
PKF PK NAIL FOUND	D.R.C.C.T. DEED RECORDS, DENTON COUNTY, TEXAS	P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS	
IRF IRON ROD FOUND	L.R.C.C.T. LAND RECORDS, DENTON COUNTY, TEXAS	P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS	
XS \"X\" CUT IN CONCRETE SET	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS	F.I.R.M. FLOOD INSURANCE RATE MAP	
XF \"X\" CUT IN CONCRETE FOUND			

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PROPERTY DESCRIPTION

BEING a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, and being a portion of a called 130.4789-acre tract of land described in a deed to Sherman Crossroads, LTD. recorded in Volume 5054, Page 925, Official Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northerly corner of a southwest corner clip at the intersection of West Travis Street (a variable width public right-of-way) recorded in Volume 24, Page 85, Plat Records, Grayson County, Texas, and Crossroads Boulevard (an 80' wide public right-of-way) recorded in Document No. 2019-33, said Plat Records;

THENCE South 60°24'31" East, along said corner clip, a distance of 20.96 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southerly corner of said corner clip;

THENCE South 15°24'47" East, along the westerly right-of-way line of said Crossroads Boulevard, a distance of 138.31 feet to a point for corner from which a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found for witness bears South 48°17'02" West, 0.24 feet, same being the beginning of a tangent curve to the left with a radius of 330.00 feet, a central angle of 41°12'04", and a chord bearing and distance of South 36°00'49" East, 232.22 feet;

THENCE in a southerly direction, continuing along the westerly right-of-way line of said Crossroads Boulevard, with said tangent curve to the left, an arc distance of 237.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing said westerly right-of-way line and crossing said 130.4789-acre tract the following courses and distances;

South 74°35'28" West, a distance of 397.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 150.00 feet, a central angle of 59°33'20", and a chord bearing and distance of North 54°23'39" West, 148.99 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 155.92 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 15°24'32" West, a distance of 254.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the southerly right-of-way line of said West Travis street;

THENCE North 74°35'28" East, along the southerly right-of-way line of said West Travis Street, a distance of 395.00 feet to the **POINT OF BEGINNING** and containing 149,903 square feet or 3.441 acres of land, more or less.

SURVEYORS CERTIFICATION:

To:

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition II Survey.

The field work was completed on July 19, 2024

John Hoefner
Registered Professional Land Surveyor No. 7096
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
john.hoefner@kimley-horn.com



NOTES:

- All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values.
- No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
- The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.
- FLOOD STATEMENT:** According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405G, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within:

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

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

STANDARD LAND SURVEY 3.441 ACRES

PRESTON KITCHEN SURVEY, ABSTRACT No. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

1	6/5/26	revise southerly boundary
No.	DATE	REVISION DESCRIPTION

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		
Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	KHA	Jun. 2026	063493020	1 OF 1



June 10th , 2026

Rob Rae
Director of Development Services
City of Sherman

RE: *Project Narrative – The Backyard*

To whom it may concern:

Please accept this correspondence as the formal Project Narrative describing the development of The Backyard being 3.441 acres. This lot is in the Preston Kitchen Survey Abstract No.667, located west of Crossroads Boulevard, south of West Travis Street. The project site is currently undeveloped and is currently zoned PD. Our client wishes to develop a building with commercial and restaurant uses and a permanent stage.

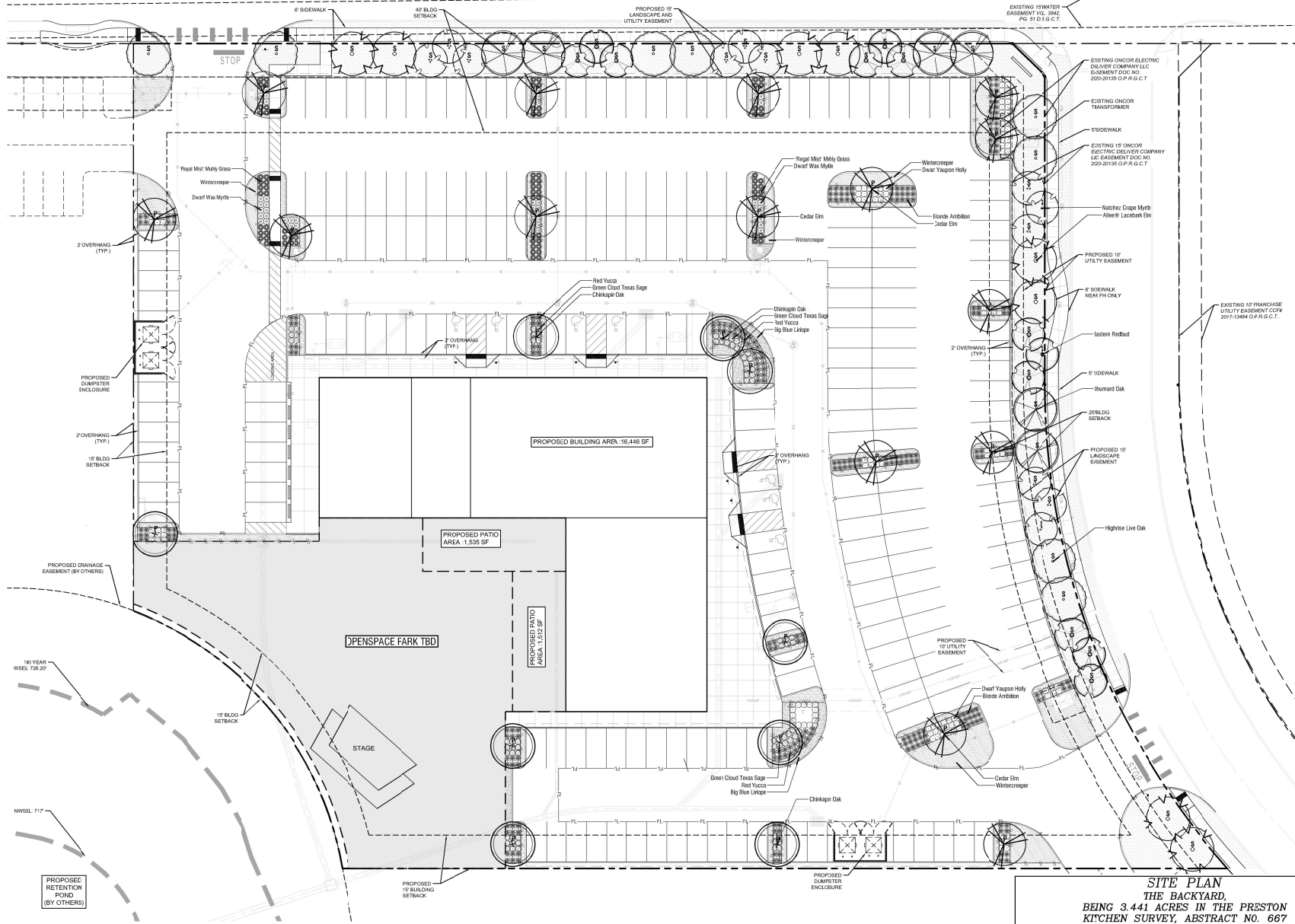
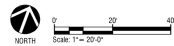
Thank you for your consideration of this development request. Please contact me at (469) 353-6061 or michael.carlisle@kimley-horn.com should you have any questions.

Sincerely,

Michael Carlisle, P.E. (TX)
Kimley-Horn and Associates, Inc.
TBPE Firm No. F-928

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KHA. KHA AND ITS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DOCUMENT, OR FOR ANY ERRORS OR OMISSIONS THEREIN. KHA AND ITS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DOCUMENT, OR FOR ANY ERRORS OR OMISSIONS THEREIN.

This document, together with the landscape and site plan, is submitted for review and approval by the City of Sherman, Texas. It is intended only for the specific project and site shown on the drawings and is not to be used for any other purpose. The City of Sherman, Texas, is not responsible for any damage to persons or property, or for any consequences arising from the use of this document, or for any errors or omissions therein.



SITE PLAN
THE BACKYARD,
BEING 3.441 ACRES IN THE PRESTON
KITCHEN SURVEY, ABSTRACT NO. 667
City of Sherman,
Sherman County, Texas
SUBMITTED: June 10th, 2020

Owner:
Hankinson Investment Corporation
4560 Bellline Rd Suite 400
Addicks, Texas 75001
Phone: (214) 334-6414 Ext.1202
Contact: Jeff Hankinson

Developer:
B&H Companies
118 W. Chestnut
Denison, Texas 75021
Phone: (803) 267-1573
Contact: Terri Berthoff

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
200 N. Travis St.
Suite 500
Sherman, Texas 75090
Phone: (409) 353-6061
Contact: Michael Carlisle, P.E.

Landscape Plan
Scale: 1"=20'

A

Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
200 N. TRAVIS ST., SUITE 500, SHERMAN, TX 75090
WWW.KIMLEY-HORN.COM TX F-528

NO.	REVISIONS	DATE	BY

THE BACKYARD

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT'S THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY OBSTACLES TO THE PROPOSED PLANTING, INCLUDING BUT NOT LIMITED TO: EXISTING PLANT MATERIAL, PLANT MATERIAL THAT SHALL BE MAINTAINED IN PLACE AND GROWING CONDITIONS THAT MUST BE REPEALED TO ACCOMMODATE THE PROPOSED PLANTING.
3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRUNING AND REMOVAL OF DESIRABLE PLANT MATERIAL.
4. FINAL PLANTING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIAL AND PLANTING.
5. PROVIDE ALL QUANTITIES LISTS AND FOR INFORMATION (N/A) IF THE CONTRACTORS RESPONSIBILITY TO PROVIDE FINAL QUANTITIES FOR ALL PLANTING ARE AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL PLANTING.
6. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING TO PROTECT MATERIALS PLACING BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
7. LANDSCAPE CONTRACTOR SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE RESPONSIBLE TO ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (LATEST EDITION) AND THE NATIONAL FLORICULTURAL ASSOCIATION'S STANDARD FOR NURSERY STOCK.
8. LANDSCAPE ARCHITECT PROVIDED WITH PLANTING SPECIFICATIONS IN ACCORDATION WITH OTHER CONTRACTORS IN SITES AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
9. ALL PLANT MATERIALS TO BE REPLACED WITH EQUIVALENT SPECIES AND SIZES.
10. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES AND BE REPLACED WITHIN 90 DAYS OF THE END OF THE GROWING SEASON.
11. PLANT MATERIAL SHALL BE PROVIDED AS NECESSARY TO CONTROL, SOIL, DIRT OR TO DISRUPT THE AESTHETIC APPEARANCE OF THE PLANTING. PLANTING SHALL BE PROVIDED WITH ADEQUATE PROTECTION (E.G. CLOTHES FOR VISIBILITY) AND PROTECTION PASSAGE OR TO ACHIEVE A CONTINUOUS DEEPER OF THE PLANTING.
12. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRUNK, WEEDS, AND DEAD PLANT MATERIAL.
13. ALL LIME ESTABLISHED SOIL AROUND THE PLANT FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS.
14. TREES OR SHRUBS PLANTED NEAR WALKWAYS AND PARKING SHALL HAVE A TRUNK GUARD TREE TRUNK GUARD SHALL BE INSTALLED TO PROTECT THE TRUNK OF THE TREE FROM DAMAGE AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PLANTING.
15. SHALL HAVE A 4 INCH DIA. CROWN TREE TRUNK GUARD

The Backyard - Code Chart			
Site Data	Acres	SF	
Total Site Area	3.92	153,191	
Parking Lot Area	1.92	83,465	
Interior Parking Requirements			
10% of Parking Lot Shall Have Landscaped Areas	8,349	Required	Provided
83,465 SF * 10% = 8,349 SF			6,673
(1) Canopy Tree Per Parking Island	Yes	Yes	Yes
No More Than 12 Parking Spaces Inbetween Islands	Yes	Yes	Yes
No Parking Shall Be In Islets Than 50' From A Shade Tree	Yes	Yes	Yes
50% of Landscape Islands To Be Vegetation (Turf, Groundcover, and Trees)	Yes	Yes	Yes
Landscape Areas Shall Be Protected With a 7' Non-Vegetative Pervious Surface Adjacent To The Cars Of All Parking Spaces.	Yes	Yes	Yes
Street Landscape Requirements			
W. Travis Street (336'x)	Required	Provided	
2 Canopy Trees & 2 Ornamental Trees / 1,000 SF of Buffer Area	24	24	
(305' L * 15' Buffer Width = 5,025 SF / 1,000 SF = 6 * 2 = 12 * 2 = 24)		(12 Canopy Trees & 12 Ornamental Trees)	
Greenslade Blvd (336'x)			
2 Canopy Trees & 2 Ornamental Trees / 1,000 SF of Buffer Area	20	22	
(335' L * 15' Buffer Width = 5,025 SF / 1,000 SF = 5 * 2 = 10 * 2 = 20)		(10 Canopy Trees & 12 Ornamental Trees)	
No Plant Species Shall Be More Than 25% Of The Planting Within Buffer	Yes	Yes	Yes

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS
TREES							
	8	Ulmus parvifolia 'Emer It'	Alle® Luebbeck Elm	B & B	3" Cal	10' - 12' HT	B&B, NURSERY GROWN, MATCHED, FULL, WELLBRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS
	15	Ulmus crassifolia	Cedar Elm	B & B	3" Cal	10' - 12' HT	B&B, NURSERY GROWN, MATCHED, FULL, WELLBRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS
	9	Quercus muehlenbergii	Chinkapin Oak	B & B	3" Cal	10' - 12' HT	B&B, NURSERY GROWN, MATCHED, FULL, WELLBRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS
	8	Quercus virginiana 'QVITA'	Highrise Live Oak	B & B	3" Cal	10' - 12' HT	B&B, NURSERY GROWN, MATCHED, FULL, WELLBRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS
	6	Quercus shumardii	Shumard Oak	B & B	3" Cal	10' - 12' HT	B&B, NURSERY GROWN, MATCHED, FULL, WELLBRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS
ORNAMENTAL TREES							
	12	Cercis canadensis	Eastern Redbud	65 gal.		8'-10' HT	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	12	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	65 gal.		8'-10' HT	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SHRUBS							
	81	Muehlenbergiacapillaris 'Regal Mist'	'Regal Mist' Muhly Grass	3 Gal	24" H X 24" W	24" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	166	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	3 Gal	24" H X 24" W	18" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	58	Myrica carifera var. pumila	Dwarf Wax Myrtle	3 Gal	24" H X 24" W	24" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	131	Ilex vomitoria	Dwarf Yaupon Holly	3 Gal	24" H X 24" W	24" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	77	Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage	3 Gal	24" H X 24" W	24" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	105	Hesperaloe parviflora	Red Yucca	3 Gal	24" H X 24" W	36" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE		REMARKS
GROUND COVERS							
	15,096 sf	Cynodon Dactylon	Bermuda Sod	Sod			
	522	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal	12" H X 2" W	12" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	1,162	Euonymus fortunei	Wintercreeper	1 Gal	8" H X 8" W	18" O.C.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

[illegible]

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2010 N TRAVIS ST SUITE 600 CUPERTINO TX 75006
PHONE: (803) 255-9416
WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT 060054400	DATE JUNE 2026	SCALE AS SHOWN	DESIGNED BY PDF	DRAWN BY JSB	CHECKED BY PDF
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THE BACKYARD

Sherman

LANDSCAPE DETAILS

SHEET NUMBER
LP 1.02



3D BACKYARD 2

BLALOCK COMMERCIAL OVERLAY COMPLIANCE

- ✓ Minimum 60% Masonry (exclusive of doors & windows)
- ✓ Minimum 10% Stone/Faux Stone on Street-Facing Facades
- ✓ Secondary Materials Limited to 40% of Facade Area
- ✓ Wood-Look Panels Limited to 15% of Any Facade
- ✓ Earth-Tone Color Palette



11880 Younger Ct., Ste. A
Austin, Texas 78603
817-905-6991

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

Revision Schedule

All information is for informational purposes only and does not constitute a contract. The information is provided as a guide only and is subject to change without notice. The information is provided as a guide only and is subject to change without notice.



3D LEFT REAR



3D FRONT RIGHT

BLALOCK COMMERCIAL OVERLAY COMPLIANCE

- ✓ Four-Sided Architecture (4 Points)
- ✓ Building Articulation (3 Points)
- ✓ Covered Walkways / Patios (2 Points)
- ✓ Natural Materials / Masonry (4 Points)
- ✓ Architectural Details (2 Points)
- ✓ Site Amenities - Patio & Stage (1 Point)

Total Design Points Provided: 16



3D FRONT LEFT

The Backyard

3D VIEWS

W. Travis Al & Crossroads Blvd, Sherman, TX
SITE PLAN SUBMIT

A3.0



11880 Younger Ct., Ste. A
Austin, Texas 78600
817-905-6991

NOT FOR
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PERMITTING OR
CONSTRUCTION

Revision Schedule

All information on this drawing is for informational purposes only and does not constitute a contract. The information on this drawing is subject to change without notice. The information on this drawing is not to be used for any other purpose without the written consent of KH Architects PLLC.

The Backyard
W. Travis At. & Crossroads Blvd. Sherman, TX
SITE PLAN SUBMIT

EXTERIOR
ELEVATIONS
SCHEMATIC DESIGN
A3.1



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

95% MASONRY



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

85% MASONRY



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

75% MASONRY



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

65% MASONRY



Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4258 NORTH LOY LAKE ROAD (Project No. 000401-2026)

The request of Debra J. Polonchak, Travis G. Keeling and Charles R. Franks (Owners), Don Collins (Applicant) and Bruce Green (Surveyor), concerning the property located at 4258 North Loy Lake Road, consisting of 19.15 acres in the Whitesides and Offitt Survey, Abstract No. 1389, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District for Villages on Loy Lake with a base zoning of MF-30 (Multifamily Residential) District.

Background:

The property is located at 4258 North Loy Lake Road. The applicant is requesting a Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District for Villages on Loy Lake with a base zoning of MF-30 (Multifamily Residential) District.

Origination:

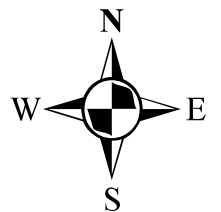
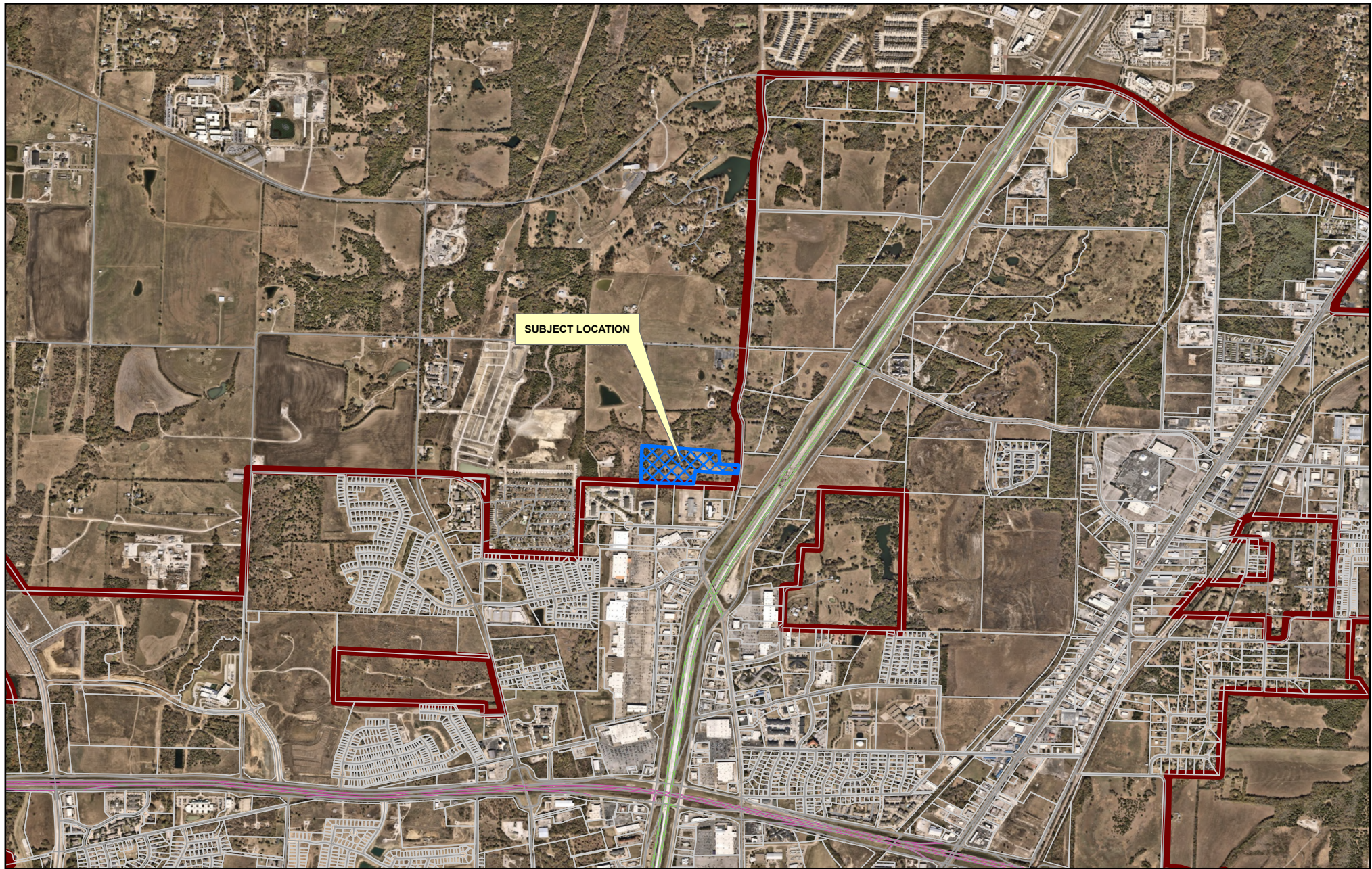
The request of Debra J. Polonchak, Travis G. Keeling and Charles R. Franks (Owners), Don Collins (Applicant) and Bruce Green (Surveyor).

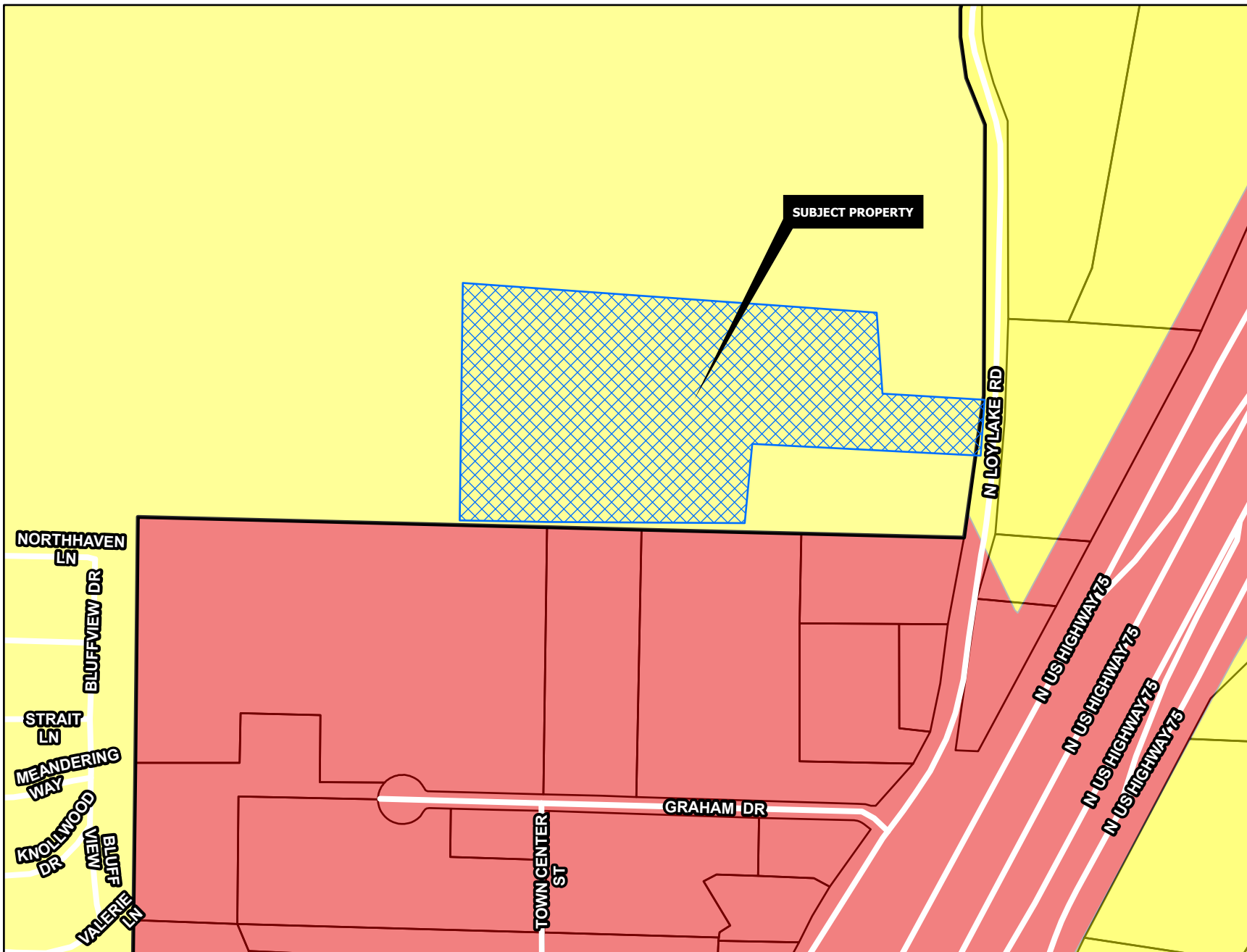
Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

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





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.





BEGINNING
1/2-IPF
NORTHWEST CORNER
19.133 ACRE TRACT

INSTRUMENT NO. 2021-39513
ORGCT

GRAFA FAMILY
LIMITED PARTNERSHIP
VOLUME 3260
PAGE 420 GCDR

20' SANITARY SEWER EASEMENT
VOLUME 4704, PAGE 431 GCDR

IRON PIPE RISER

TOP OF SEWER PIPE IN CREEK

CENTER OF CREEK

19.15 ACRES
(CALLED 19.133 ACRES INSTRUMENT
NO. 2019-7308 ORGCT)

1/2-IPF

NORTH EDGE GABION
POSSIBLE ENCROACH.

WHITESIDES AND OFFITT SURVEY, ABSTRACT NO. 1389

GAP BETWEEN PROPERTY LINES

BRASS CAP FOUND IN CONCRETE;
A 1/2-IPF BEARS S 17° W, 1.60'

GAP BETWEEN PROPERTY LINES

LOCATION OF OLD JUNK TRUCK

FENCE ON LINE

CHAIN LINK FENCE OFF LINE

BLACK BRANCH TERMINALS LLC
INSTRUMENT NO. 2022-6796
ORGCT

DESCRIPTION 19.15 ACRES

SITUATED in the City of Sherman, Grayson County, Texas. In the Whitesides and Offitt survey, abstract no. 1389, being a survey of the 19.133 acre tract described in a deed from Cheryl Lynn Keeling to Travis Grant Keeling, dated November 9, 2018, recorded as "Instrument No. 2019-7308 of the Official Records of Grayson County, Texas(ORGCT)", being described by metes and bounds as follows using a bearing base of grid north NAD83, North Central Texas Zone 4202:

BEGINNING at a 1/2-inch iron pin found at the northwest corner of said 19.133 acre tract and the southwest corner of the 26.979 acre tract recorded as Instrument No. 2021-39513 ORGCT(2021-39513).

THENCE South 87°31'49" East, ("Deed call South 87°01'14" East, 1214.39 feet) (Deed call South 87°31'57" East, 1214.67 feet(2021-39513)) with the north line of said 19.133 acre tract and the south line of said 26.979 acre tract, 1214.70 feet to a one inch pipe found at the northwest corner of the 2.00 acre tract recorded in volume 1704, page 510(1704-510) of the Grayson County deed records(GCDR); a 60d nail found bears South 33° East, 0.72 feet.

THENCE South 01°58'25" West, ("Deed call South 02°37'03" West, 258.62 feet) (Deed call South 00°00'00" East, 260.00 feet(1704-510)) with the west line of said 2.00 acre tract, 259.27 feet to a 1/2-inch iron pin found at a corner post at the southwest corner of said 2.00 acre tract and the north inside corner of said 19.133 acre tract.

THENCE South 86°48'33" East ("Deed call South 86°19'06" East, 339.37 feet) (Deed call South 89°00'00" East, 335.10 feet(1704-510)) with the south line of said 2.00 acre tract and a north line of said 19.133 acre tract, 335.10 feet to a 1/2-inch iron pin set at the southeast corner of said 2.00 acre tract; same being on the western side of Loy Lake Road; a one inch pipe found at the northeast corner of said 2.00 acre tract bears North 02°03'38" East 260.00 feet(Deed call North 00°00'00" West, 260.00 feet(1704-510)).

THENCE South 00°09'52" East, 222.10 feet("Deed call South 02°30'34" West, 218.33 feet) to a mag nail set;

THENCE North 89°18'26" West (Deed call South 88°58'00" West, 630.40 feet(2072-311)) with the north line of the 2.3655 acre tract recorded in volume 2072, page 311 GCDR(2072-311) and volume 930, page 582 GCDR(930-582), 630.40 feet to a 1/2-inch iron pin found near an old corner post at the northwest corner of said 2.3655 acre tract; same being the south inside corner of said 19.133 acre tract;

THENCE South 07°11'39" West ("Deed call South 07°47'51" West, 157.95 feet) (Deed call South 05°20'00" West, 157.40 feet(2072-311)(930-582)) with an east line of said 19.133 acre tract and with the west line of said 2.3655 acre tract, 157.59 feet to a one inch pipe found at the south-southeast corner of said 19.133 acre tract and the southwest corner of said 2.3655 acre tract;

THENCE westerly with the south line of said 19.133 acre tract as follows:
North 88°43'29" West, 380.73 feet("Deed call North 88°19'59" West, 380.61 feet) to a brass cap found in concrete; a 1/2-inch iron pin found bears South 17° West, 1.60 feet;
North 88°05'15" West, 510.19 feet("Deed call North 87°32'16" West, 509.89 feet) to a 1/2-inch iron pin found at the southwest corner of said 19.133 acre tract; same being in the north line of Lot 1, Block 1, Sherman Town Center 3 recorded as 2024-210 Grayson County plat records;

THENCE North 00°03'59" East, ("Deed call North 00°37'20" East, 675.75 feet) with the west line of said 19.133 acre tract, 675.63 feet to the PLACE OF BEGINNING and containing 19.15 acres.
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3 Land Title Survey.

Office work completed on February 4, 2026
Office work revised on February 5, 2026
Office work revised on February 26, 2026

Bruce Geer

Bruce Geer
Registered Professional Land Surveyor; No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
FIRM: Bruce Geer, Surveyor
FIRM Registration No. 10150700

Bearing Base: Grid north using Allterra GPS network, NAD83, North Central Texas Zone 4202.

* Denotes item seen in deed recorded as Instrument No. 2019-7308 of the Official Records of Grayson County, Texas.

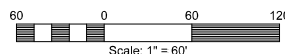
According to FEMA map no. 48181C0280F, dated 9-29-2010 and FEMA map no. 48181C0290G, dated 9-1-2022, the 19.15 acre tract shown hereon is not in the 100 year flood plain.

Survey lines shown on this survey map are in approximate location only.

Could not determine if easement to Billy Joe Franklin and Mary Franklin in volume 934, page 580 GCDR applies to the 19.15 acre tract shown on this survey map.

Could not determine if easement to Jewel Franklin in volume 1382, page 312 GCDR applies to the 19.15 acre tract shown on this survey map.

The 19.15 acre tract shown on this survey map is within the legal description mentioned in the Choctaw Watershed Water Improvement District in volume 890, page 115 GCDR, volume 2063, page 703 RPRGCT, and volume 2075, page 661 RPRGCT and may apply to the 19.15 acre tract shown on this survey map.



LEGEND

- PHONE CABLE BOX
- FENCE
- POWER POLE
- 1/2-IPF 1/2" IRON PIN FOUND
- 1/2-IPS 1/2" IRON PIN SET
- ORGCT OFFICIAL RECORDS GRAYSON COUNTY TEXAS
- GCDR GRAYSON COUNTY DEED RECORDS
- GCPR GRAYSON COUNTY PLAT RECORDS
- GA GUY ANCHOR
- TS TELECOMMUNICATIONS SIGN
- PWR AERIAL ELECTRIC LINE
- SSMH SANITARY SEWER MANHOLE
- 0.97' DENOTES 0.97' POSSIBLE FENCE ENCROACH.
- +0.54' DENOTES 0.54' POSSIBLE FENCE PROTRUSION
- (2021-39513) DENOTES INSTRUMENT NO. 2021-39513 ORGCT
- (2072-311) DENOTES VOLUME 2072, PAGE 311 GCDR
- R.O.W. RIGHT-OF-WAY
- RPRGCT REAL PROPERTY RECORDS GRAYSON COUNTY TEXAS

LAND TITLE SURVEY
19.15 ACRES
WHITESIDES & OFFITT SURVEY
ABSTRACT NO. 1389
GRAYSON COUNTY
TEXAS
4258 LOY LAKE ROAD
SHERMAN, TEXAS

VILLAGES ON LOY LAKE

Project Narrative

The property is located approximately +/- 2100' from the intersection of Loy Lake Road and Highway 75 Frontage Road and contains 19.15 acres.

Currently, the property is within the city's extraterritorial jurisdiction and will be annexed as part of the zoning process.

The land use and zoning being requested is for a multi-family development based on its prime location in the northwest quadrant of Sherman. Due to its adjacency to Loy Lake Road and not fronting Highway 75, together with the property's natural topography, the possibility of any commercial or retail uses doesn't seem to be viable options. However, a multi-family development with a higher density designation such as MF-30, per the Sherman Zoning Ordinance, is appropriate for a higher and best use. This proposed use will be a good transition to future single-family development to the west.

PLANNED DEVELOPMENT DISTRICT STANDARDS

Villages on Loy Lake

The proposed use of the property shall comply with this Planned Development District Ordinance, the City of Sherman's Zoning Ordinance, the zoning exhibit, attached as Exhibit "C" and the following development standards.

A. Base Zoning District:

The property shall be developed in accordance with the MF-30 (multi-family residential) standards of the Zoning Ordinance, as it exists or may be amended, except as outlined below.

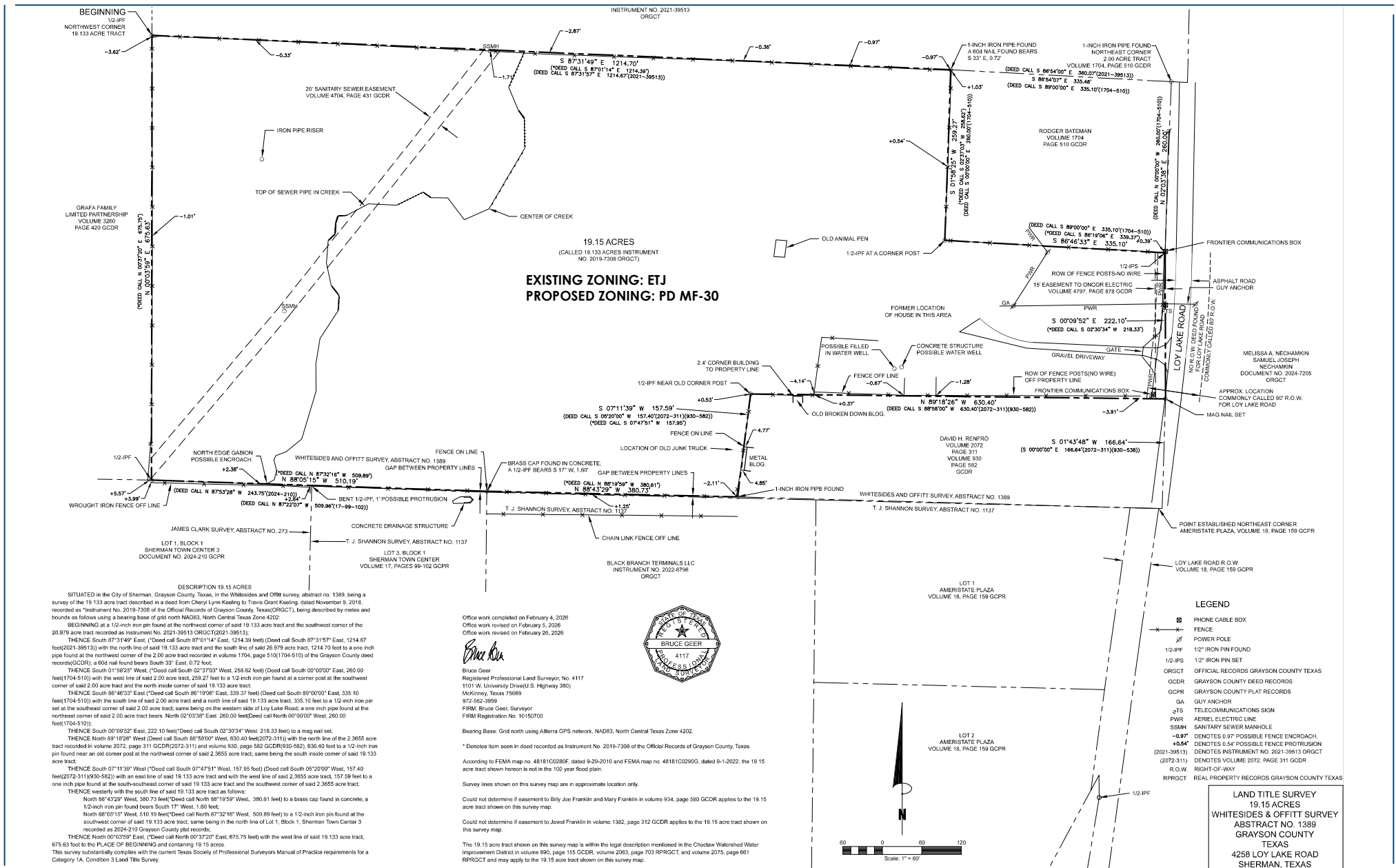
B. Additional Permitted Uses:

1. Townhome
2. Senior Living Facilities (Assisted Living/Independent Care)
3. Garages and/or Carports

C. Planned Development District Regulations:

1. Building Setbacks:
 - a. Rear Setback shall be twenty (20') feet.
 - b. Side Setback shall be twenty (20') feet.
 - c. Thoroughfare Street Setback shall be thirty (30') feet.
2. Building Height shall be a maximum of fifty-five (55') feet. Architectural features such as parapets, turrets, etc. shall not exceed sixty (60') feet.
3. No four (4) bedroom units shall be permitted.
4. Parking requirements:
 - a. Two Bedroom units: 1.7 spaces per unit
 - b. Three Bedroom units: 2.25 spaces per unit
5. Screening: A living screen may be substituted for a masonry wall with the approval of the Development Services Director.
6. Open space: A minimum of 10% of the property shall be maintained as open space, either usable or for tree preservation purposes.

D. Site Plan: A site plan shall be submitted for approval by the Planning and Zoning Commission prior to the issuance of a building permit for any new construction.



N
MAY 06, 2026
CCR001

ZONING EXHIBIT C

SHERMAN 19 ACRES
SHERMAN, TEXAS

JB
PARTNERS

STAFF REVIEW LETTER

July 15, 2026

Sent via Email

David Kalhoefer
2121 Midway Road, Ste. 300
Carrollton, TX 75006

Dear Applicants,

The request of a Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District for Villages on Loy Lake with a base zoning of MF-30 (Multifamily Residential) District located at 4258 North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 21, 2026, at 5:00 P.M., in the City Council Chambers at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.
5. Signs are permitted separately and must adhere to the Multifamily Residential Sign Ordinance. (*Sec. 14.07.008*))

Engineering:

1. Annexation shall be approved by City Council prior to the zoning approval.
2. Platting of the property is required. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
3. Subject property does not have direct access to public water main. Extension of water main along entire street frontage by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
4. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
5. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be

shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*

6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

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, Asst. Fire Marshal Amber Doan, Engineering Coordinator
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Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3901 BLOCK WEST HOUSTON STREET (Project No. 000402-2026)

An email was received from Shahzad Mahmood on June 30, 2026, at 10:22 A.M. requesting to move item to the August 18, 2026, meeting.

The request of CCR Equity Holdings Six, LLC (Owner), Shahzad Mahmood (Applicant) and Geoline Surveying, Inc. (Surveyor) concerning the property located in the 3901 Block West Houston Street, consisting of 0.58 acres, being a portion of Lot 58X, Block F, Hidden Meadows Phase 2, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.005 to allow a 105' tall monopole in lieu of the allowed 70'

B. Public Hearing and Variance under Section 14.04.005 to allow 35'8" from residential zones in lieu of the required 400'.

C. Public Hearing and Variance under Section 14.04.005 to allow a west side property line of 50' in lieu of the required 105'.

Planning and Zoning Commission

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

D. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Radio or television broadcasting transmitter or tower, microwave relay tower in a C-2 (General Commercial) District.

Background:

The property is located in the 3901 Block West Houston Street. The applicant is requesting variances for height restrictions, setbacks from residential zones and distance to property line, a Zone Change from R-6 (Single-Family Residential) District to C-2 (General Commercial) District, and a Specific Use Permit to allow Radio or television broadcasting transmitter or tower, microwave relay tower in a C-2 (General Commercial) District.

Origination:

The request of CCR Equity Holdings Six, LLC (Owner), Shahzad Mahmood (Applicant) and Geoline Surveying, Inc. (Surveyor).

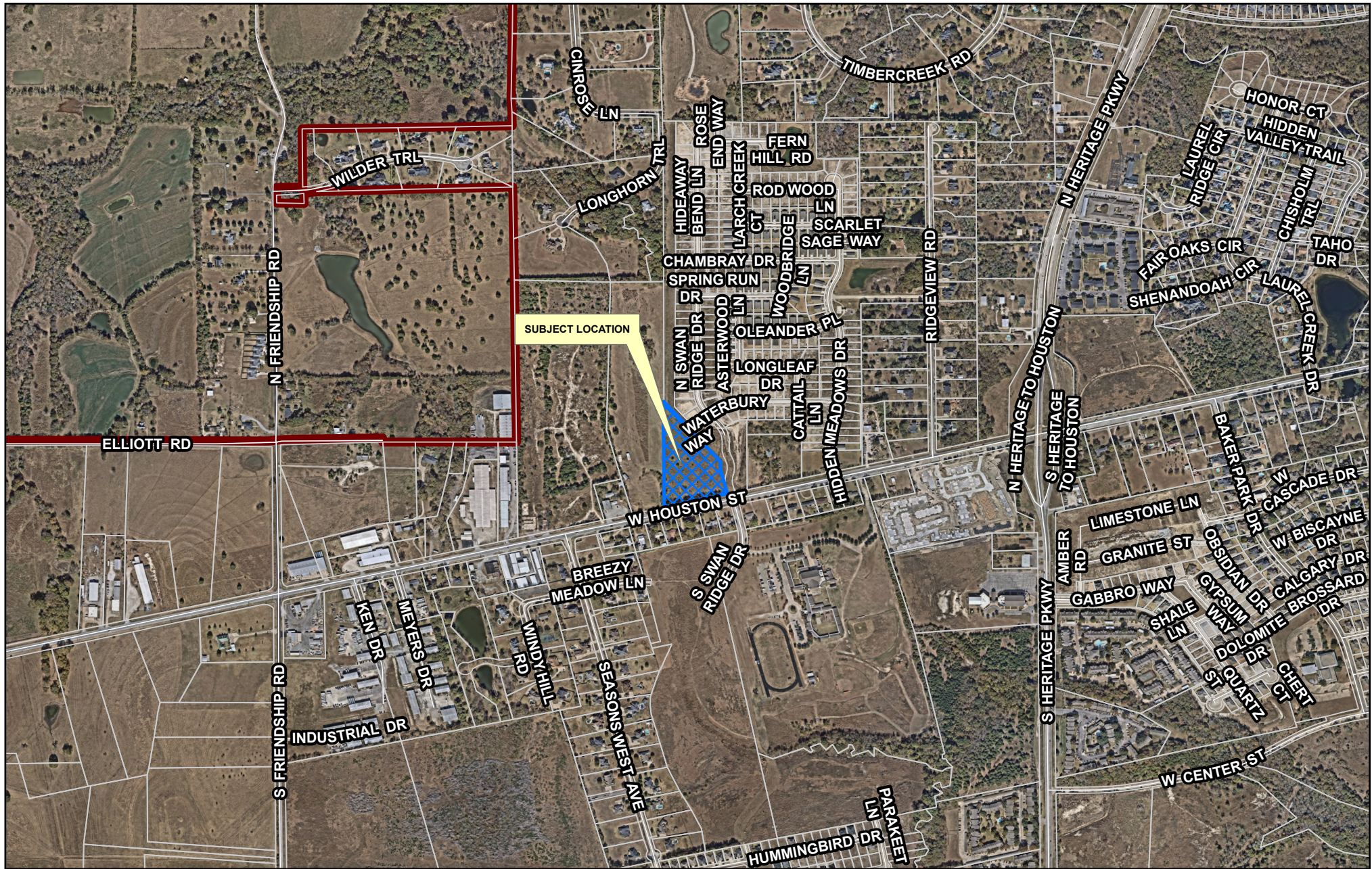
Staff Recommendation:

Staff has recommends tabling this item to the August 18th, 2026 P&Z Meeting.

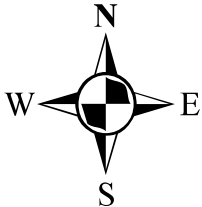
Attachments:

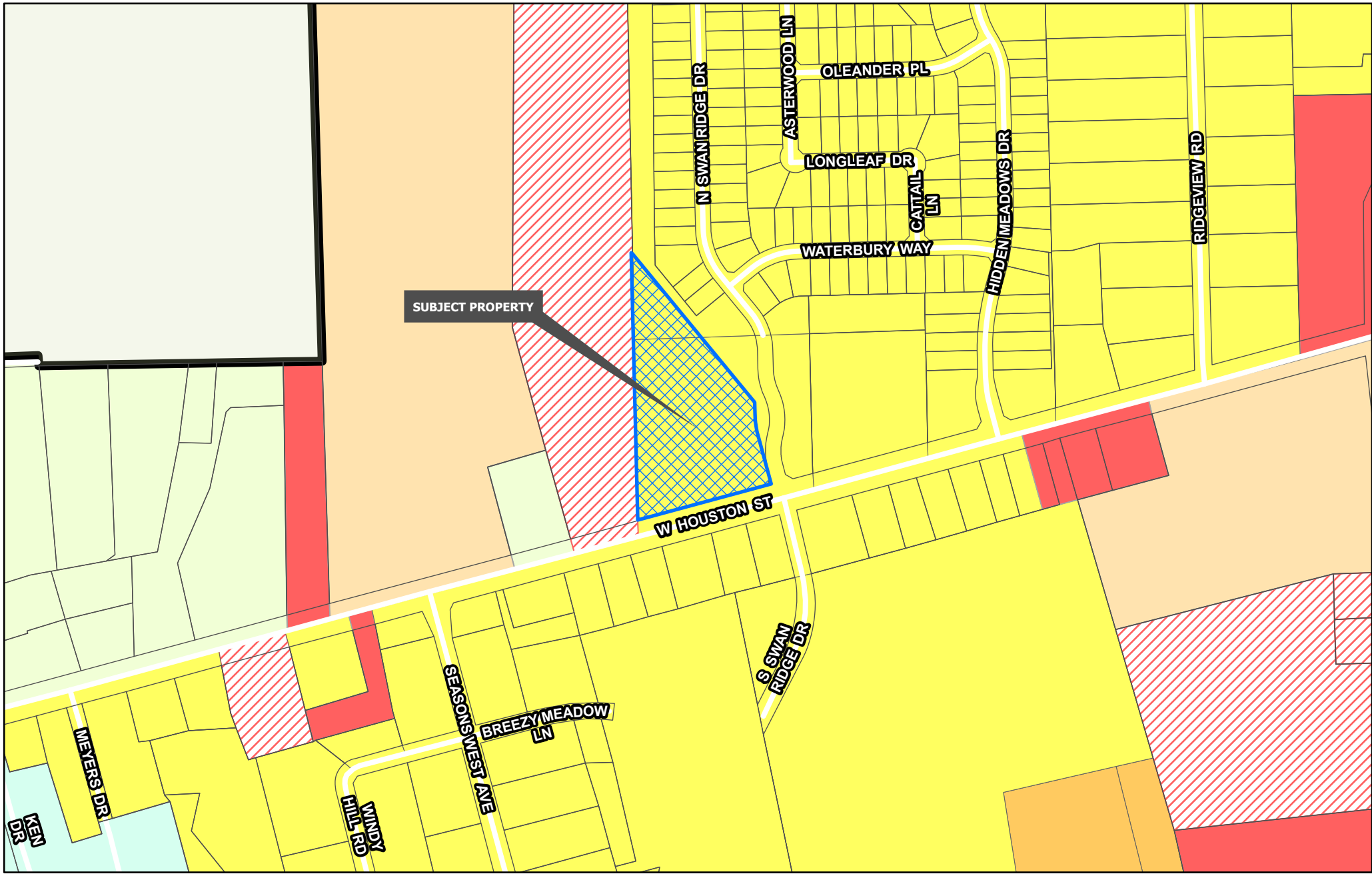
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey

5. Project Narrative
6. Site Plan
7. Elevation
8. Verification Mailing List



CITY OF SHERMAN
LOCATION MAP
3901 BLK W HOUSTON ST





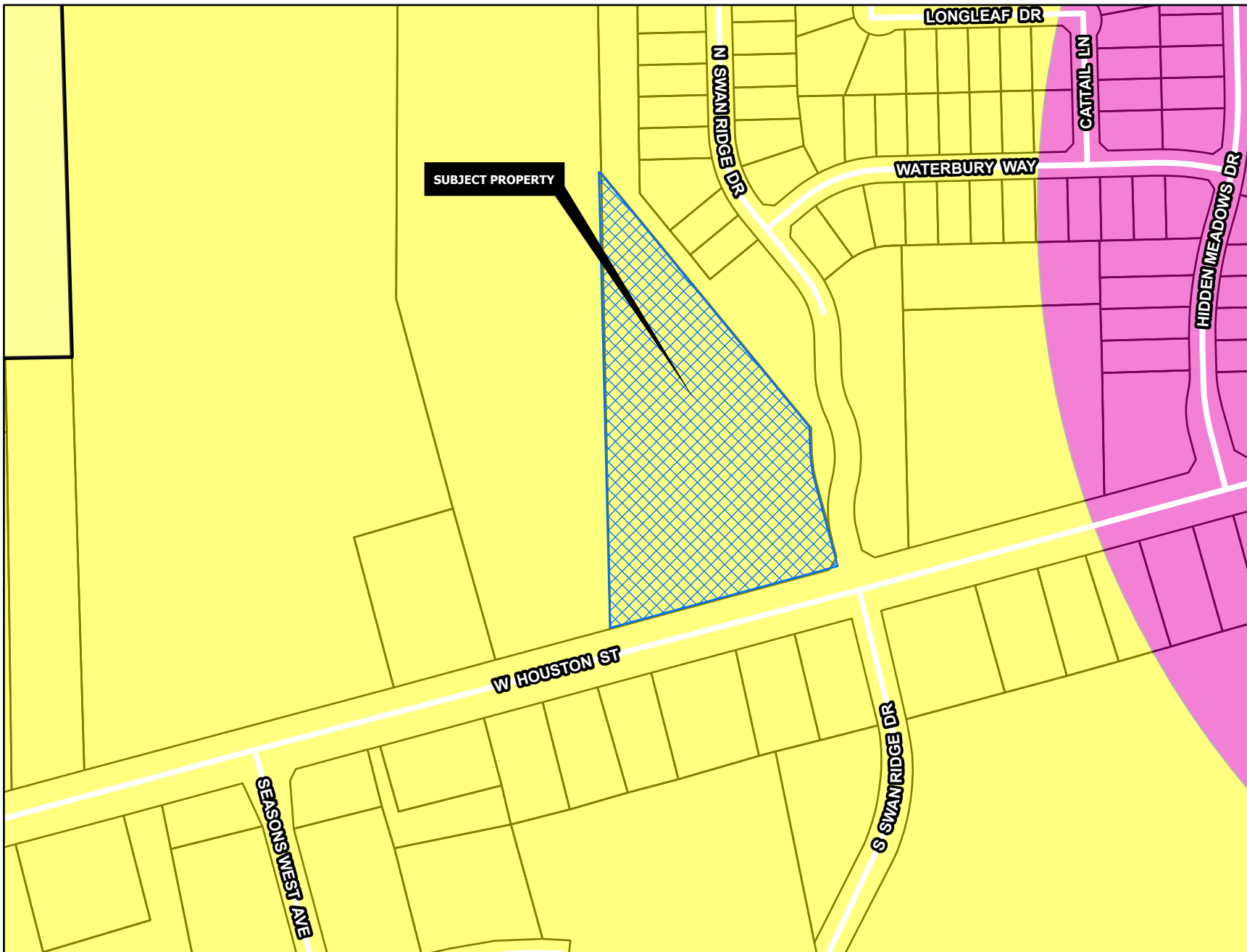
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- | | | |
|--------------------------------|--------------------------------|----------------------------|
| 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
3901 BLK W HOUSTON ST



Date: 6/23/2026 1:07 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

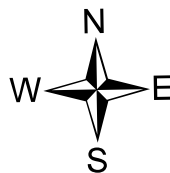
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.



RAW LAND SURVEY

TX18C2D-J

HIDDEN MEADOWS

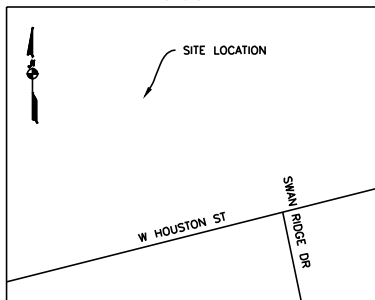
W HOUSTON ST
SHERMAN, TX 75092
GRAYSON COUNTY

LEGEND

- · — · — · — · — : PARENT PARCEL LINE
- — — — — : ADJOINER PARCEL LINE
- □ — □ — □ — : FENCE AS NOTED
- □ — □ — □ — : FENCE AS NOTED
- x — x — x — : FENCE AS NOTED
- ○ — ○ — ○ — : OVER HEAD UTILITY LINES
- R/W-LINE : RIGHT OF WAY LINE
- : SET 5/8" REBAR, OR AS NOTED
- : FOUND 1/2" REBAR, OR AS NOTED
- : FOUND MONUMENT, OR AS NOTED
- (---) : RECORD DESCRIPTION DATA
- P.O.T. : POINT OF TERMINUS
- P.O.B. : POINT OF BEGINNING
- P.O.C. : POINT OF COMMENCEMENT
- ⊕ : WOOD UTILITY POLE
- ⊠ : ELECTRIC TRANSFORMER
- ⊞ : TELCO PEDESTAL
- ⊞ : HAND HOLE
- N/A : NOT AVAILABLE
- N/F : LANDS NOW/FORMERLY
- ▼ : FLOOD LIGHT
- ◇ : UNDERGROUND FIBER MARKER

VICINITY MAP

NOT TO SCALE



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	227681	5.23
TOWER LEASE	5625	0.13
ACCESS/UTILITY EASEMENT	19802	0.45

UTILITY NOTE

BURIED UTILITIES, IF DEPICTED HEREON, WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES. IT IS POSSIBLE THAT OTHER UTILITIES SERVING, AS WELL AS NOT SERVING THE SUBJECT SITE, EXIST, BUT WENT UNDETECTED AS A RESULT OF THE SCOPE OF WORK AT TIME OF SURVEY. CONTACT YOUR LOCAL PUBLIC UTILITY SERVICE BEFORE ANY DIGGING/EXCAVATION.

SHEET CONTENTS

1	COVER SHEET
2	PROPERTY OVERVIEW
3	ACCESS OVERVIEW
4	SITE OVERVIEW
5	LEGAL DESCRIPTIONS

SURVEY PROCEDURES & EQUIPMENT

THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS REQUIRED BY [STATE REQUIREMENTS FOR BOUNDARY SURVEYS].

INSTRUMENTS USED:

— TOPCON GT500

— CARLSON BR5

ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY

SURVEY PERFORMED FOR:



SURVEY COORDINATED BY:

SEGLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-8866

SURVEY PERFORMED BY:

JONATHAN MURPHY PROFESSIONAL LAND SURVEYING
4650 PARAGON PARK RD, RALEIGH, NC 27616
TELE: (919) 757-7973 | FAX: (919) 408-4442

SURV. BY: J.M. [CHK BY: J.M.] | SHEET NO.: TX18C2D-J

TBD

SURVEYOR NAME: JONATHAN MURPHY

PRELIMINARY

SIGNATURE
TX/12/2026
DATE

ZONING:
B-6

FLOOD NOTE:

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.L.R.A. PARCEL NUMBER: 28181C02D05, EFFECTIVE DATE: 09/01/2022

BEARING BASIS:

TX GRID (NORTH CENTRAL ZONE) NAD83

NOTES:

1. SURVEY PERFORMED ON 11/11/2025.
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM (NAD83) WITH (HORIZONTAL) VERTICAL DATUM: TP50 CODE 2276.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. NO SUBSURFACE INVESTIGATION NOR EXCAVATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES; IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON. THERE ARE NO ENCROACHMENTS INTO OR BEYOND THE DESCRIBED SBA (BASED ON EXCLUSIVE EASEMENT/LIASE) AREA.

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:

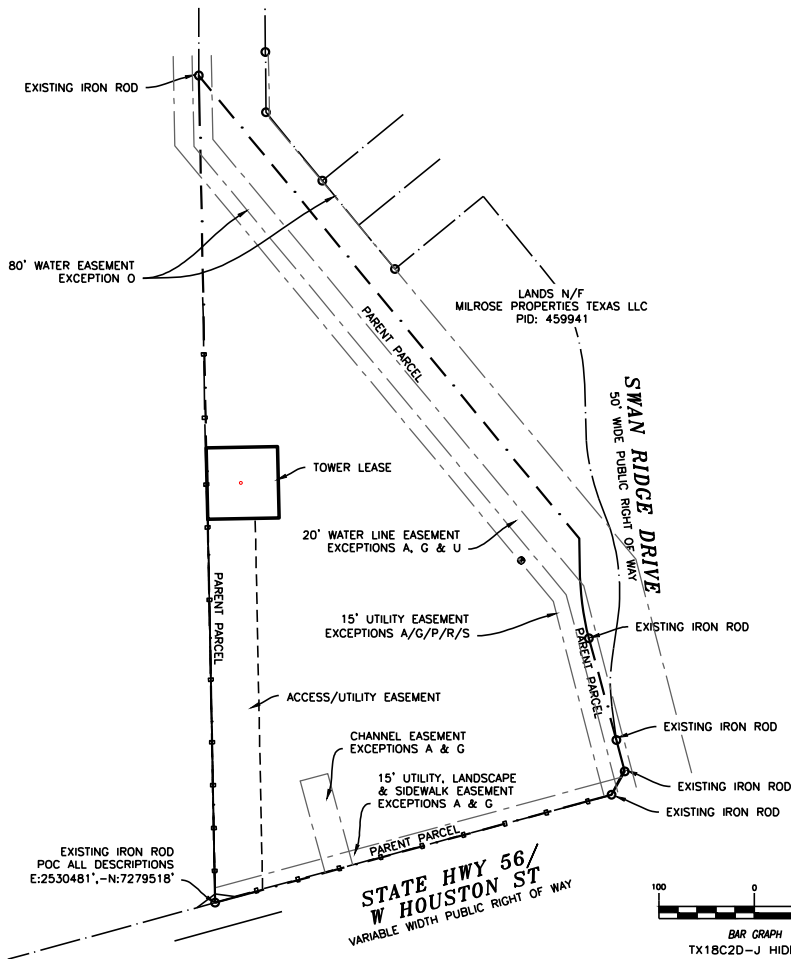
Name: HIDDEN MEADOWS
Site No.: TX18C2D-J
Address: W HOUSTON ST
SHERMAN, TX 75092
County: GRAYSON COUNTY

RAW LAND SURVEY

SHEET: 1 COVER SHEET

PARENT PARCEL INFORMATION:
OWNER: REDEEM EQUITIES, LLC, A WYOMING
LIMITED LIABILITY COMPANY
W HOUSTON ST
SHERMAN, TX 75092
PARCEL ID #: 122720
LOT 58X BLOCK F
DOCUMENT NO. 2024-221

LANDS N/F
JERRY KIM PLYLER
PID: 122722



FAA 1-A INFORMATION:

LATITUDE: 33° 37' 38.65" N
LONGITUDE: 96° 39' 12.88" W

GROUND ELEVATION AT BASE OF
PROPOSED TOWER 813.9'

EXISTING IRON ROD
POC ALL DESCRIPTIONS
E:2530481', -N:7279518'



BAR GRAPH 1 inch = 100 ft.
TX18C2D-J HIDDEN MEADOWS.DWG

SURVEY PERFORMED FOR:



REV DATE DESCRIPTION ORWN

SITE INFORMATION:

Name HIDDEN MEADOWS

Site No. TX18C2D-J

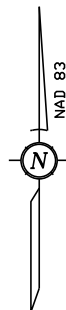
Address W HOUSTON ST

SHERMAN, TX 75092

County GRAYSON COUNTY

RAW LAND SURVEY

SHEET: 2
PROPERTY OVERVIEW



SWAN RIDGE DRIVE
50' WIDE PUBLIC RIGHT OF WAY

SITE BENCHMARK
ELEV: 823.7'

20' WIDE WATER LINE EASEMENT
VOL. 3788, PG 399

15' WIDE UTILITY EASEMENT
VOL. 2447, PG 276

CHANNEL EASEMENT
STATE OF TEXAS
VOL. 716, PG 540

15' UTILITY, LANDSCAPE & SIDEWALK EASEMENT

WIRE FENCE

STATE HWY 56/
W HOUSTON ST
VARIABLE WIDTH PUBLIC RIGHT OF WAY



BAR GRAPH 1 inch = 50 ft.
TX18C2D-J HIDDEN MEADOWS.DWG

EDGE OF PAVEMENT

EXISTING IRON ROD
POC ALL DESCRIPTIONS
E:2530481', -N:7279518'

POC TIE
N01°07'43"W
402.33'

402.33'
N01°07'43"W

388.76'
S11°07'43"E

50.00'
N88°52'17"E

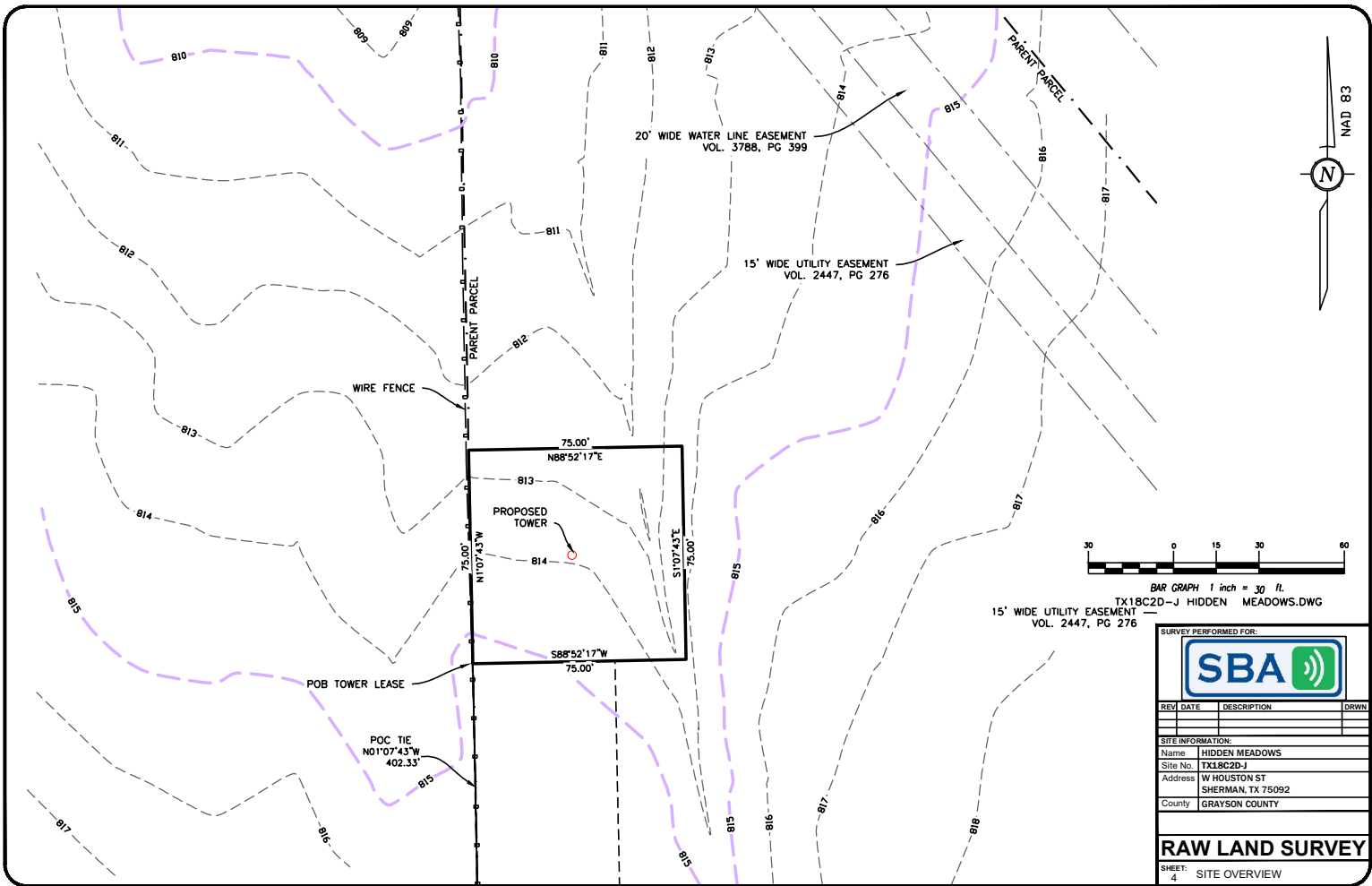
POB ACCESS/UTILITY EASEMENT

PARENT PARCEL

PARENT PARCEL

PARENT PARCEL

SURVEY PERFORMED FOR:		
REV	DATE	DESCRIPTION
SITE INFORMATION:		
Name	HIDDEN MEADOWS	
Site No.	TX18C2D-J	
Address	W HOUSTON ST SHERMAN, TX 75092	
County	GRAYSON COUNTY	
RAW LAND SURVEY		
SHEET: 3 ACCESS OVERVIEW		



BAR GRAPH 1 inch = 30 ft.
TX18C2D-J HIDDEN MEADOWS.DWG
15' WIDE UTILITY EASEMENT
VOL. 2447, PG 276

SURVEY PERFORMED FOR:		
		
REV	DATE	DESCRIPTION
SITE INFORMATION:		
Name	HIDDEN MEADOWS	
Site No.	TX18C2D-J	
Address	W HOUSTON ST SHERMAN, TX 75092	
County	GRAYSON COUNTY	
RAW LAND SURVEY		
SHEET: 4 SITE OVERVIEW		



PROJECT NARRATIVE
TX18C2D-J Hidden Meadows W Houston Street, Sherman, TX 75092
May 12, 2026

Submitted to the City of Sherman, Texas

Applicant:	LCS Communications, LLC 8051 Congress Avenue Boca Raton, FL 33487 Office: (800) 487-7483 Fax: (561) 226-3572
Representative:	Kimley-Horn and Associates 1920 Wekiva Way West Palm Beach, FL 33411 Phone: (561) 845-0665
Property-Owner:	Lennar Homes of Texas Land and Construction LTD 1231Greenway DR Irving, TX 75038
Project Address:	W Houston Street Sherman, TX 75092
Description & Tax Lot:	GPS Coordinates: 33.627410, -96.653579 Parcel No. 122764
Zoning Classification:	R-6 – Residential

Kimley-Horn and Associates is submitting this application on behalf of LCS Communications, LLC and the underlying property owner.

DESCRIPTION OF REQUEST

LCS Communications, LLC proposes to construct a new wireless communications facility TX18C2D-J Hidden Meadows W Houston Street, Sherman, TX 75092, aimed at addressing significant coverage and capacity gaps experienced by telecommunication customers in the area. This project aligns with LCS Communications primary objective of supporting carriers' coverage needs and will provide a telecommunications tower with sufficient structural integrity to support multiple carrier equipment installation as well as compound with adequate room for multiple carriers ground equipment. The facility's implementation will not only enhance connectivity but also contribute to improving the overall customer experience for telecommunication services users. LCS Communications, LLC is committed to transparent communication and proactive engagement with the local community and stakeholders to address concerns and ensure the project's successful implementation while adhering to regulatory requirements and industry standards.

CURRENT SITE CONDIITONS

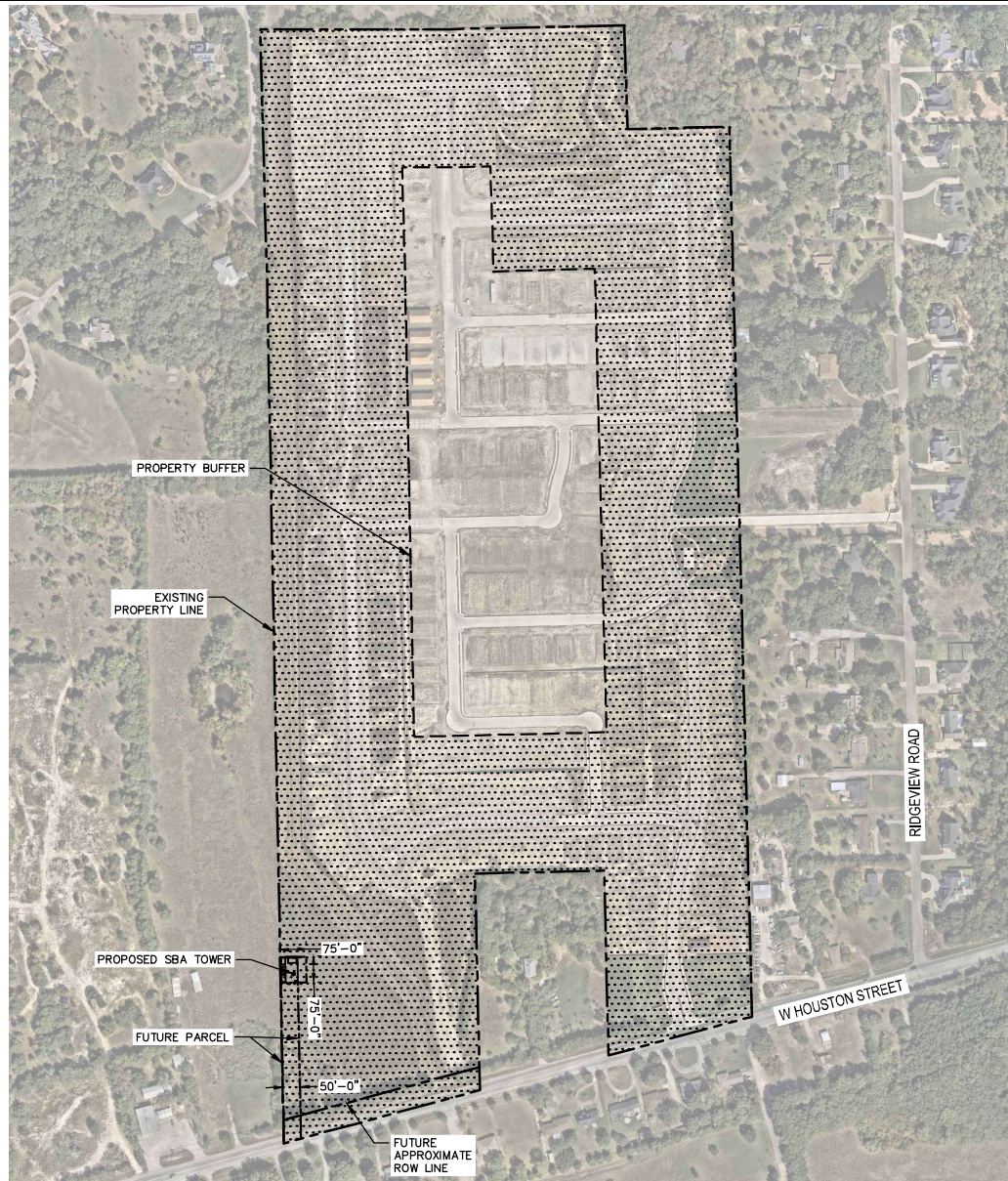
The current site conditions for the parcel reflect an area undergoing active development and transition. The site includes established roadway infrastructure intended to support access and circulation within the broader development area. These improvements represent an interim condition as the property continues to be developed as part of a planned Lennar residential neighborhood. While the site does not yet reflect its final residential buildout, existing conditions show early-stage infrastructure elements consistent with a developing community, including internal roads and graded areas. Vegetation and permanent landscaping are currently limited, which is typical for a site in this phase of development. As construction progresses, the parcel is expected to incorporate residential lots, neighborhood amenities, and enhanced landscaping consistent with the planned community design. Overall, the site represents a transitional condition within an actively developing area that is moving toward a fully realized residential neighborhood. The current zoning for the parcel is R-6 - Residential.

INTENDED DEVELOPMENT PLAN

The development plan for the multiple carrier telecommunications facility for LCS Communications encompasses strategic site selection with a 100' Monopole tower structure, a designated 75' x 50' tower lease space. The establishment of a 20' wide non-exclusive access easement and a 10' wide non-exclusive utility easement. The plan includes tower construction and installation, integration of essential infrastructure and utilities, and adherence to regulatory and environmental compliance.

FLOOD ZONE INFORMATION

Parcel, tower parcel and associated easements are located within zone "X" per FEMA map #48181C0270G, Effective September 1, 2022.



SITE LIMITATIONS:

1. SURROUNDED BY (R-6) SINGLE-FAMILY RESIDENTIAL.
2. SURVEY NOT PROVIDED, TOPOGRAPHIC FEATURES UNKNOWN.

ZONING:

1. ZONED AS (R-6) SINGLE-FAMILY RESIDENTIAL.
2. MAXIMUM TOWER HEIGHT OF 100'.
3. TOWER TYPE TO BE A MONOPOLE
4. TOWER TO BE SETBACK 400' FROM THE NEAREST RESIDENTIAL PROPERTY LINE.
5. TOWER WILL REQUIRE A SETBACK VARIANCE.

NOTES:

1. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY; EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
2. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.



SBA SITE, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

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1920 WENNA WAY
WEST PALM BEACH, FLORIDA 33411
(813) 845-0665
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE, ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #: 241149090

DRAWN BY: VJS

CHECKED BY: SM

REVISIONS

NO.	DATE	DESCRIPTION
1	04/13/26	REVISED PER COMMENTS
2	12/16/25	REVISED PER COMMENTS
3	12/01/25	REVISED PER COMMENTS
4	10/13/25	REVISED PER COMMENTS
5	06/05/25	REVISED PER COMMENTS
6	09/20/24	ISSUED FOR REVIEW

FEMA FLOOD MAP



PROJECT No. 241149090

SITE NAME: HIDDEN MEADOWS

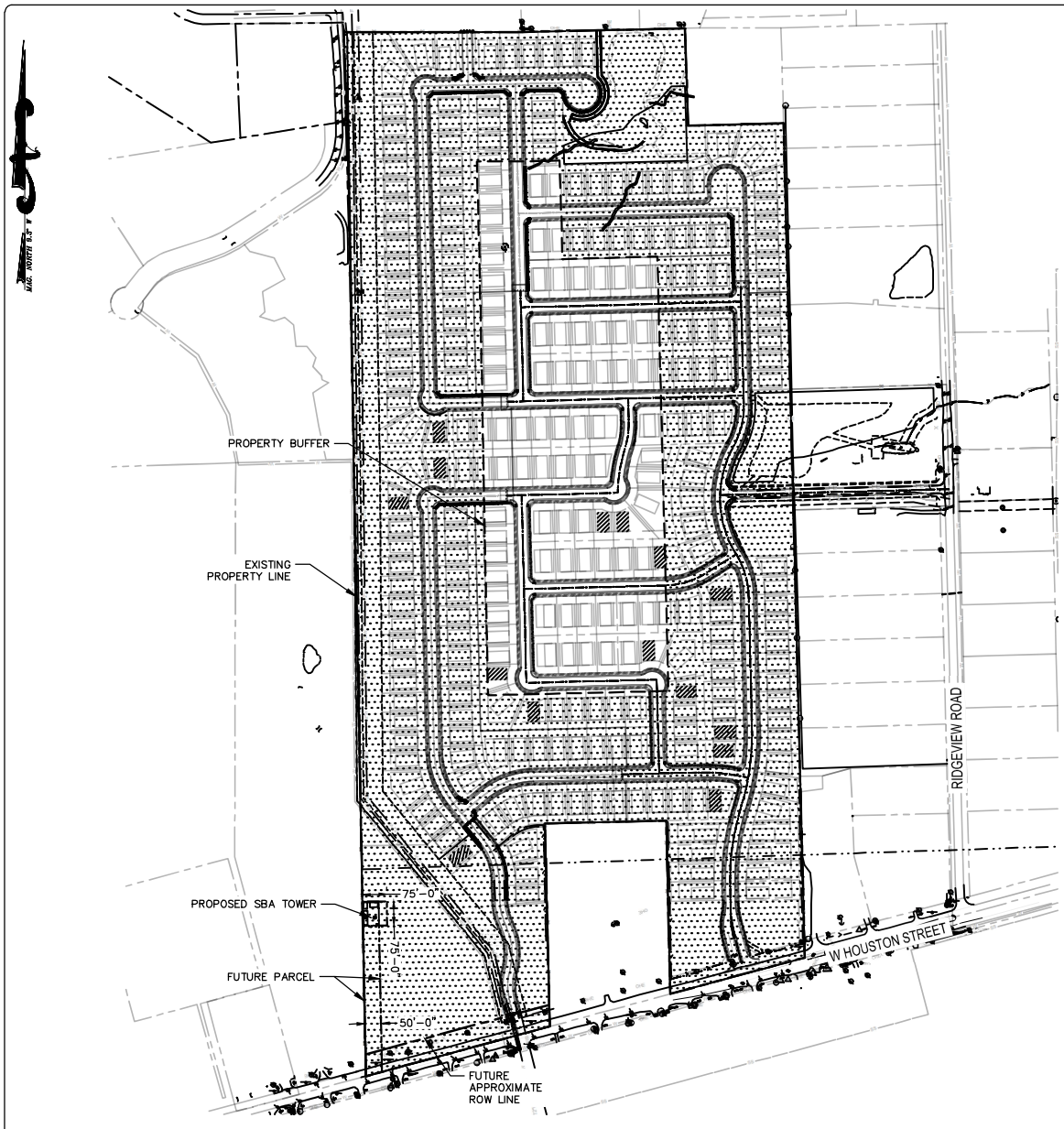
SITE NUMBER: TX18C2D-J

SITE ADDRESS: W HOUSTON STREET
SHERMAN, TX 75092

DESIGN TYPE: LEASE EXHIBIT

SHEET TITLE: SITE PLAN
(EXISTING CONDITIONS)

DRAWING NO. LE-1A REVISION: 5



SITE LIMITATIONS:

1. SURROUNDED BY (R-6) SINGLE-FAMILY RESIDENTIAL.

ZONING:

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2. MAXIMUM TOWER HEIGHT OF 100'.
3. TOWER TYPE TO BE A MONOPOLE.
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 8051 CONGRESS AVENUE
 BOCA RATON, FL 33487
 TEL: (800) 487-7483



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 1920 WEKIVA WAY
 WEST PALM BEACH, FLORIDA 33411
 (813) 845-0665
 FBPE REGISTRY NO. 696

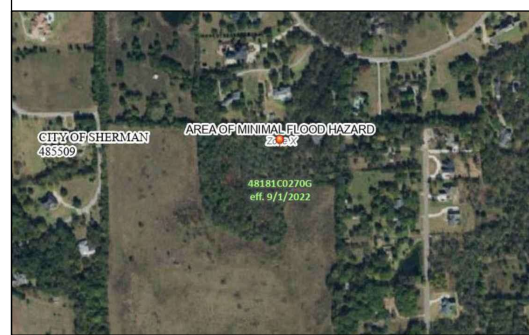
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A&E PROJECT #:	241149090
DRAWN BY:	VJS
CHECKED BY:	SM

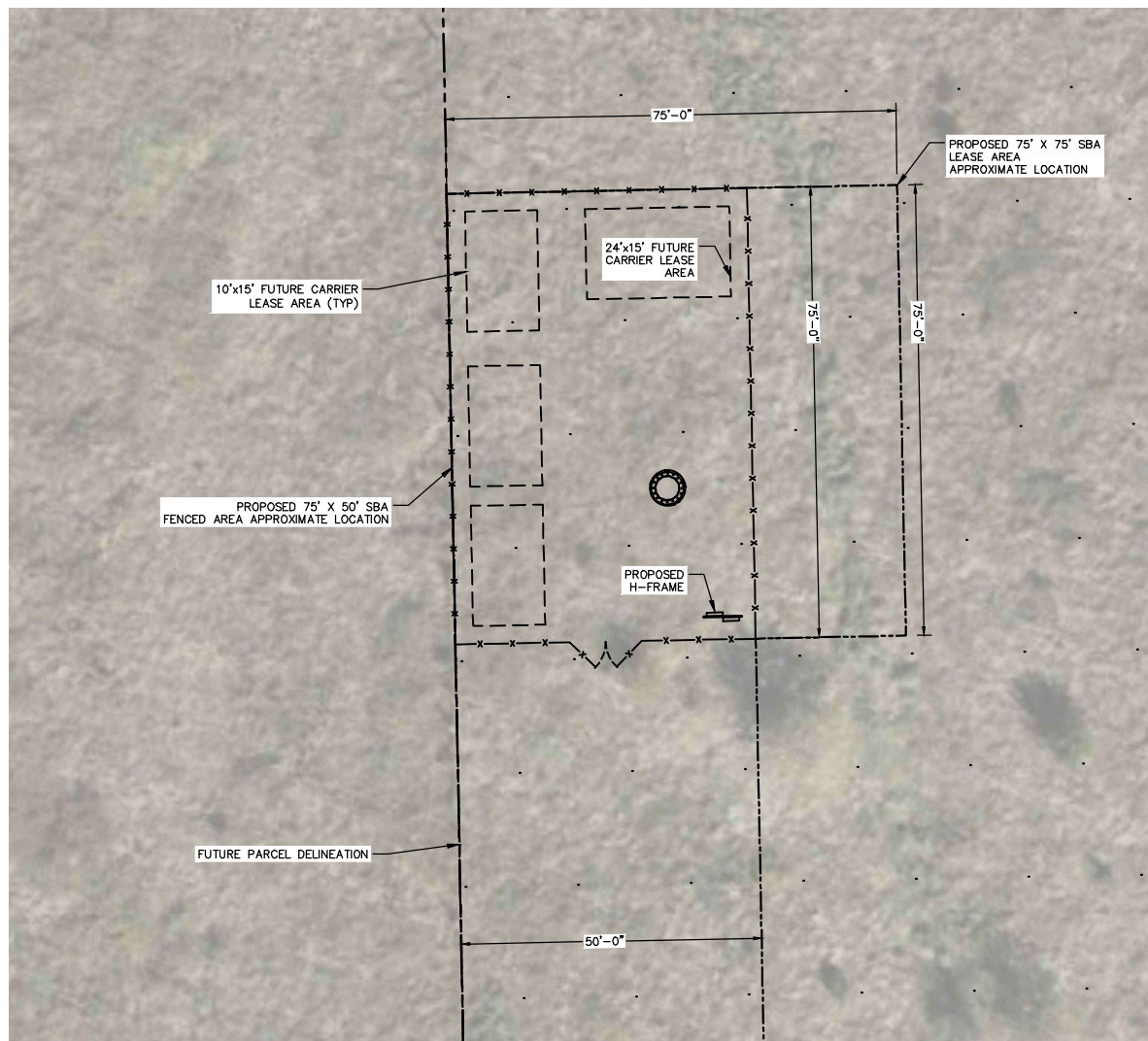
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6	09/20/24	ISSUED FOR REVIEW

FEMA FLOOD MAP

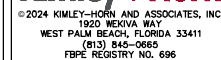
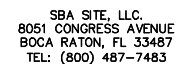


PROJECT No.	241149090
SITE NAME:	HIDDEN MEADOWS
SITE NUMBER:	TX18C2D-J
SITE ADDRESS:	W HOUSTON STREET SHERMAN, TX 75092
DESIGN TYPE:	LEASE EXHIBIT
SHEET TITLE:	SITE PLAN (FUTURE CONDITIONS)
DRAWING NO.	LE-1B
REVISION:	5



1. 75'x75' LEASE SPACE LOCATED AT SW CORNER OF PROPERTY.
2. LOCATION DOES NOT MEET REQUIRED SET BACK.

1. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
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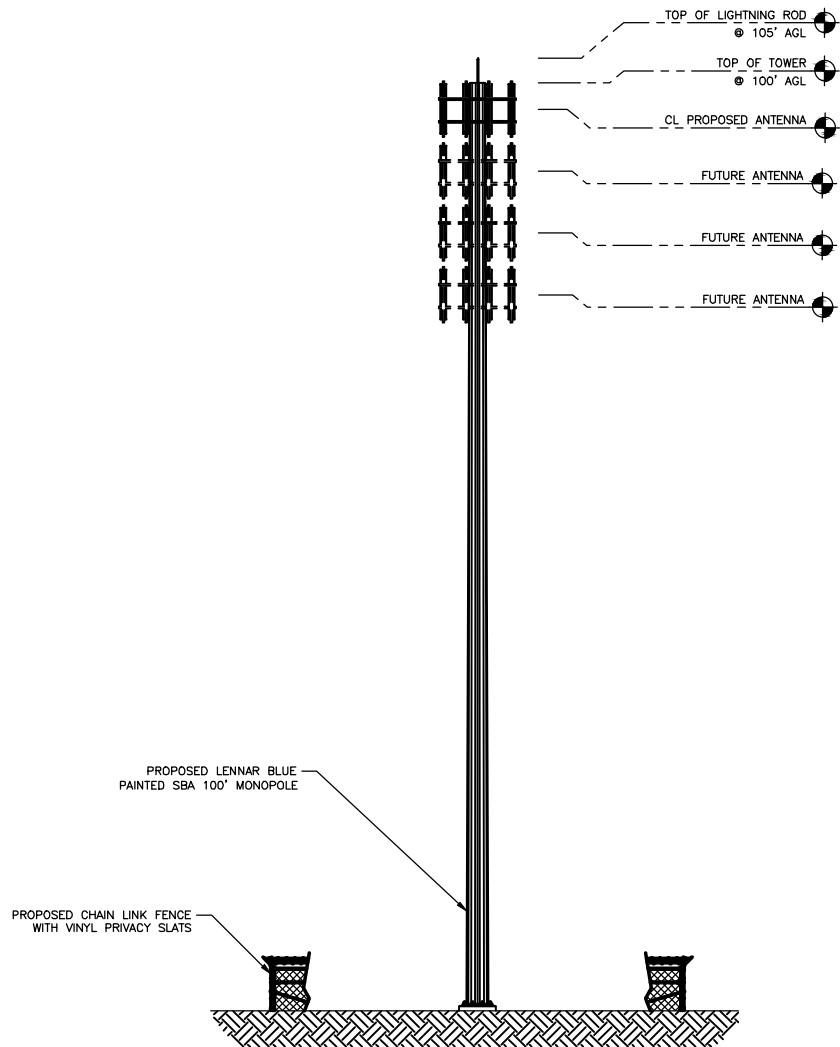


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CHECKED BY:	SM
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	04/13/26	REVISED PER COMMENTS
	12/16/25	REVISED PER COMMENTS
	12/01/25	REVISED PER COMMENTS
	10/13/25	REVISED PER COMMENTS
	06/05/25	REVISED PER COMMENTS
	09/20/24	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

5



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A&E PROJECT #:	241149090
DRAWN BY:	VJS
CHECKED BY:	SM

REVISIONS

NO.	DATE	DESCRIPTION
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2	12/16/25	REVISED PER COMMENTS
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PROJECT No.
241149090

SITE NAME:
HIDDEN MEADOWS

SITE NUMBER:
TX18C2D-J

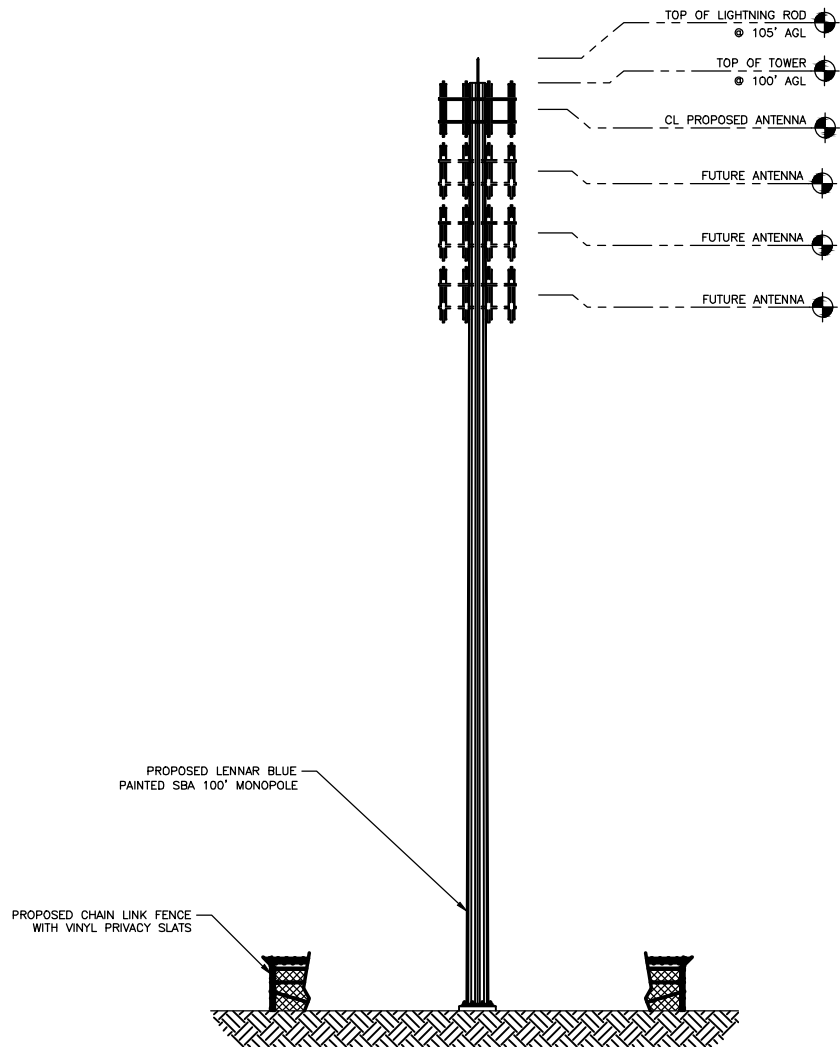
SITE ADDRESS:
W HOUSTON STREET
SHERMAN, TX 75092

DESIGN TYPE:
LEASE EXHIBIT

SHEET TITLE:
TOWER ELEVATION

DRAWING NO.	REVISION:
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LE-3	5
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SBA SITE, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483



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1920 WEKIVA WAY
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DRAWN BY:	VJS
CHECKED BY:	SM

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PROJECT No.	241149090
SITE NAME:	HIDDEN MEADOWS
SITE NUMBER:	TX18C2D-J
SITE ADDRESS:	W HOUSTON STREET SHERMAN, TX 75092
DESIGN TYPE:	LEASE EXHIBIT

SHEET TITLE:	TOWER ELEVATION
--------------	-----------------

DRAWING NO.	REVISION:
LE-3	5



ROYAL PALM BEACH
1050 ROYAL PALM BEACH BLVD STE 123
ROYAL PALM BEACH, FL 33411-9991
www.usps.com

06/29/2026

12:24 PM

TRACKING NUMBERS

9589 0710 5270 2922 5190 18
9589 0710 5270 2922 5190 01
9589 0710 5270 2922 5190 25

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit	Price
---------	-----	------	-------

First-Class Mail® 1 Letter	1		\$0.78
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Irving, TX 75038
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 07/06/2026

Certified Mail® \$5.30

Tracking #: 9589 0710 5270 2922 5190 18

Return Receipt \$4.40

Tracking #: 9590 9402 4466 8248 1632 57

Total \$10.48

First-Class Mail® 1 Letter

Pottersboro, TX 75076
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 07/06/2026

Certified Mail® \$5.30

Tracking #: 9589 0710 5270 2922 5190 01

Return Receipt \$4.40

Tracking #: 9590 9402 4466 8248 1632 64

Total \$10.48

First-Class Mail® 1 Letter

Dallas, TX 75248
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 07/06/2026

Certified Mail® \$5.30

Tracking #: 9589 0710 5270 2922 5190 25

Return Receipt \$4.40

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Total \$10.48

Grand Total: \$31.44

Credit Card Remit \$31.44

Card Name: AMEX

Account #: XXXXXXXXXX2002

Approval #: 804986

Transaction #: 492

AID: A00000025010801

AL: AMERICAN EXPRESS

PIN: Not Required

Chip

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Dallas, TX 75248

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate) \$4.40

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To CCE Equity Holdings Service

Street and Apt. No., PO Box No. 5385 Belltree Dr

City, State, ZIP+4® Dallas TX 75248

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark JUN 29 2026

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Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

512 NORTH WILLOW STREET (Project No. 000415-2026)

The request of 1010 1st Street-BHCP, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 512 North Willow Street, consisting of 0.310 acres, being Lots 6, 7, 8, 9 and 10 Block C, M.Y. Brockett's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to R-4 (Patio Home Residential) District.

Background:

The property is located at 512 North Willow Street. The owner is requesting a Zone Change from R-6 (Single-Family Residential) District to R-4 (Patio Home Residential) District.

Origination:

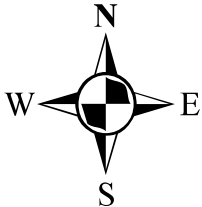
The request of 1010 1st Street-BHCP, LLC (Owner) and Underwood Drafting & Surveying (Surveyor).

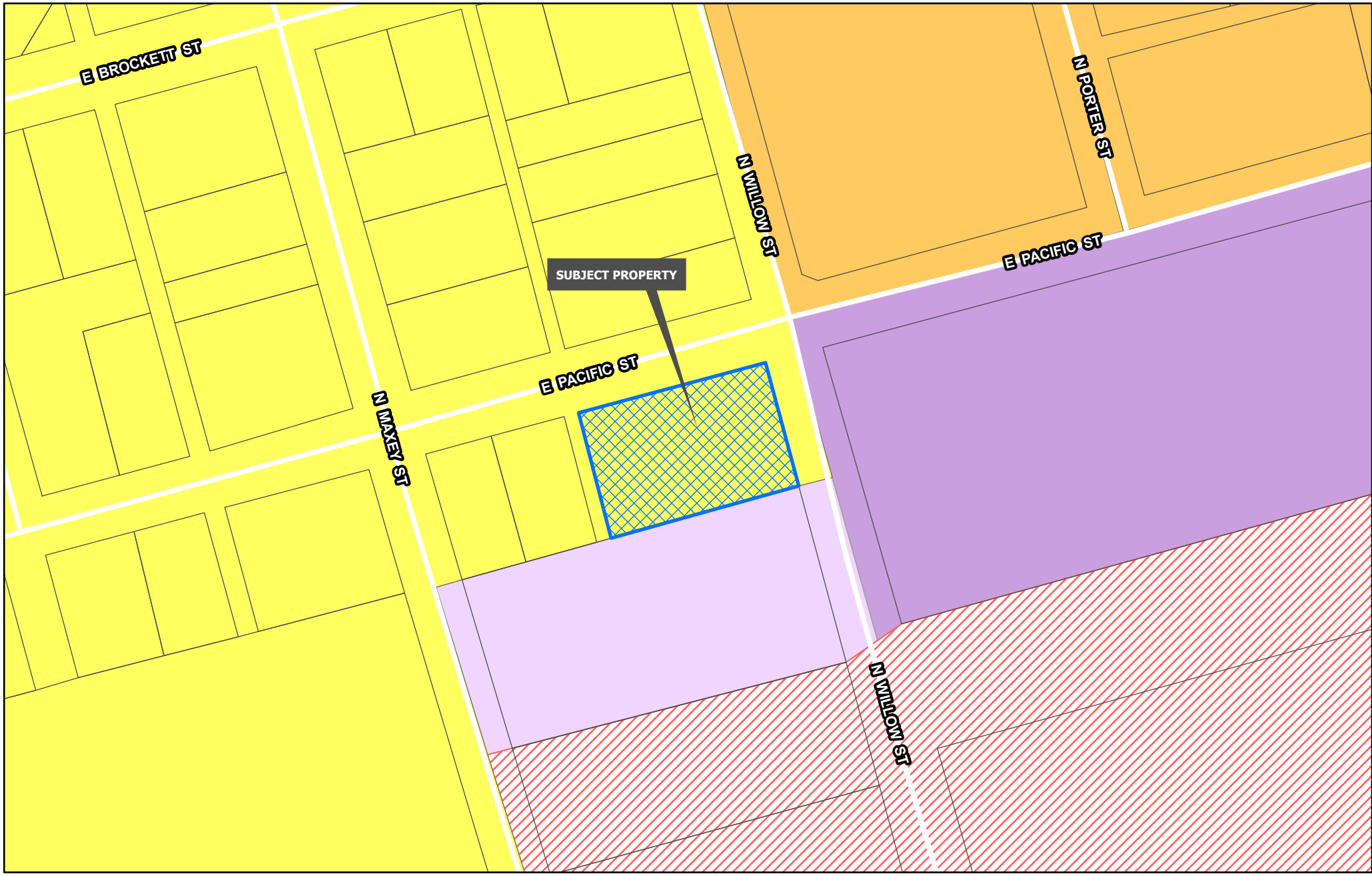
Staff Recommendation:

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. Survey
6. Project Narrative

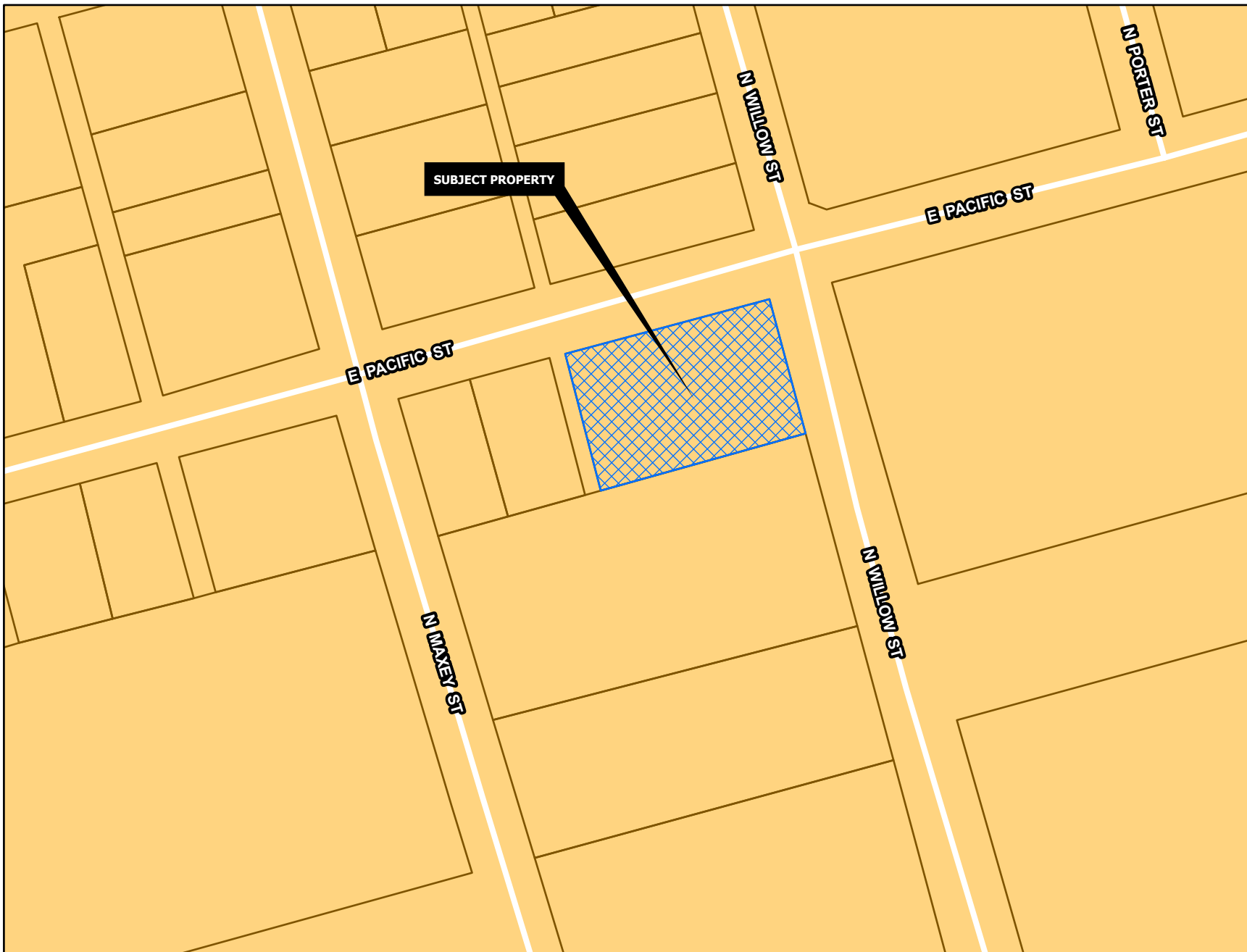




 Planning & Zoning	 R-4 Patio Home Residential	 C-O Office
 R-A Residential Agricultural	 R-2F Duplex Residential	 C-1 Retail Business
 R-E Estate Residential	 R-TH Townhome Residential	 C-2 General Commercial
 R-12 Single Family Residential	 MF-15 Multi-Family Residential	 M-1 Light Manufacturing
 R-6 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
512 N WILLOW 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

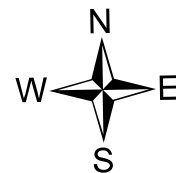
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

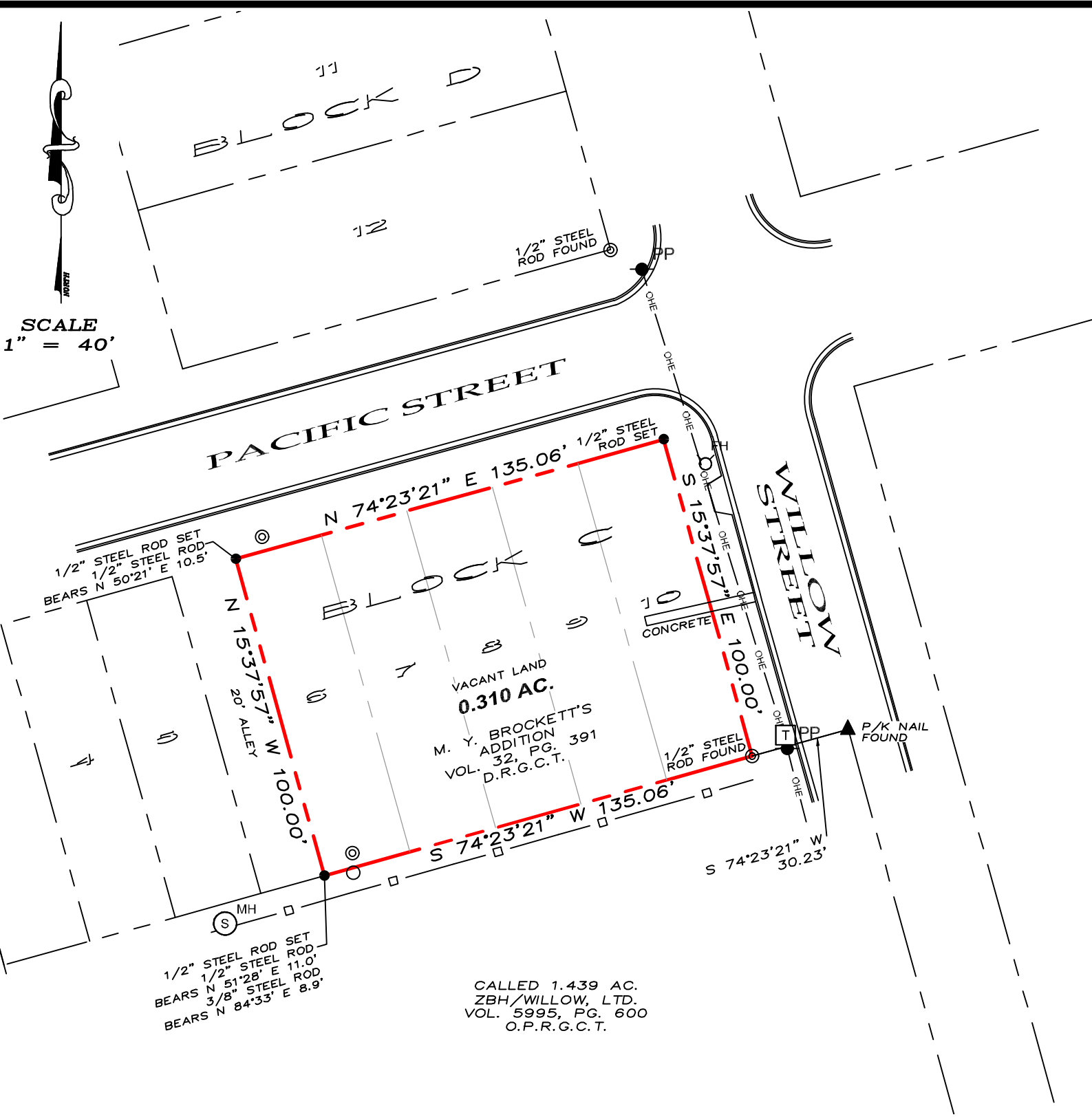
- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

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.







LEGEND	
● 1/2" STEEL ROD SET	FH FIRE HYDRANT
⊙ 1/2" STEEL ROD FOUND	D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
○ 3/8" STEEL ROD FOUND	--- BOUNDARY LINE
▲ P/K NAIL FOUND	- - - PROPERTY LINE
PP POWER POLE	□ STOCKADE FENCE
MH SEWER MANHOLE	— OHE — OVERHEAD ELEC.
T TELEPHONE PEDESTAL	

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Red River Title Company Commitment GF No. 0148549, effective date April 20, 2026, at 08:00 am.

10c. The surveyed property is subject to any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of M. Y. Brockett's Addition, an addition to the City of Sherman, Grayson County, Texas, as shown by plat of record in Volume 32, Page 391, Deed Records, Grayson County, Texas.

Certify to: B&H Companies, LLC, a Texas limited liability company; Joe David Bayer; Alliant National Title Insurance Company; Red River Title Company;

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 23rd day of April 2026, a survey was made on the ground of the property shown hereon, described as being Lots Six (6), Seven (7) Eight (8) Nine (9) and Ten (10) all in Block C of the M. Y. Brockett's Addition to the City of Sherman as shown by the map or plat thereof, recorded in Volume 32, Page 391, 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 512 North Willow Street, Sherman, Grayson County, 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.

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

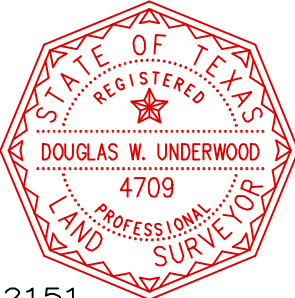
This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2026
Underwood Drafting & Surveying, Inc.
All rights reserved.

~ BASIS OF BEARINGS ~
Bearings shown hereon are based on Grid North of the Texas Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00.



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



Douglas W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 04/23/26

Project Narrative

512 N. Willow St. Sherman, TX 75090

This 0.31-acre property is a vacant lot located at the southwest corner of Pacific Street and Willow Street. It is owned by 1010 1st Street – BHCP, LLC (Terrin Bertholf and Zach Hefton).

The purpose of this request is to rezone the property from R-6 to R-4 in order to replat it into three single-family lots with the following dimensions: 42.5' × 100', 42.5' × 100', and 50' × 100'. Following the rezoning and replat, the applicant intends to construct three homes on the site.

The surrounding properties are zoned as follows:

- **North:** R-6 (existing homes sit on 50-foot lots)
- **Northeast:** MF-30
- **East:** M-2
- **South:** M-1
- **West:** R-6 (currently a rental home in disrepair)



Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

410 EAST BROCKETT STREET (Project No. 000416-2026)

The request of Javier Neito (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 410 East Brockett Street, consisting of 0.310 acres, being Lot 2, Block 7, G.W. Bond's Supplement No. 2 and currently zoned C-2 (General Commercial) District/College Park Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.005 to allow permanently placed portable storage containers in a C-1 (Retail Business) District or C-2 (General Commercial) District.

B. Public Hearing and Variance under Section 14.03.006 to allow screened metal structure in lieu of the required Building design in the College Park Overlay District.

C. Public Hearing and Variance under Section 14.02.017 to allow a 5' rear setback in lieu of the required 15' for the proposed structure.

D. Public Hearing and Variance under Section 14.02.017 to allow a 0.416' side setback in lieu of the required 60' when abutting residential zones for the proposed structure.

Planning and Zoning Commission

E. Site Plan of C & N Services, LLC

Background:

The property is located at 410 East Brockett Street. The owner is requesting Variances and Site Plan approval.

Development Services staff became aware that the applicant had placed several portable storage containers on his property to store construction materials and equipment. Staff informed the applicant that these containers were not allowed and the only way to allow them to remain would be through a variance of the Board of Adjustment. The applicant subsequently requested a variance for the permanent placement of the storage containers, the setback of those containers, and to allow a metal structure within the College Park Overlay.

Origination:

The request of Javier Neito (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor).

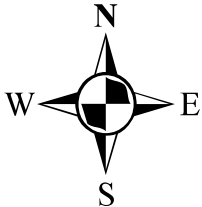
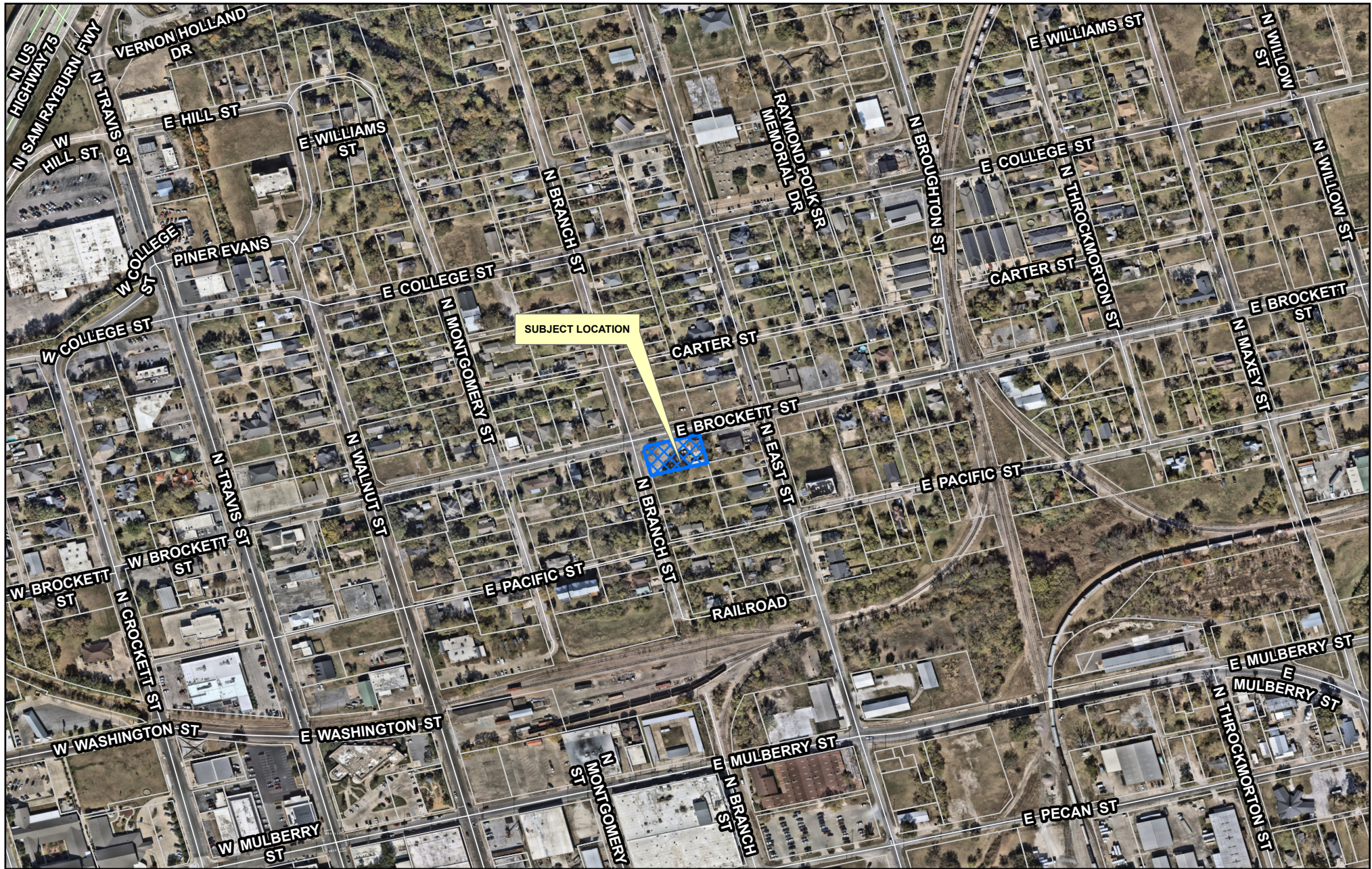
Staff Recommendation:

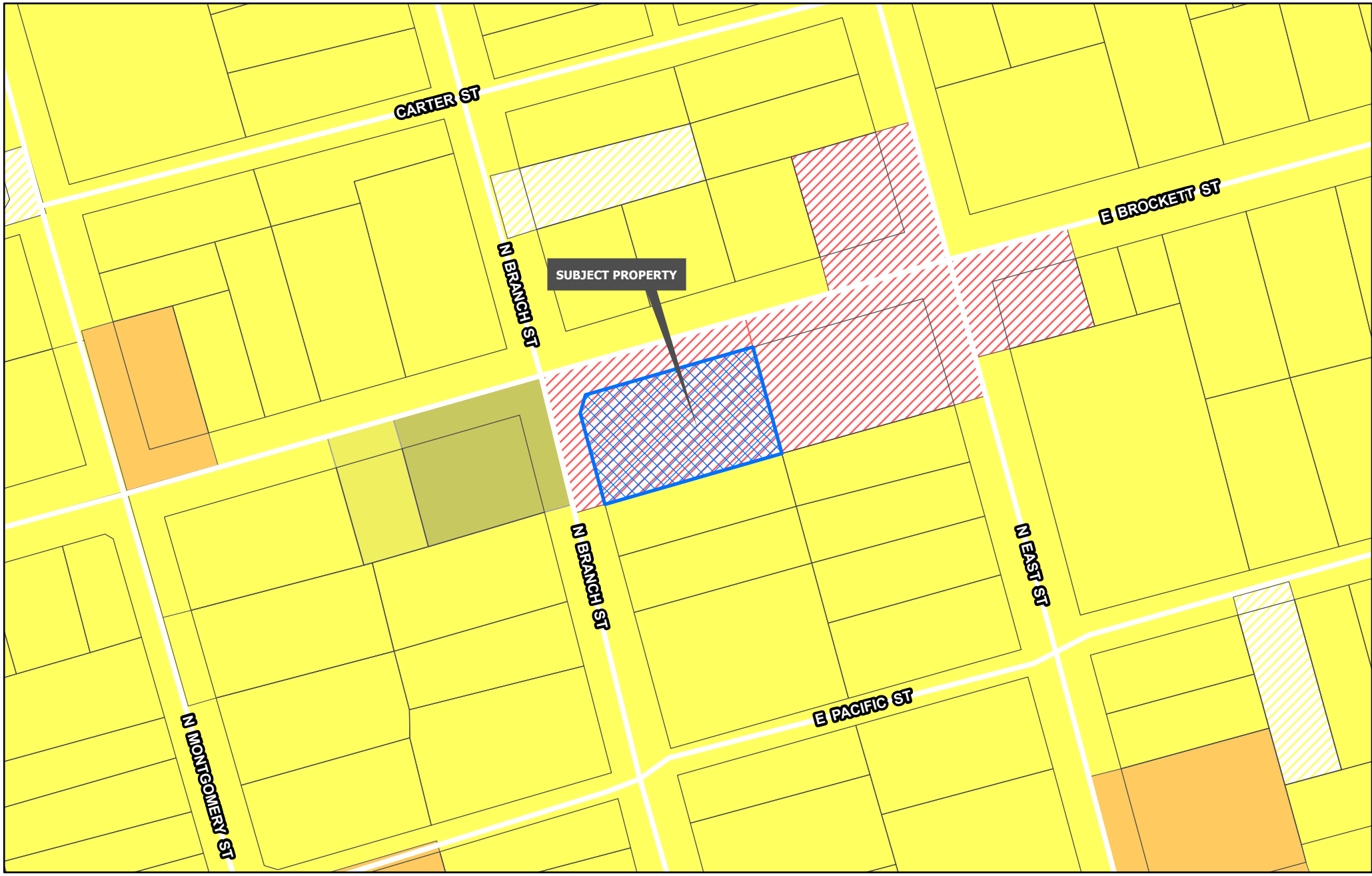
Staff has no recommendation.

Attachments:

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

5. Survey
6. Project Narrative
7. Site Plan
8. Elevation

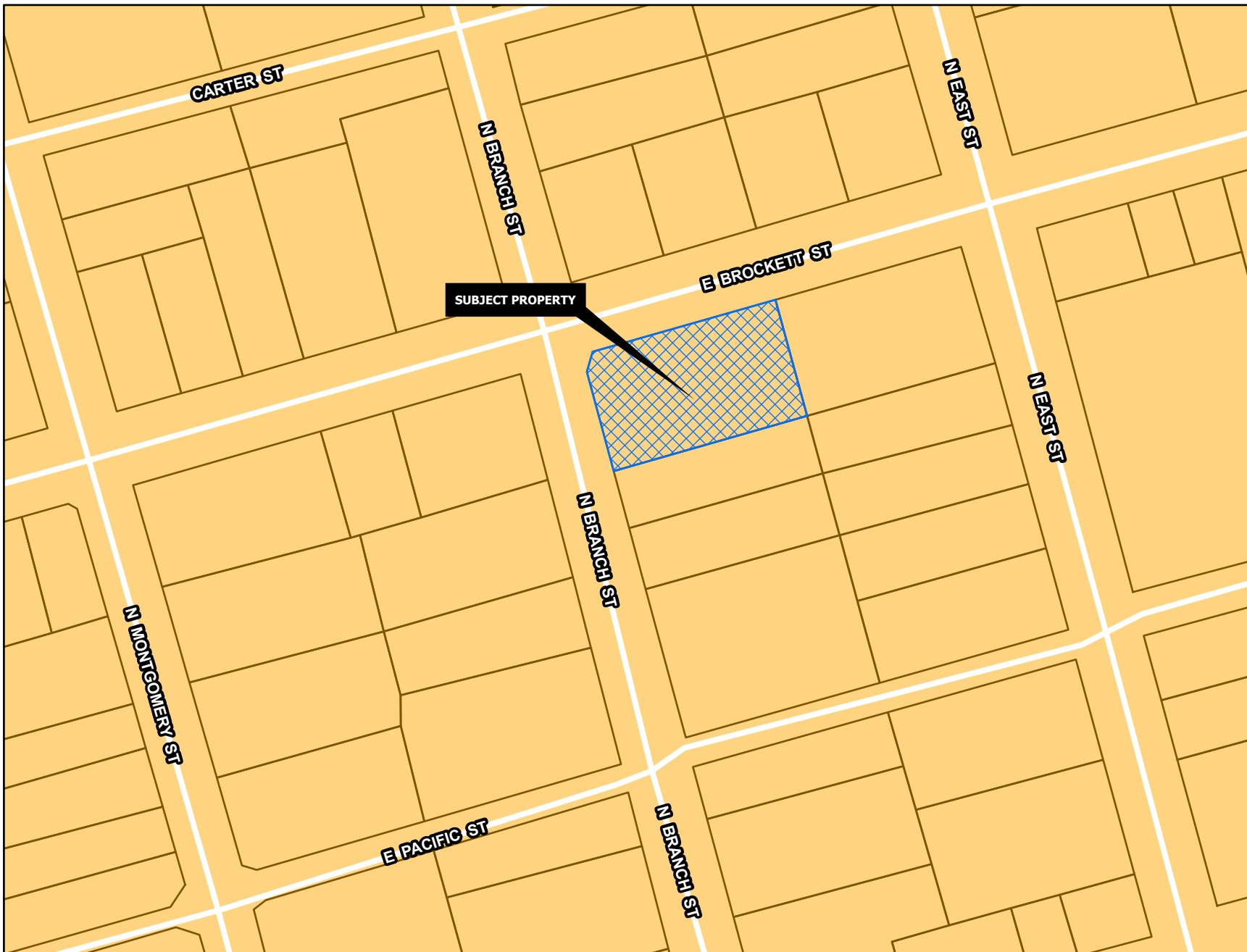




Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family 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
410 E BROCKETT 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

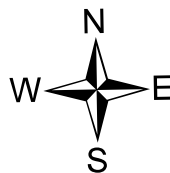
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.





NOTICE OF REQUESTED VARIANCE

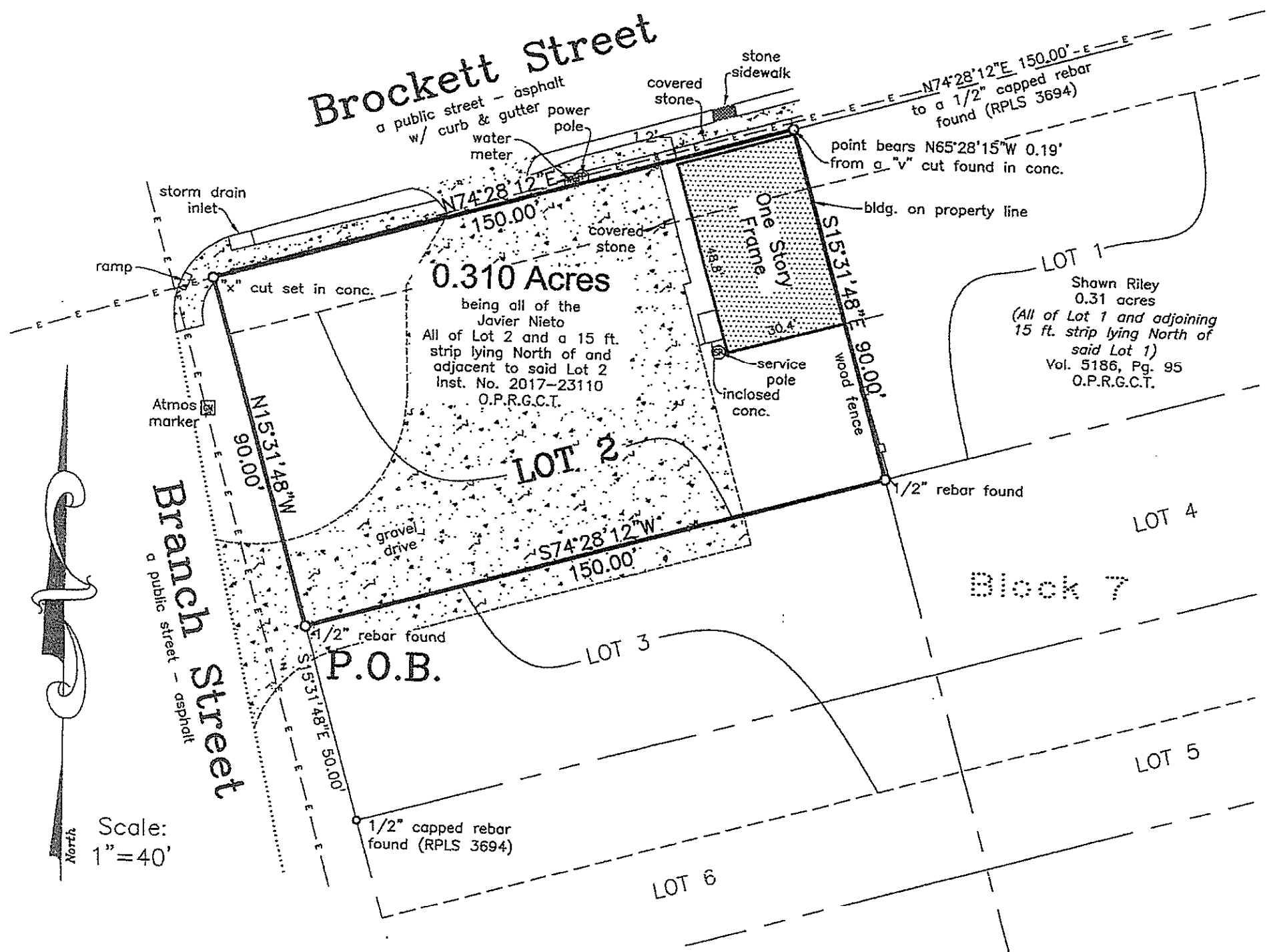
PROJECT #: 000416-2026

FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7210



410 E. Birchwood St.

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



Owner: Javier Nieto
Address: 410 E. Brockett Street
Sherman, Texas

This survey is for the sole benefit of the Owners and Buyers 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 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

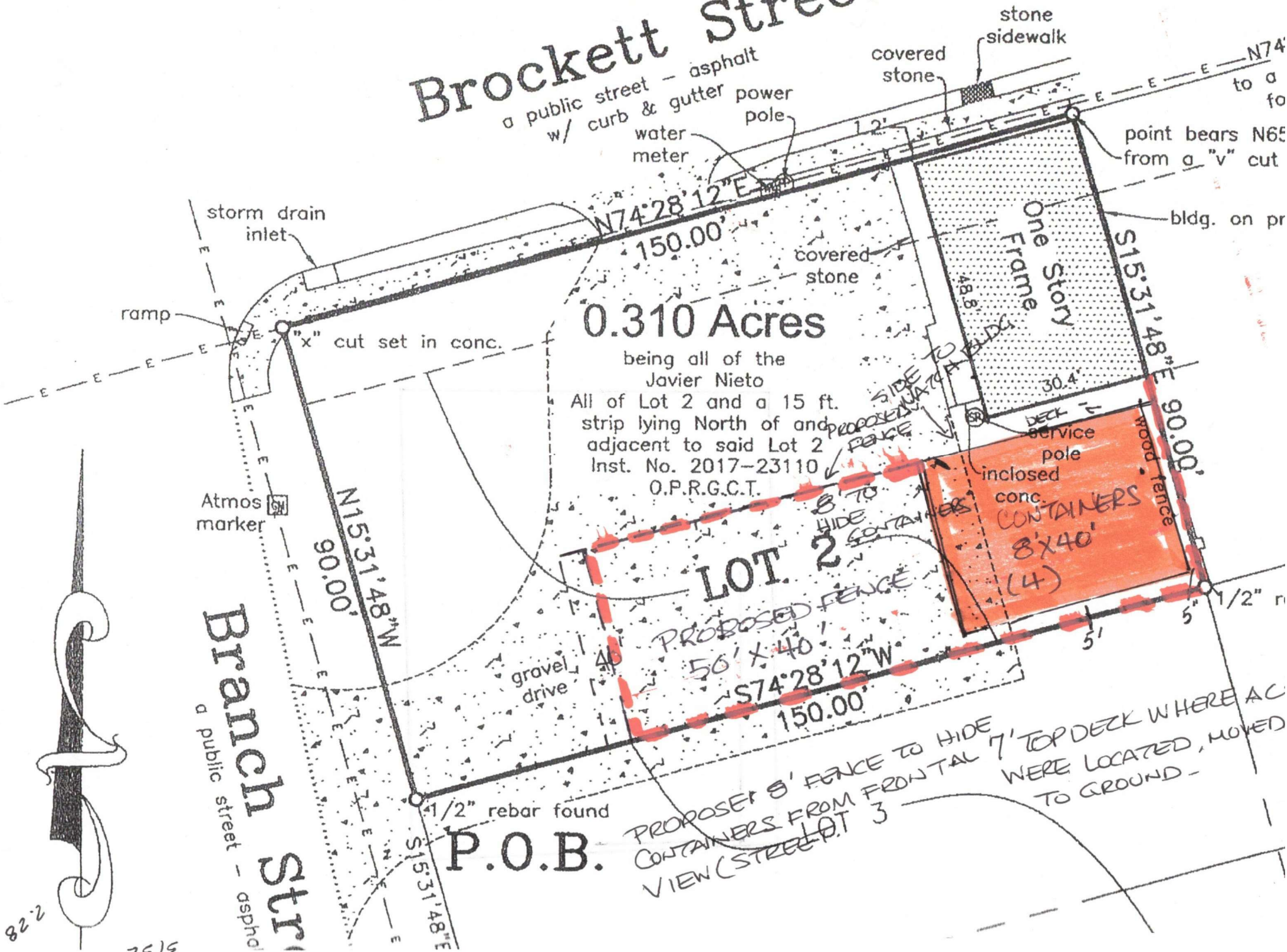
Legal Description is as follows: All of Lot 2, Block 7, G.W. Bond's Supplement No. 2, an addition to the City of Sherman, Texas as per plat of record in Volume M, Page 63, Deed Records, Grayson County, Texas and a portion of property lying North of and adjacent to said Lot 2 and the subject property being further described by field notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Area.

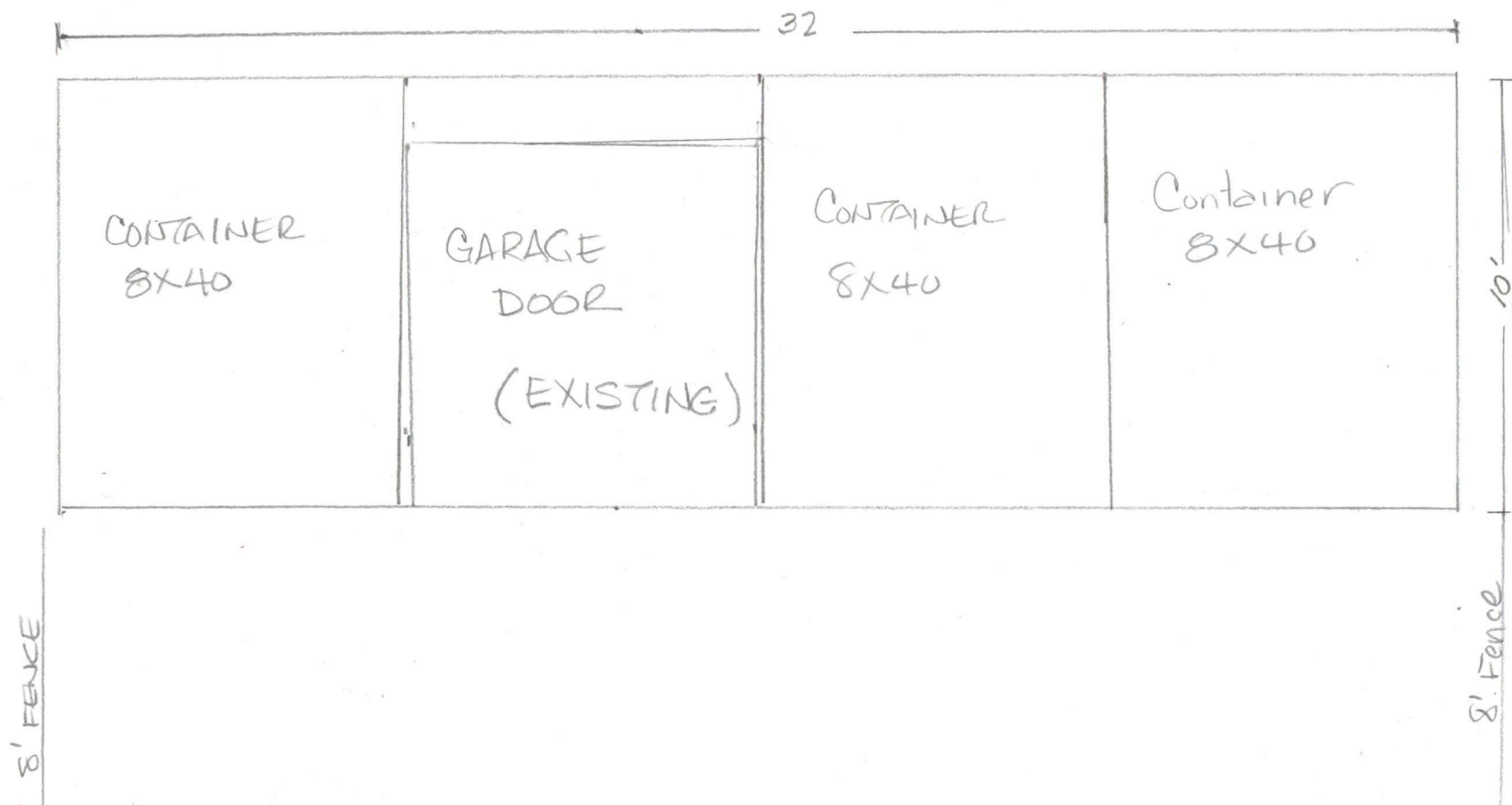
Combining existing containers to form storage are for C&N Services, LLC.

Surround Containers with an 8' privacy fence to where they are not visible on approach from E. Brockett St. and not an eyesore for residence on N. East St and government apartments on rear of property. Making the area to where vehicles can be stationed for security purposes.

Brockett Street



PROPOSED ELEVATION





Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2010 & 2022 SOUTH CROCKETT STREET (Project No. 00420-2026)

The request of TADLA Properties, LLC (Owner), Ervin Cable Construction (Applicant) and Pipeline Land Services, Inc. (Surveyor) concerning the properties located at 2010 and 2022 South Crockett Street, consisting of 1.229 acres, being Lots 8, 9, 10, 11 and part of Lots 12 and 13, Block 40 of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41, South Side Addition in the Preston Kitchen Survey, Abstract No. 316, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District.

Background:

The property is located at 2010 & 2022 South Crockett Street. The applicant is requesting a Specific Use Permit to allow a contractors office with outdoor storage.

Ervin Cable Construction is a national construction company that installs fiber optic cable and would like to open an office in Sherman. This site would include and indoor office with some indoor storage and a yard in the back that would have company vehicle parking and outdoor storage.

Origination:

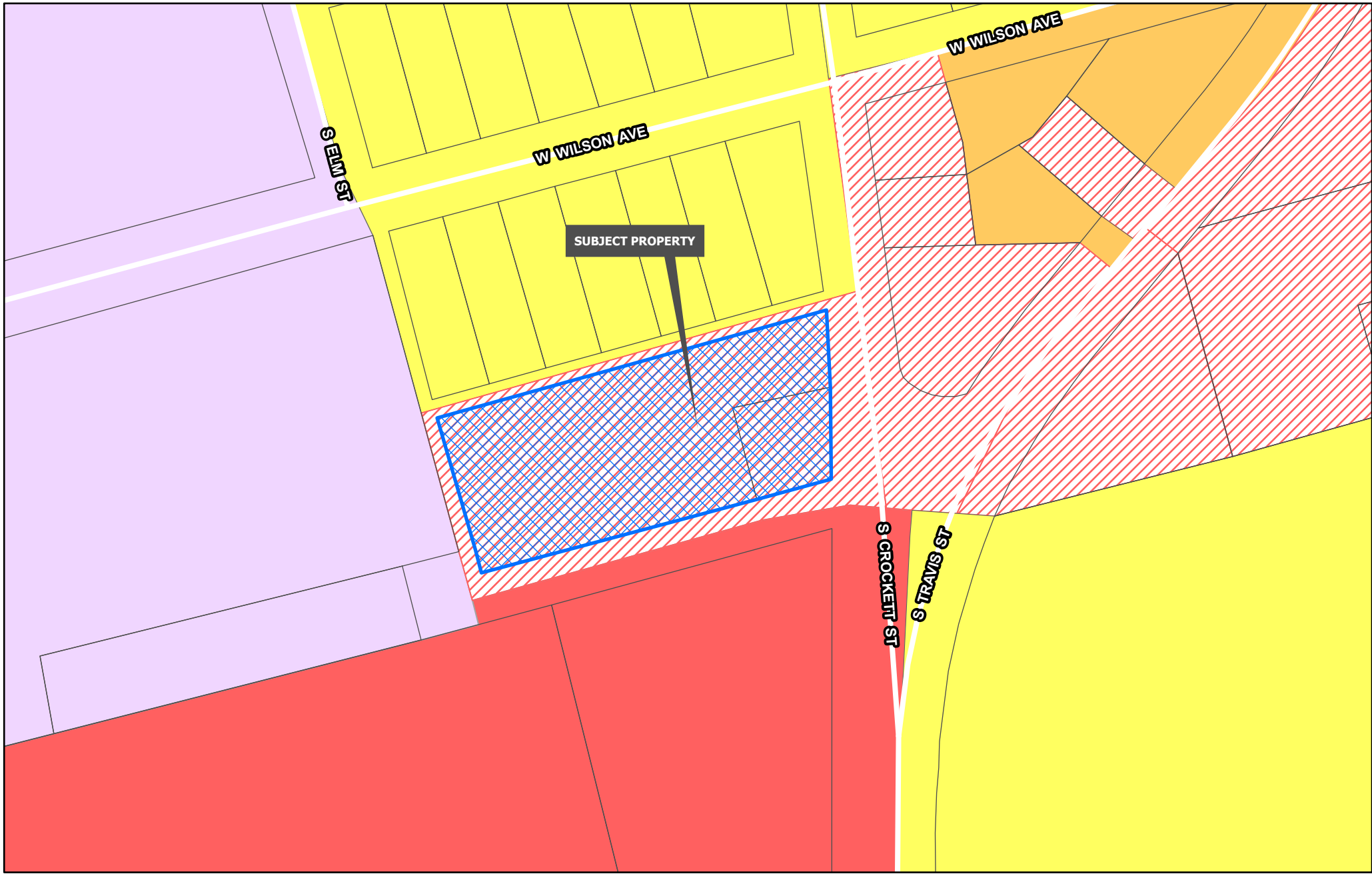
The request of TADLA Properties, LLC (Owner), Ervin Cable Construction (Applicant) and Pipeline Land Services, Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

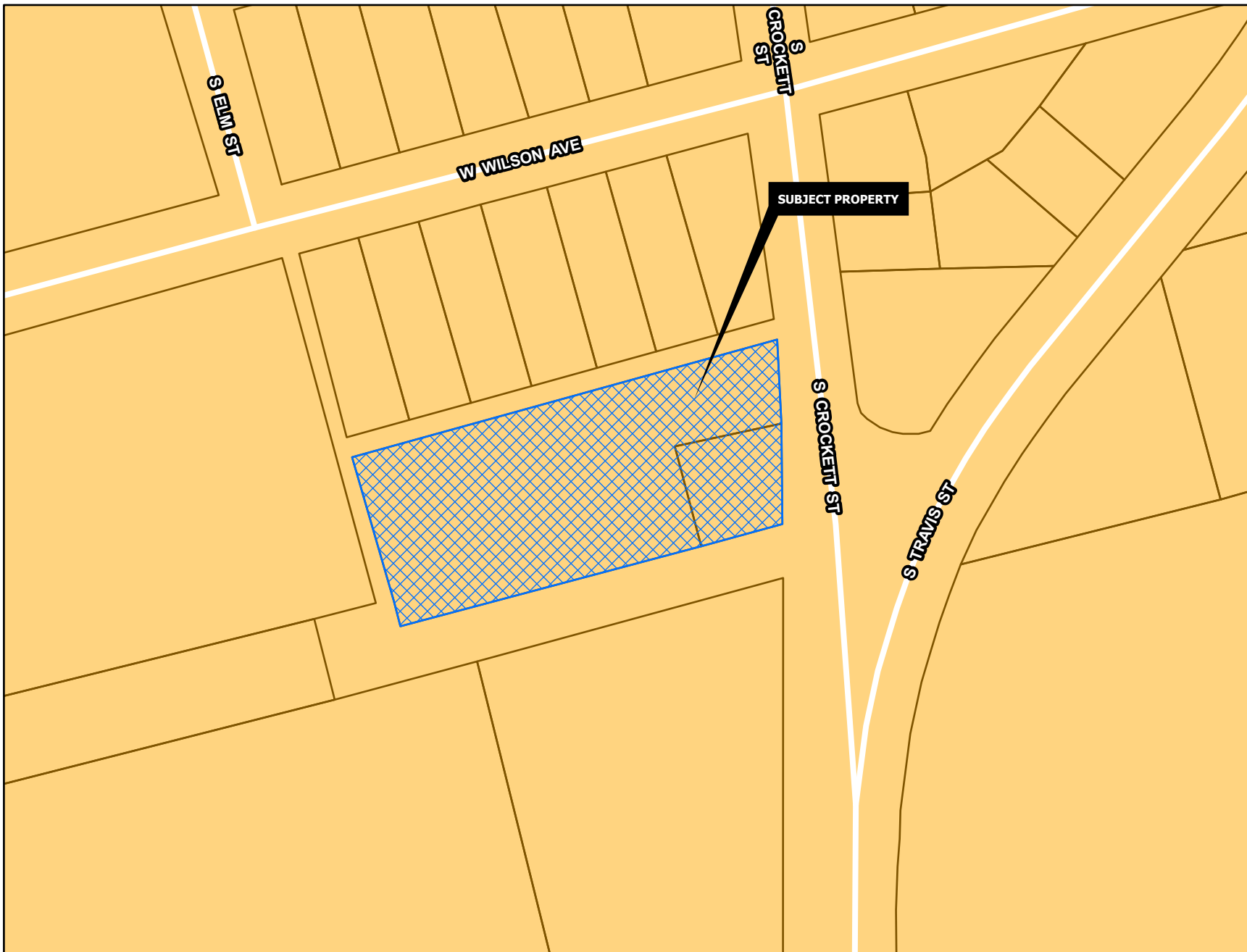
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Elevation
9. Staff Review Letter



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

**CITY OF SHERMAN
ZONING MAP
2010 & 2022 S CROCKETT 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

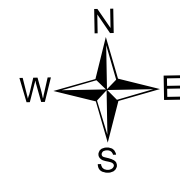
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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

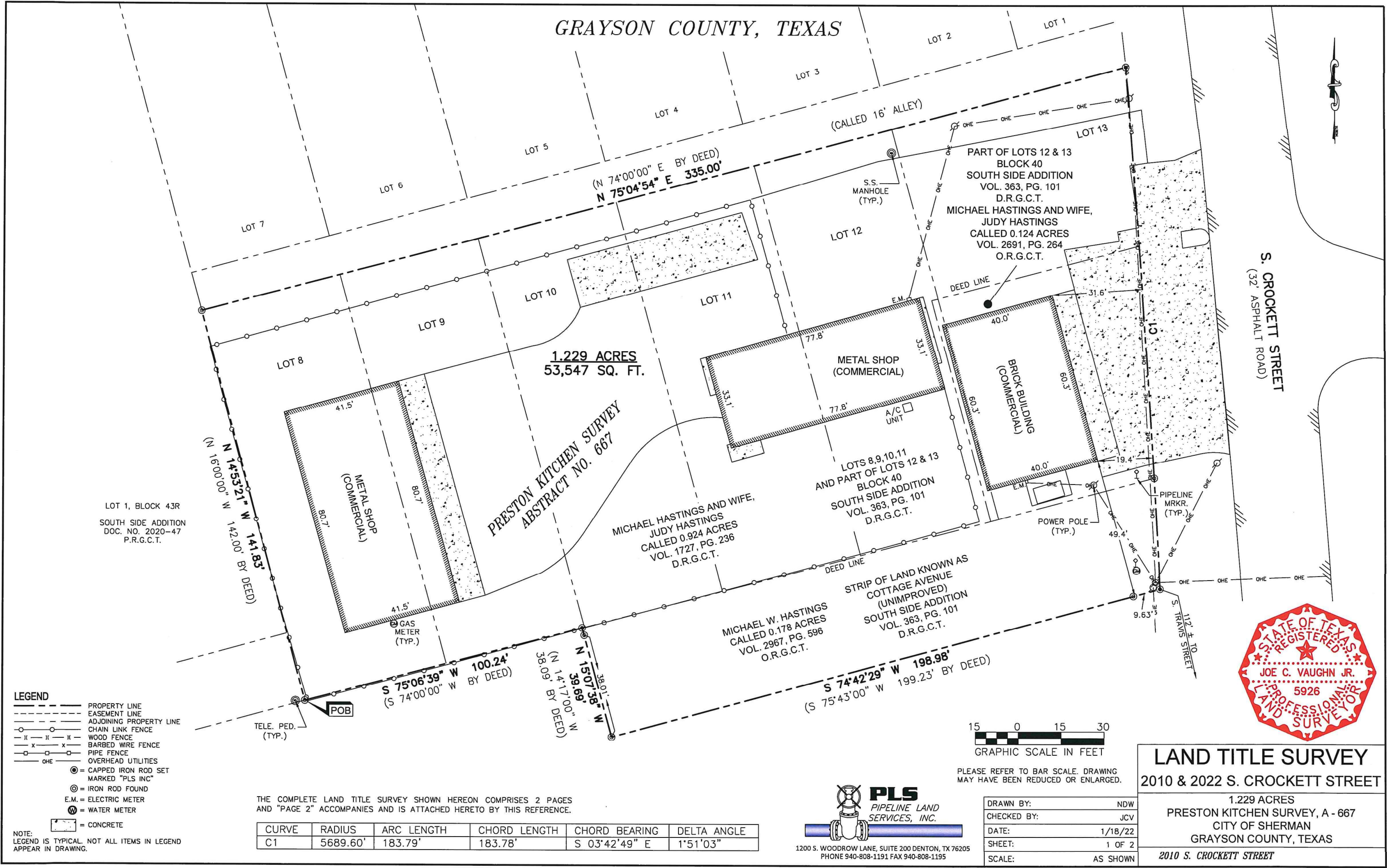
- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.



Jul 8, 2026 at 12:35:10 PM
2010 S Crockett St
Sherman TX 75090
United States



Z:\2021\Chapin Title\2010 S. Crockett Street\2010 S. Crockett Street.dwg, 1/18/2022 9:19:51 AM



PROPERTY DESCRIPTION

Being a tract of land situated in the Preston Kitchen Survey, Abstract No. 316, City of Sherman, Grayson County, Texas being all of Lots 8, 9, 10, 11 and part of Lots 12 and 13, Block 40 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41, of the South Side Addition, an Addition to the City of Sherman, Texas as per map or plat thereof as recorded in Volume 363, Page 101, said Deed Records and being part of three tracts of land a called 0.924 acres tract of land described in Deed to Michael Hastings and wife, Judy Hastings as recorded in Volume 1727, Page 236, Deed Records, Grayson County, Texas, a called 0.178 acres tract of land described in Deed to Michael W. Hastings as recorded in Volume 2967, Page 596, Official Records, Grayson County, Texas, (being a strip of land known as College Avenue as shown on said South Side Addition), and a called 0.124 acres tract of land described in Deed to Michael Hastings and wife, Judy Hastings as recorded in Volume 2691, Page 264, said Official Records, being part of Lots 12 and 13, Block 40 of said South Side Addition and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of said 0.924 acres tract, the Southwest corner of Lot 8 and the Southwest corner of Block 40;

THENCE North 14 degrees 53 minutes 21 seconds West, with the West line of said 0.924 acres tract, Lot 8 and Block 40, a distance of 141.83 feet to a 1/2 inch iron rod (bent) for the Northwest corner of said 0.924 acres tract and Lot 8;

THENCE North 75 degrees 04 minutes 54 seconds East, with the North line of said 0.924 acres tract, Lots 8, 9, 10, 11, 12 and 13 and with the South line of a 16 foot wide alley, a distance of 335.00 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set for the Northeast corner of said 0.924 acres tract and Lot 13 in the West Right-of-Way line of S. Crockett Street (a public road) and in a curve to the left having a radius of 5689.60 feet;

THENCE Southerly, along the arc of said curve, with the West line of said S. Crockett Street and the East line of said 0.924 acres tract, passing the most Easterly Southeast corner thereof and the Northeast corner of said 0.124 acres tract, and continuing along said course, with the East line thereof, passing a 1/2 inch capped iron rod found at the Southeast corner of said 0.124 acres tract and Lot 13 and the Northeast corner of said 0.178 acres tract, and continuing along said course, with the East line thereof, a distance of 183.79 feet with a delta angle of 01 degrees 51 minutes 03 seconds, a chord bearing of South 03 degrees 42 minutes 49 seconds East, and a chord distance of 183.78 feet to a 5/8 inch iron rod set for the Southeast corner of said 0.178 acres tract;

THENCE South 74 degrees 42 minutes 29 seconds West, with the Southeast line of said 0.178 acres tract, passing at a distance of 9.63 feet a 1/2 inch capped iron rod found stamped "RPLS 4709" for reference, and continuing along said course for a total distance of 198.98 feet to a 1/2 inch capped iron rod found stamped "B.F. Helvey 4488" for the Southwest corner of said 0.178 acres tract;

THENCE North 15 degrees 07 minutes 38 seconds West, with the West line of said 0.178 acres tract, passing at a distance of 38.01 feet a 1/2 inch capped iron rod found stamped "B.F. Helvey 4488" for reference, and continuing along said course for a total distance of 39.69 feet to a 5/8 inch iron rod set in the South line of said 0.924 acres tract and Block 40 for an interior corner of the herein described tract;

THENCE South 75 degrees 06 minutes 39 seconds West, with the South line of said 0.924 acres tract and Block 40, a distance of 100.24 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 1.229 acres of land, more or less.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY STEWART TITLE GUARANTY COMPANY, REFERENCED BY GF NO. 321659 AND BEARING AN EFFECTIVE DATE OF DECEMBER 12, 2021.

SCHEDULE B ITEMS

1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS, ROADWAYS, AND/OR BUILDING SET BACK LINES AS SHOWN ON THE RECORDED PLAT OF THE ADDITION RECORDED IN VOLUME 363, PAGE 101, DEED RECORDS, GRAYSON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 485509 0405 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2010.

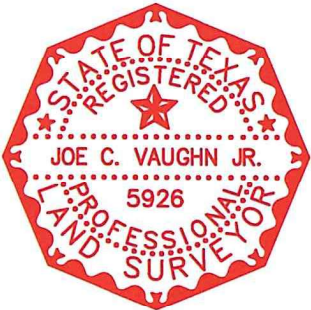
GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON JANUARY 10, 2022.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JANUARY 18, 2022
FIRM REGISTRATION NO. 10129300



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	NDW
CHECKED BY:	JCV
DATE:	1/18/22
SHEET:	2 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY
2010 & 2022 S. CROCKETT STREET
1.229 ACRES
PRESTON KITCHEN SURVEY, A - 667
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
2010 S. CROCKETT STREET

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



ERVIN CABLE CONSTRUCTION LLC

Jun 4, 2026

PROJECT NARRATIVE

Ervin Cable Construction proposes to install fiber optic cable within an existing underground conduit system located within the City of Sherman right-of-way. The proposed work consists primarily of pulling fiber optic cable through existing conduit infrastructure and utilizing existing hand-holes, vaults, and access points.

Construction activities will include field verification, traffic control, fiber cable placement, fiber splicing, testing, and restoration of any disturbed areas. No new route construction is proposed as part of this project. Existing conduit facilities will be utilized to the greatest extent possible to minimize impacts to the public right-of-way and adjacent properties.

Should unforeseen field conditions be encountered, limited underground construction may be required to access, repair, or reconnect existing conduit facilities. Such work may include directional boring, trenching, conduit installation, hand-hole adjustments, and placement of associated underground telecommunications infrastructure as necessary to complete the installation.

Upon completion of cable placement, fiber splicing and testing will be performed to verify continuity and network performance. All work will be conducted in accordance with applicable City of Sherman standards, utility construction requirements, and industry best practices.

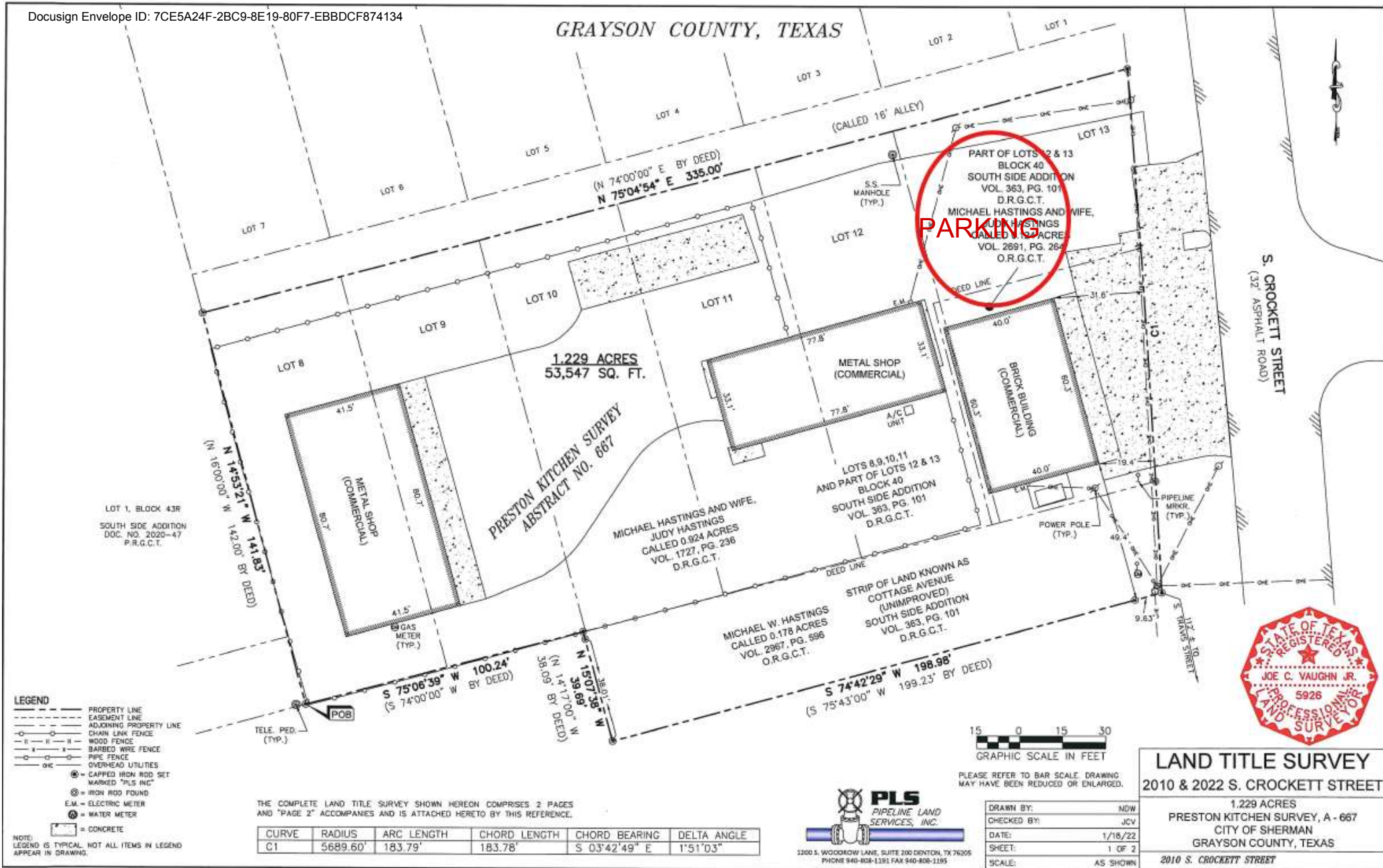
Traffic control measures will be implemented as required to maintain public safety and minimize disruptions to vehicular and pedestrian traffic. Any areas disturbed during

construction will be restored to their original condition or better in accordance with City of Sherman requirements.

Sincerely,

Mary Blackwell

Sr. Office Manager
Ervin Cable Construction





STAFF REVIEW LETTER

July 15, 2026

Sent via email

Mary Blackwell
2022 S. Crockett St.
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District located at 2010 and 2022 South Crockett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 21, 2026, at 5:00 P.M., in the City Council Chambers at 220 W. Mulberry.

City staff has reviewed your request and the following items must 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.
3. Outdoor storage of merchandise, equipment or materials shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.
4. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
5. 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*)
6. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Sec. 14.06.009(a)(1)(C)*)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering

12. Platting of the property is required within 90 days of the Specific Use Permit approval.
13. City wastewater does not directly serve subject property. Extension of wastewater main by developer is required prior to any new taps. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); 10.03.005*

Additional Comments

14. 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 Ervin Cable Construction is the owner or lessee of the Property.

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



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

223 WEST PELTON STREET (Project No. 000423-2026)

The request of Alka Ventures LLC (Owner), Danielle Moore (Applicant) and CBG Surveying Texas, LLC (Surveyor) concerning the property located at 223 West Pelton Street, consisting of 0.22 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.009 to allow a lot width of 67.30' in lieu of the required 80' for duplex zoning.

Planning and Zoning Commission

B. Public Hearing and Zone Change from R-6 (Single-Family Residential) District to R-2F (Duplex Residential) District.

Background:

The property is located at 223 West Pelton Street. The applicant is requesting a Variance and a Zone Change from R-6 (Single-Family Residential) District to R-2F (Duplex Residential) District.

This same item was heard at the May, 19, 2026 P&Z meeting. The Board of Adjustment voted 5/0 to deny the variance request, and the Planning and Zoning Commission voted 6/0 to deny the zone change request.

Origination:

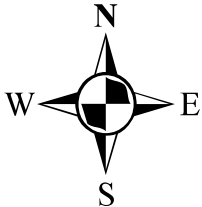
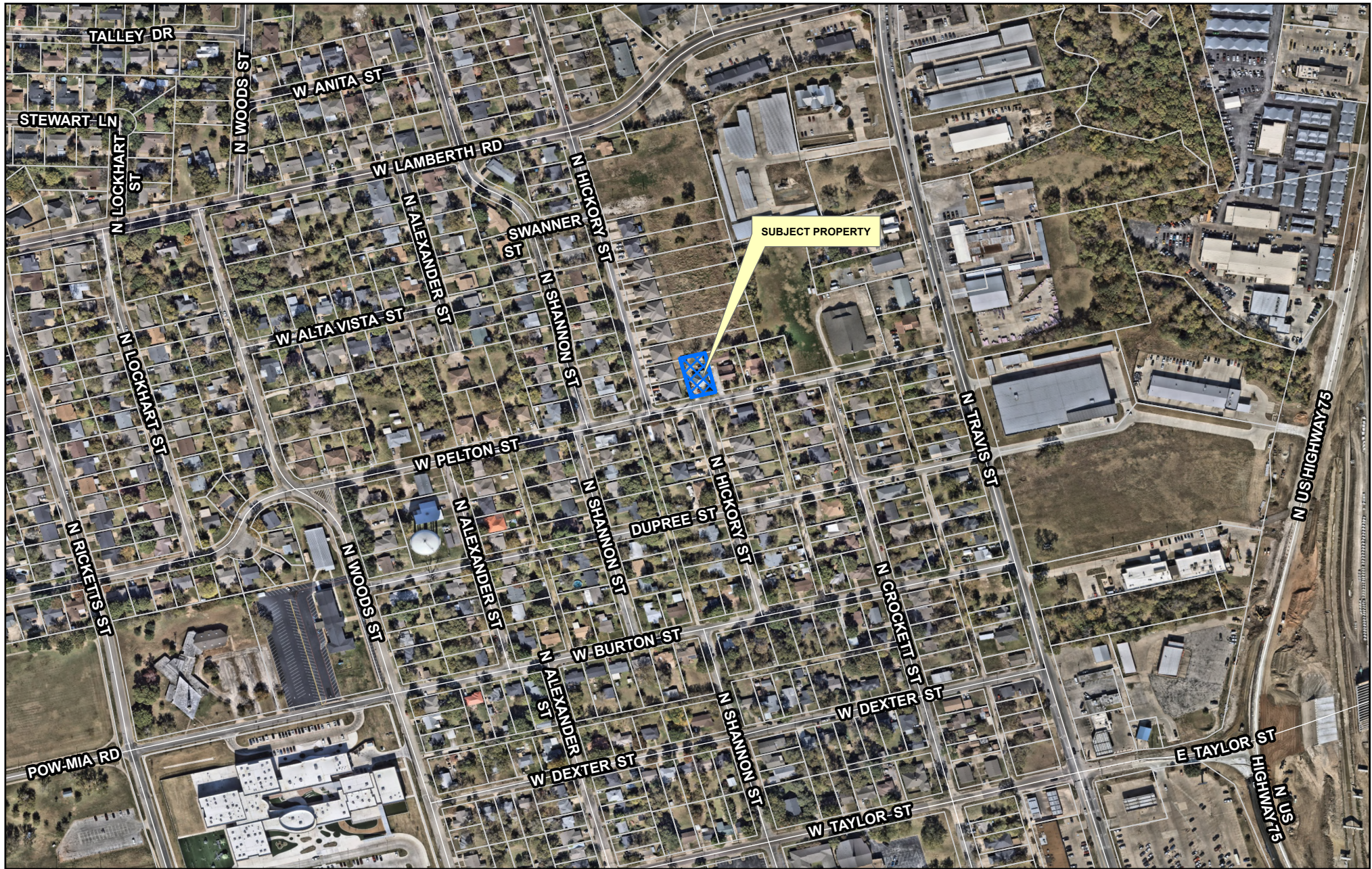
The request of Alka Ventures LLC (Owner), Danielle Moore (Applicant) and CBG Surveying Texas, LLC (Surveyor).

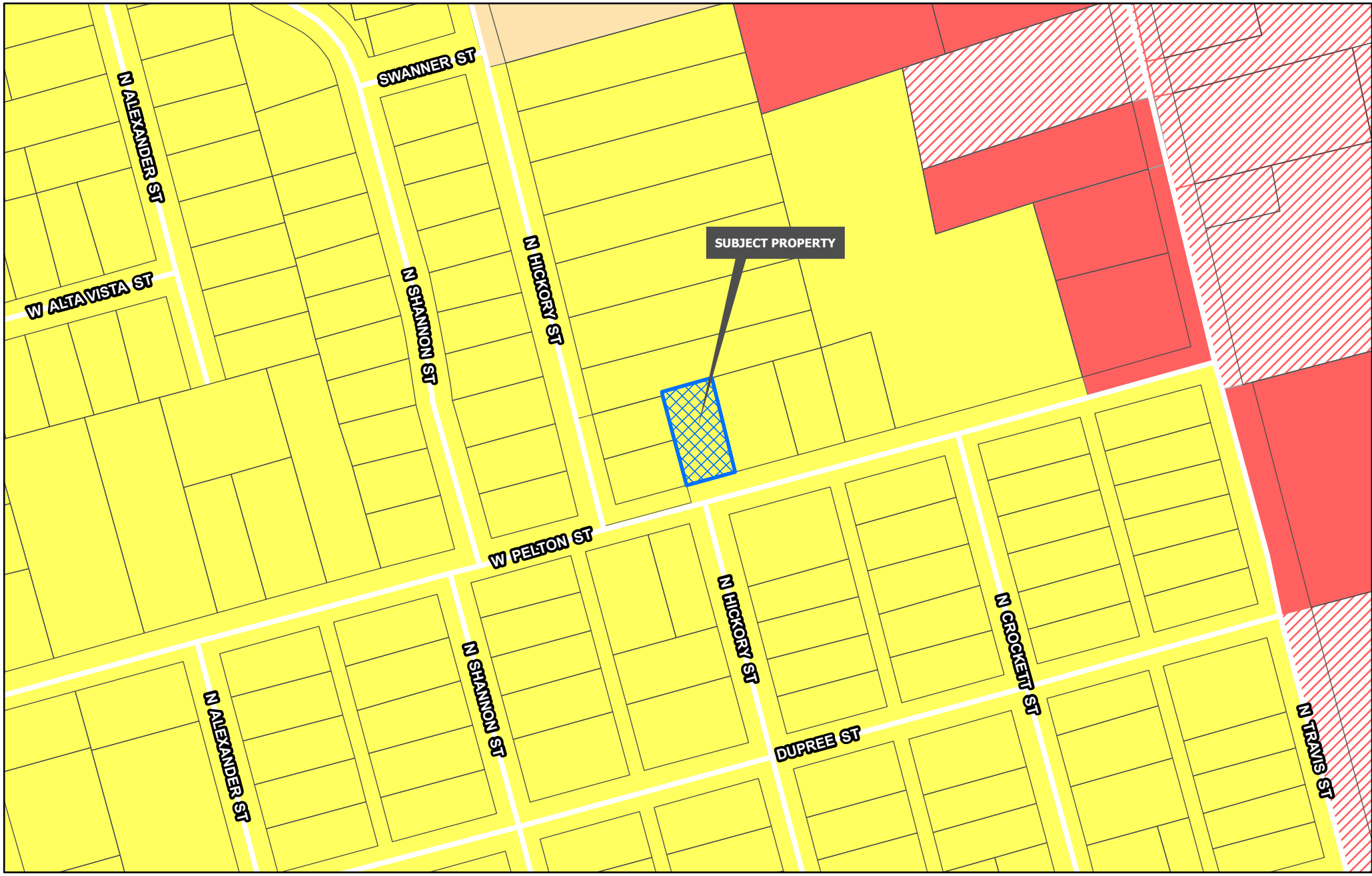
Staff Recommendation:

Staff recommends P&Z deny this item.

Attachments:

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

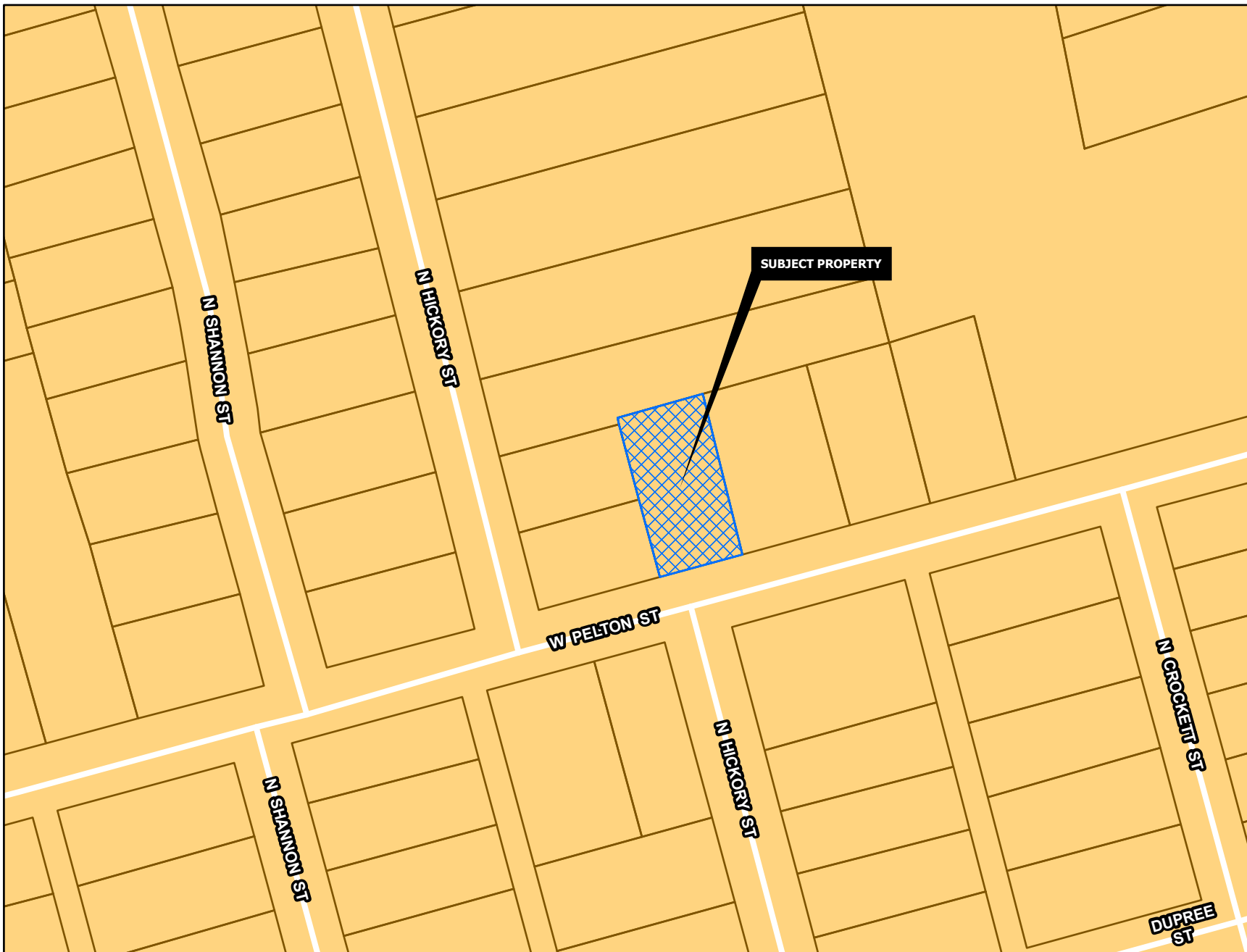




Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family 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
223 W PELTON 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

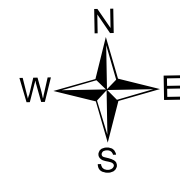
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.





**NOTICE OF PROPOSED
ZONING CHANGE
AND
VARIANCE REQUEST
PROJECT #: 000423-2026**

**FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7210**



© 2019 City of Houston

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- ⊗ 1/2" PIPE FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- T TRANSFORMER PAD
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- POWER POLE
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- I— IRON FENCE
- X— BARBED WIRE
- E— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

SPARTAN
TITLE



EXCEPTIONS:

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48181C0290G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

Date: _____ Accepted by: _____
Purchaser
Purchaser

Drawn By: MARIA

Scale: 1" = 30'

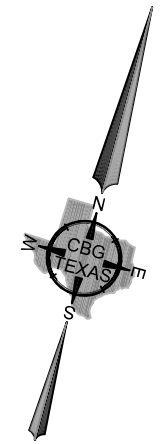
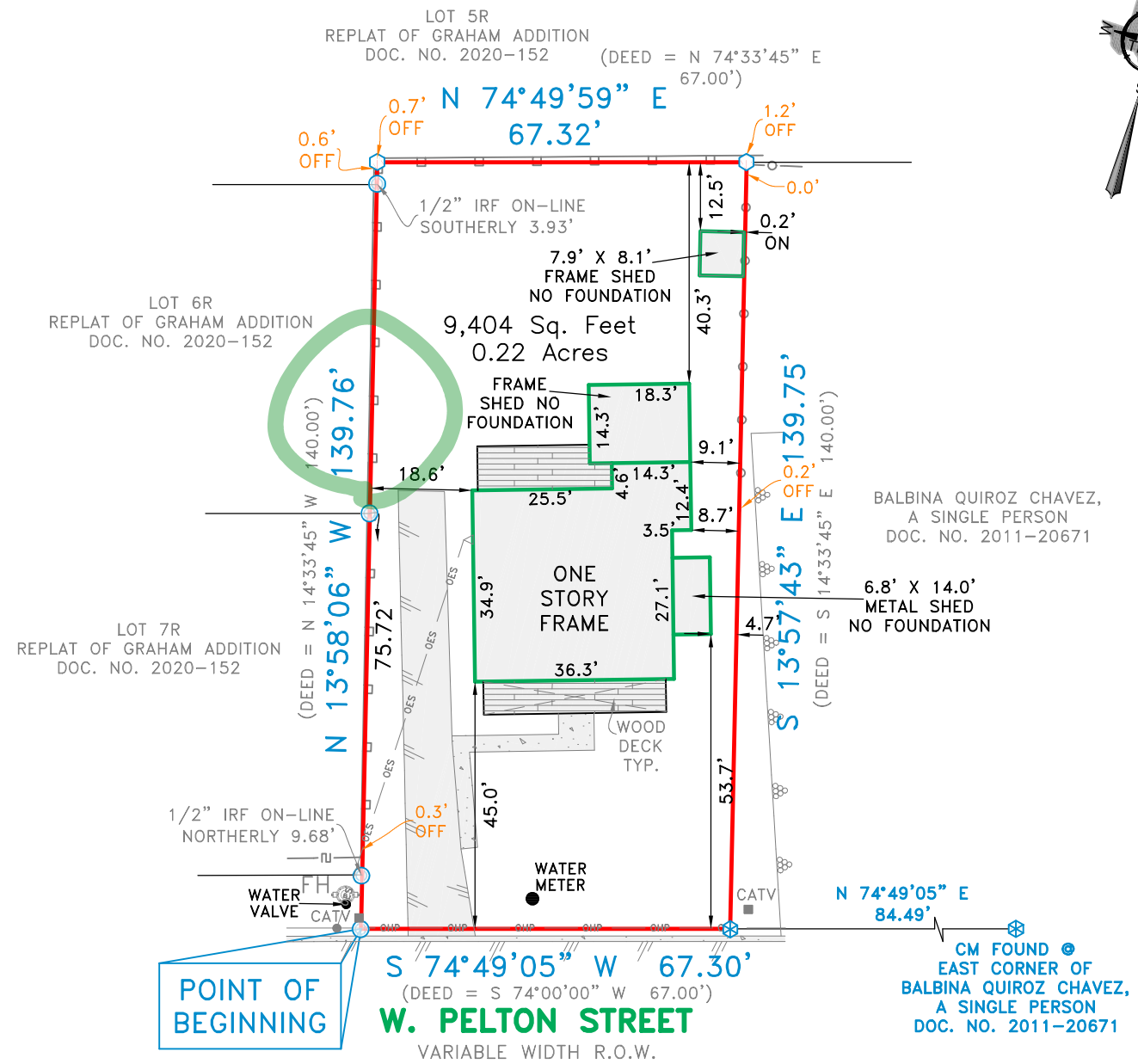
Date: 11/12/2025

GF NO.: SEE CERT.

Job No. 2203

CBG
SURVEYING TEXAS LLC

1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



223 W. Pelton Street

Being a tract of land situated in the J.B. McAnair Survey, Abstract No. 763, Grayson County, Texas, same being that tract of land conveyed to Ronald S. Green and wife, Linda K. Green, by deed recorded in Volume 2129, Page 564, Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner lying along the Northwest line of W. Pelton Street (variable width right-of-way), and being the South corner of herein described tract;

THENCE North 13 degrees 58 minutes 06 seconds West, departing said Northwest line of W. Pelton Street, passing at a distance of 9.68 feet to a 1/2 inch iron rod found at the East corner of Lot 7R of the Replat of Graham Addition, an addition to the City of Sherman, Texas, as shown by plat or record in Document No. 2020-152, Plat Records of Grayson County, Texas, continuing at a distance of 75.72 feet to a 1/2 inch iron rod found at the North corner of said Lot 7R and East corner of Lot 6R of Replat of Graham Addition, and continuing a total distance of 139.76 feet to a 1 inch iron pipe found for corner, said corner being an inside "ell" corner of Lot 5R of Replat of Graham Addition, from which a 1/2 inch iron rod found on-line bears in a Southerly direction at a distance of 3.93 feet, at the North corner of said Lot 6R of Replat of Graham Addition;

THENCE North 74 degrees 49 minutes 59 seconds East, along a Southeast line of said Lot 5R of Replat of Graham Addition, a distance of 67.32 feet to a 1 inch iron pipe found for corner, said corner being the West corner of that tract of land conveyed to Balbina Quiroz Chavez, a single person, by deed recorded in Document No. 2011-20671, Official Public Records of Grayson County, Texas;

THENCE South 13 degrees 57 minutes 43 seconds East, along the Southwest line of said Chavez tract, a distance of 139.75 feet to a 1/2 inch iron pipe found for corner, said corner being the South corner of said Chavez tract, and lying along the aforementioned Northwest line of W. Pelton Street;

THENCE South 74 degrees 49 minutes 05 seconds West, along said Northwest line of W. Pelton Street, a distance of 67.30 feet to the POINT OF BEGINNING and containing 9,404 square feet or 0.22 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Alka Ventures LLC, a Texas Limited Liability Company and Spartan Title Company, in connection with the transaction described in G.F. No. 25-5320 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 12th day of November, 2025

Registered Professional Land Surveyor



REZONING JUSTIFICATION STATEMENT

223 West Pelton Street — City of Sherman, Grayson County, Texas

Property: 223 W. Pelton Street, Sherman, TX [confirm legal description / lot & block]

Current zoning: R-6 (Single-Family Residential) District

Requested zoning: R-2F (Duplex Residential) District

Case No.: 000367-2026-ZC

Applicant / Owner:

Prepared by: A-1 Construction Services — Owner's Representative

1. Summary of Request

This statement supports the request to rezone the subject property at 223 W. Pelton Street from R-6 (Single-Family Residential) to R-2F (Duplex Residential). The request is not an attempt to introduce a new or out-of-place use into the area. The block is already developed, the property sits at the established boundary between single-family and two-family development, and the parcels directly across the street are already developed as duplexes. The requested classification simply aligns this parcel's zoning with the development pattern that already defines this frontage.

2. Compatibility with the Established Neighborhood Character

The defining consideration in any zoning change is whether the proposed use is compatible with the surrounding area. Here, that question answers itself: the properties directly across the street are duplexes. The duplex use is therefore already the established character of this immediate frontage, not a departure from it.

Approving R-2F on the subject property would place a duplex among duplexes — a use that matches what residents already see across the street every day. The change preserves, rather than disrupts, the existing character of the block.

3. A Logical Zoning Boundary — Not Spot Zoning

The subject property lies precisely on the line where single-family zoning begins and the existing two-family development ends. Rezoning it to R-2F does not create an isolated pocket of higher density surrounded by single-family homes. It extends the existing duplex district to a natural, defensible edge — the street itself — which is exactly the kind of clean boundary that sound zoning seeks.

This is the opposite of “spot zoning.” Spot zoning is the singling out of one parcel for treatment inconsistent with its surroundings, for the benefit of the owner alone. This request does the reverse: it brings one boundary parcel into conformity with the established pattern on its own street. The parcel functions as a logical transition between the duplex frontage across the street and the single-family interior beyond, which is a recognized and favored planning outcome.

4. Consistency with the Comprehensive Plan

Sherman's Zoning Ordinance describes the R-2F district as a medium-density, duplex residential environment that is *generally appropriate within the “core neighborhood” future land use category*. The subject property is located in an established, fully developed neighborhood of exactly this type.

Because Texas law requires zoning to be consistent with the city's comprehensive plan, this alignment is significant: the requested R-2F classification implements the future land use vision for this area rather than working against it. [Confirm the Future Land Use Map designation for this block and cite it here; if it reflects a core-neighborhood or comparable medium-density category, this point becomes the centerpiece of the case.]

5. Consistency with the City's Established Practice

This is not a novel request for Sherman. The City has repeatedly and recently approved rezonings of individual lots from R-6 (Single-Family Residential) to R-2F (Duplex Residential) under closely comparable circumstances, including approvals considered within the past year. The requested change is squarely in line with how the City has treated similar boundary and infill parcels elsewhere. [Comparable recent approvals can be cited by ordinance number and address from the City Council public-hearing records — e.g., the recent R-6 to R-2F rezonings on S. Elm Street and N. Harrison Avenue.]

6. Furtherance of the Purposes of Zoning

Granting the request advances, rather than undermines, the public purposes that zoning is meant to serve:

- It promotes the orderly, efficient use of land already served by existing streets and utilities in a built-out area, consistent with sound infill development.
- It maintains compatibility of land uses by matching the parcel to the duplex character already present on the frontage.
- It establishes a clean, rational zoning boundary at the street line, reducing the kind of irregular district edges that create future conflict.
- It does not increase congestion, overcrowding, or demand on services beyond what the surrounding, already-developed duplex frontage reflects.

The subject parcel meets the R-2F district's minimum lot area of 6,000 square feet. [Confirm lot dimensions against R-2F minimum lot area, width, and setback standards; if all are met, no dimensional variance is required and the request is a clean rezoning.]

7. Requested Action

For the reasons above, the applicant respectfully requests that the Planning & Zoning Commission recommend, and the City Council approve, the rezoning of 223 W. Pelton Street from R-6 (Single-Family Residential) to R-2F (Duplex Residential). The request is compatible with the established character of the block, consistent with the City's comprehensive plan and its recent zoning decisions, and represents a logical extension of the existing duplex district to a defensible boundary.

Items to confirm before filing/presentation:

(1) Future Land Use Map designation for the block. (2) Lot area/width vs. R-2F minimums (6,000 sf min). (3) Exact cross-street duplex addresses/zoning for the record. (4) Current procedural status of Case 000367-2026-ZC and any resubmittal timing. (5) Whether the College Park or any overlay district applies.



Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1024 SOUTH FIRST STREET (Project No. 000424-2026)

The request of Gustavo Ramirez (Owner), Kelly Schira (Applicant) and Copley Land Surveying (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.756 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Secondhand store or rummage shop in a C-2 (General Commercial) District.

Background:

The property is located at 1024 South First Street. The applicant is requesting a Specific Use Permit to allow a secondhand store.

The applicant is requesting the SUP to operate "Rusty Pickins" which is a retail store that offers customers to pay a fee to enter the store and can take anything they can carry out of the store.

Since this proposed business involves the selling of secondhand goods, a SUP is required for approval before a Certificate of Occupancy can be issued.

The following has been approved for this location:

- 6/17/2025 - Final Plat of Eleanor's 2nd Addition
- 4/22/2025 - Public Hearing and Zone Change from an M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District to a C-2 (General Commercial) District.
- 4/18/2025 - Preliminary Plat of Eleanor's 2nd Addition.
- 11/19/2024 - Public Hearing and Variance under Section 14.02.018 to allow a 20' front setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- 11/19/2024 - Public Hearing and Variance under Section 14.02.018 to allow a 20.1' rear setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- 11/19/2024 - Public Hearing and Variance under Section 14.02.018 to allow an 8' solid metal fence in lieu of the allowed 4' decorative fence in a front yard.
- 11/19/2024 - Public Hearing and Variance under Section 14.04.004(b)(7) to allow a metal fence in lieu of metal panel fences not being permitted.
- 2/20/2007- R-1 (One and Two Family Residential) District to M-1 (Light Manufacturing) District
ORDINANCE NO. 5454

Origination:

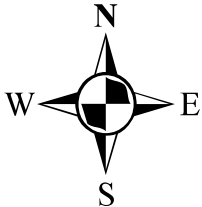
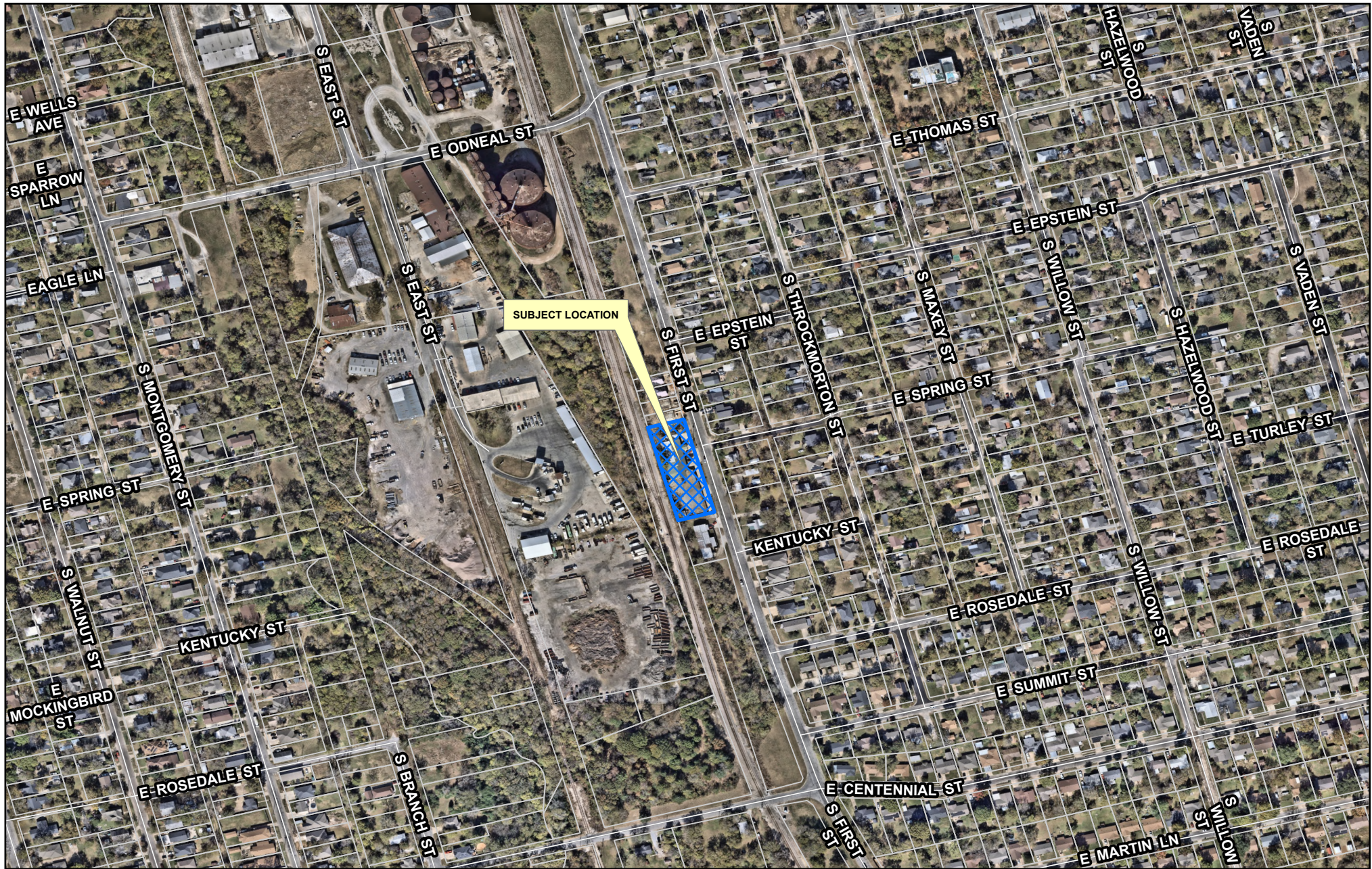
The request of Gustavo Ramirez (Owner), Kelly Schira (Applicant) and Copley Land Surveying (Surveyor).

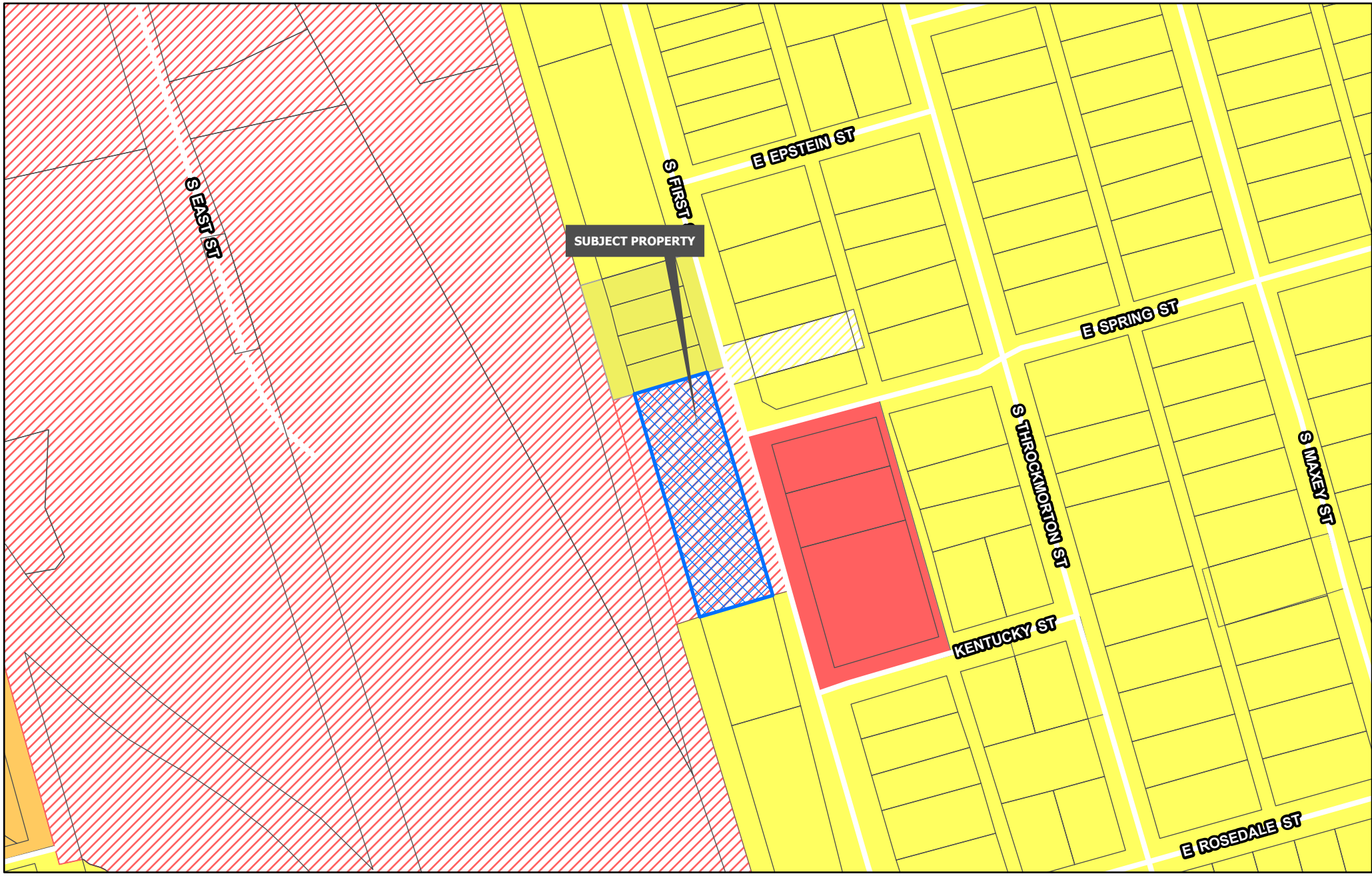
Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

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





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

CITY OF SHERMAN
ZONING MAP
1024 S FIRST 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.





PROJECT NARRATIVE

Rusty Pickins operates on a flat-fee model: \$25 buys a **Pickin' Pass** and one chance to carry out whatever a shopper can physically manage. If they can't take it all in one trip, they must purchase another Pickin' Pass to re-enter. For oversized items like furniture, shoppers can either find a way to carry the item out themselves, stacking smaller items on top or balancing multiple pieces, or pay a fee per item for staff assistance.

The **Lug-It Line** marks the beginning of the Rusty Pickins challenge. Once shoppers cross it, everything they plan to take must be carried by hand, on top of furniture, or balanced however they can manage it. Nothing can touch the ground until the customer crosses the door threshold. If anything is dropped or set down, they start over. It's part of the fun and makes the Rusty Pickins experience different.

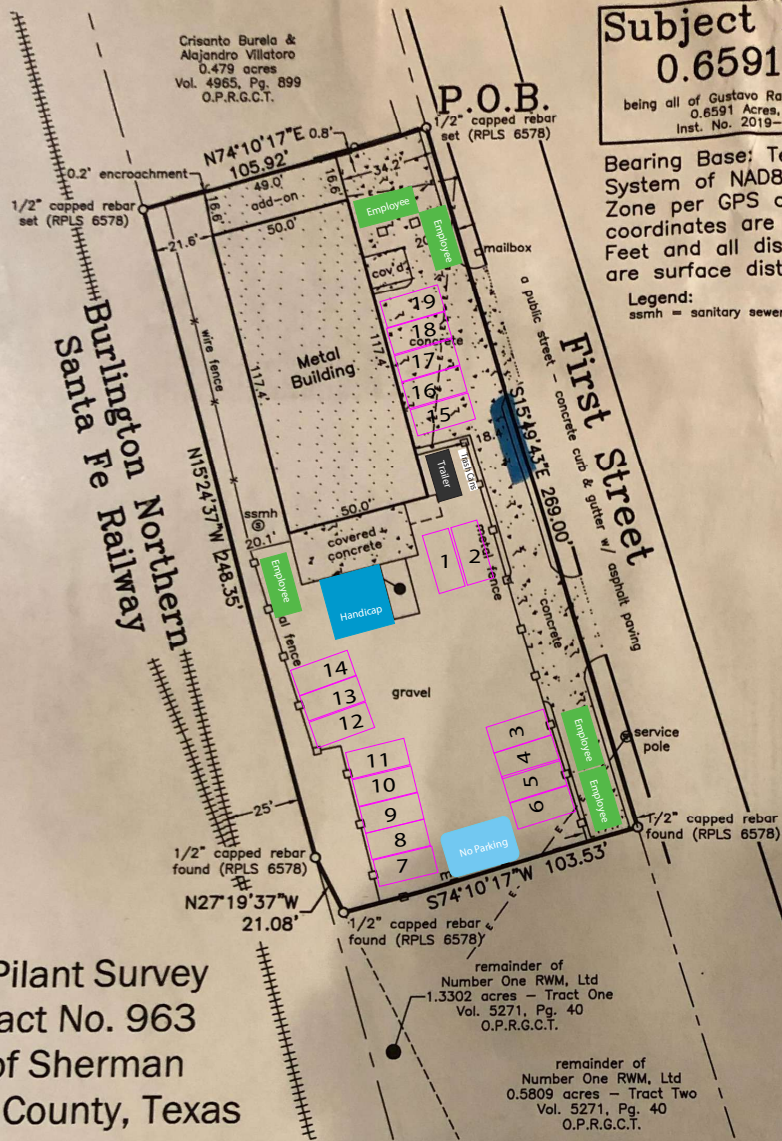
A roped-off section called **Prime Pickins** offers higher-value items at fixed prices significantly below online resale or retail market rates. Customers who shop only in this area may do so without paying for a Pickin' Pass, but they are not permitted to enter the main sales floor without paid admission.

New inventory is rolled out every Friday and Saturday to keep the selection fresh and encourage repeat visits.

Rusty Pickins is open Saturdays from 9 AM to 12 PM and Sundays from 10 AM to 1 PM. Limited hours are intentional; they create urgency, encourage early turnout, and ensure that inventory moves quickly.

Rusty Pickins is built on the belief that secondhand shopping should be affordable, fun, and accessible to everyone, without the hassle of traditional pricing.

Approximately 4,000 square feet of open warehouse space will be accessible to customers for shopping. The remaining office space will be used for the owner's existing eBay business, including photography, shipping, inventory storage, and administrative activities.



Subject Property:
0.6591 Acres

being all of Gustavo Ramirez & Rosalba Ramirez
0.6591 Acres, as recorded in
Inst. No. 2019-9272, R.P.R.G.C.T.

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

Legend:

asmh = sanitary sewer manhole



Scale:
1"=50'

G. B. Pilant Survey
Abstract No. 963
City of Sherman
Grayson County, Texas

Owner: Gustavo Ramirez &
Rosalba Ramirez
Address: 1024 S. First Street
Sherman, Texas

This survey is for the sole benefit of the owner stated at left,
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 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 to the best of my knowledge and belief as shown hereon. Field Notes
attached hereto.

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

Note: This survey was completed without the benefit of a title commitment.

1024 S First St.
1-2x2

Job No. BGS220824

Helvey-Wagner Surveying, Inc.

222 W. Main St., Denison, Texas 75020

Phone (903) 463-6191

Email: kate@helveywagnersurvey.net

TBPELS Firm Registration No. 10088100

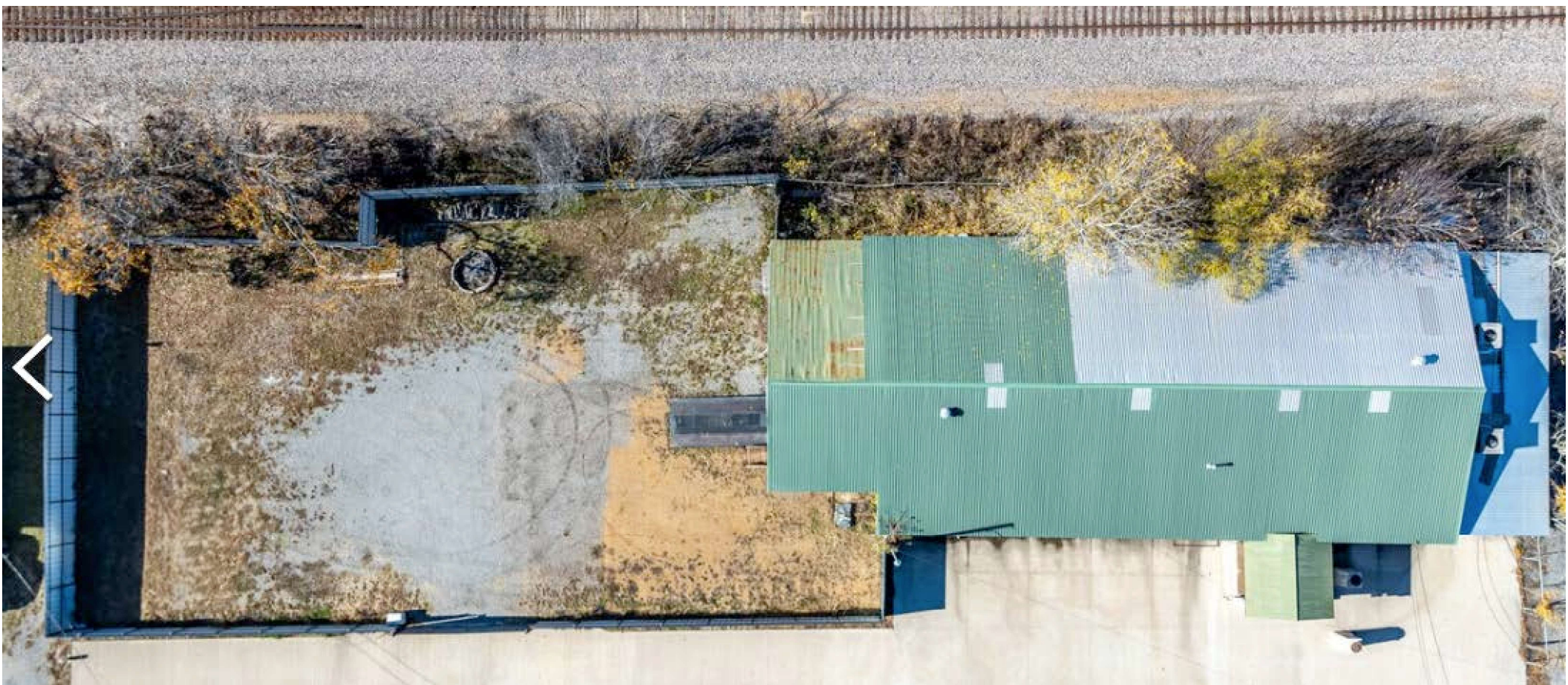
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 13, 2024











STAFF REVIEW LETTER

July 15, 2026

Sent via Email

Kelly Schira
512 Rose Drive
Allen, TX 75002

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Secondhand store or rummage shop in a C-2 (General Commercial) District located at 1024 South First Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 21, 2026 at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal.
3. 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*)
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. Required parking or driveways must be paved concrete or asphalt. (*Sec. 14.04.003(d)(1)*)
8. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. (*Sec. 14.04.003(d)(3)(A)*)
9. All vehicle maneuvering shall take place on-site. (*Sec. 14.04.003(2)*)
10. 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)*)
11. 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.
12. 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.

Additional Comments

13. 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 Kelly Schira is the owner or lessee of the Property.
14. 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.
15. All sales activities and merchandise displays must remain within approved indoor area. Outdoor sales and the display of merchandise outside are prohibited.
16. Hours of operation are limited to Saturdays from 9:00 AM to 12:00 PM and Sundays from 10:00 AM to 1:00 PM.
17. Operation of the approved use shall not result in traffic congestion, vehicle queuing, or parking overflow that adversely impacts the adjacent public roadway or surrounding properties; such impacts may constitute a violation of the Specific Use Permit.

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

If additional information or clarification is needed, do not hesitate to contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



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

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



Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2110 JEREMY CIRCLE (Project No. 000425-2026)

The request of Timothy Heumann (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2110 Jeremy Circle, being Lot 20, Block 9, Turtle Creek South, Section 4 and currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.002 to allow 0' side setback in lieu of the required 5' for the proposed carport on the east side of property.

B. Public Hearing and Variance under Section 14.02.002 to allow 2' structure separation in lieu of the required 5' for the proposed carport.

Background:

The property is located at 2110 Jeremy Circle. The owner is requesting variances for the side setback and structure separation.

The following has been approved at this location:

- 11/11/2003- To allow a 2' interior side yard setback for a detached accessory building in R-1
- 4/14/1992- To allow a 15' rear setback in lieu of 25' in an R-1 (One Family Residential) District

Origination:

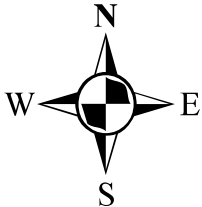
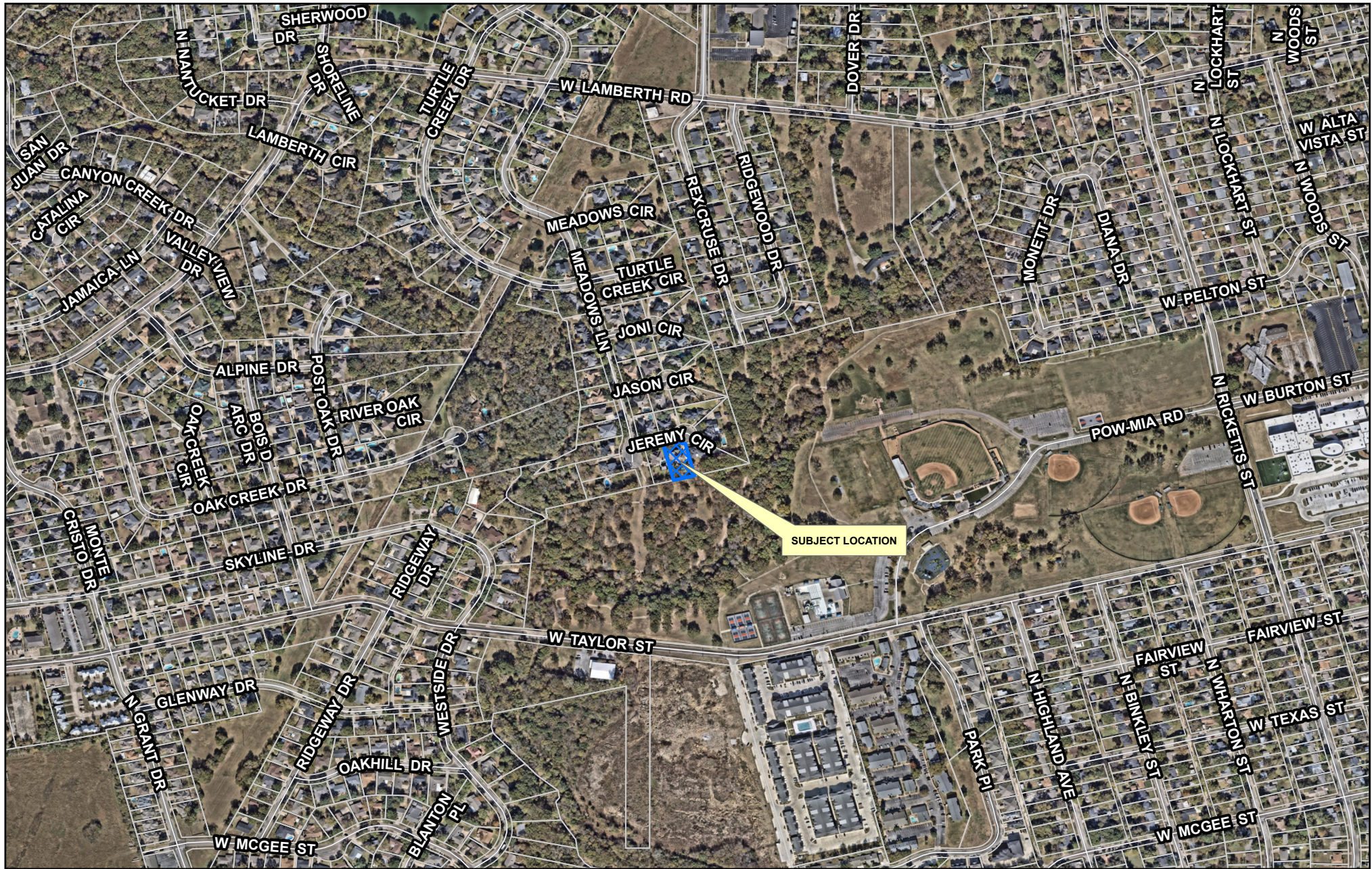
The request of Timothy Heumann (Owner) and Underwood Drafting & Surveying (Surveyor).

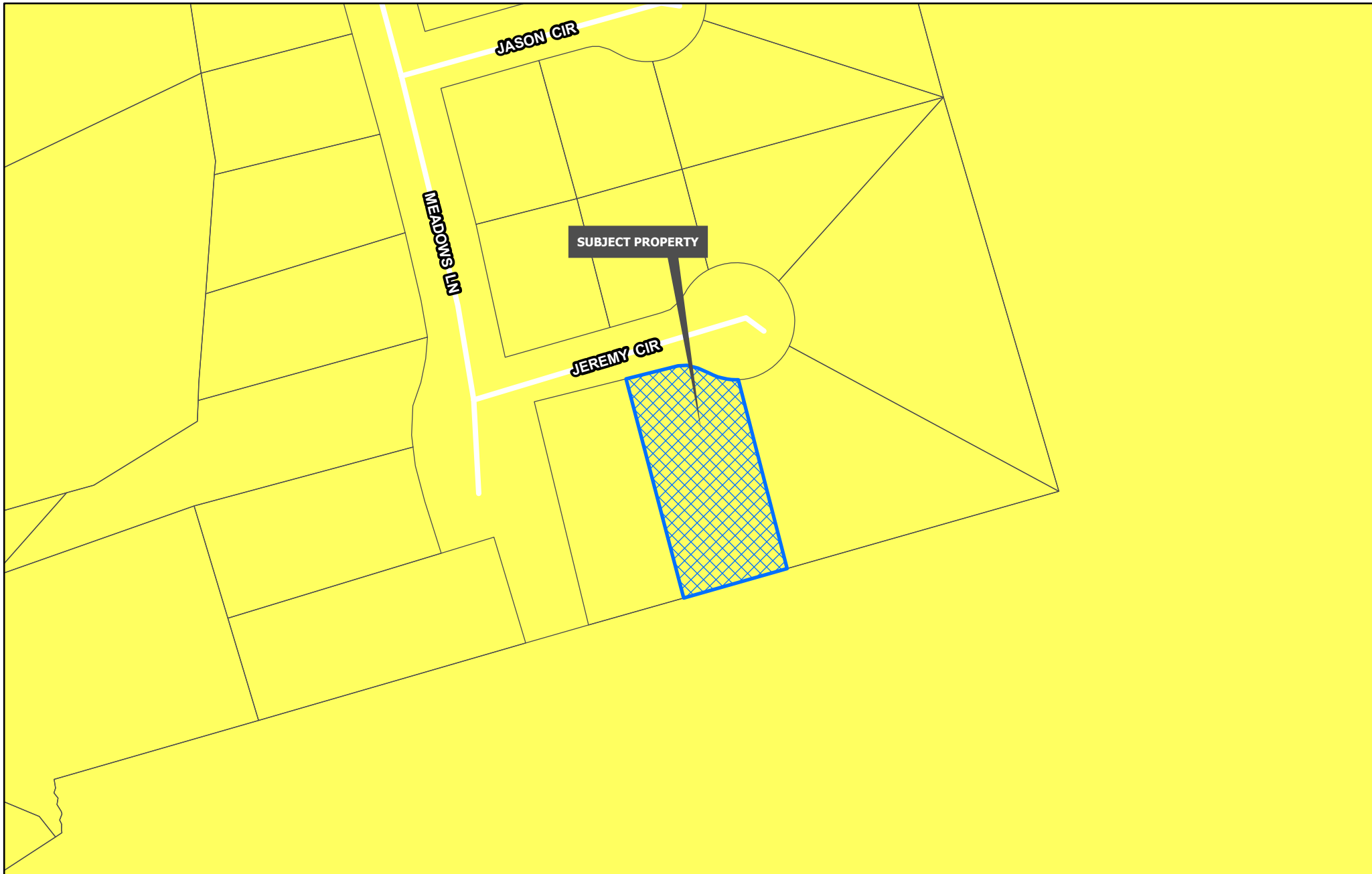
Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Elevation Exhibit
9. Letter of Support

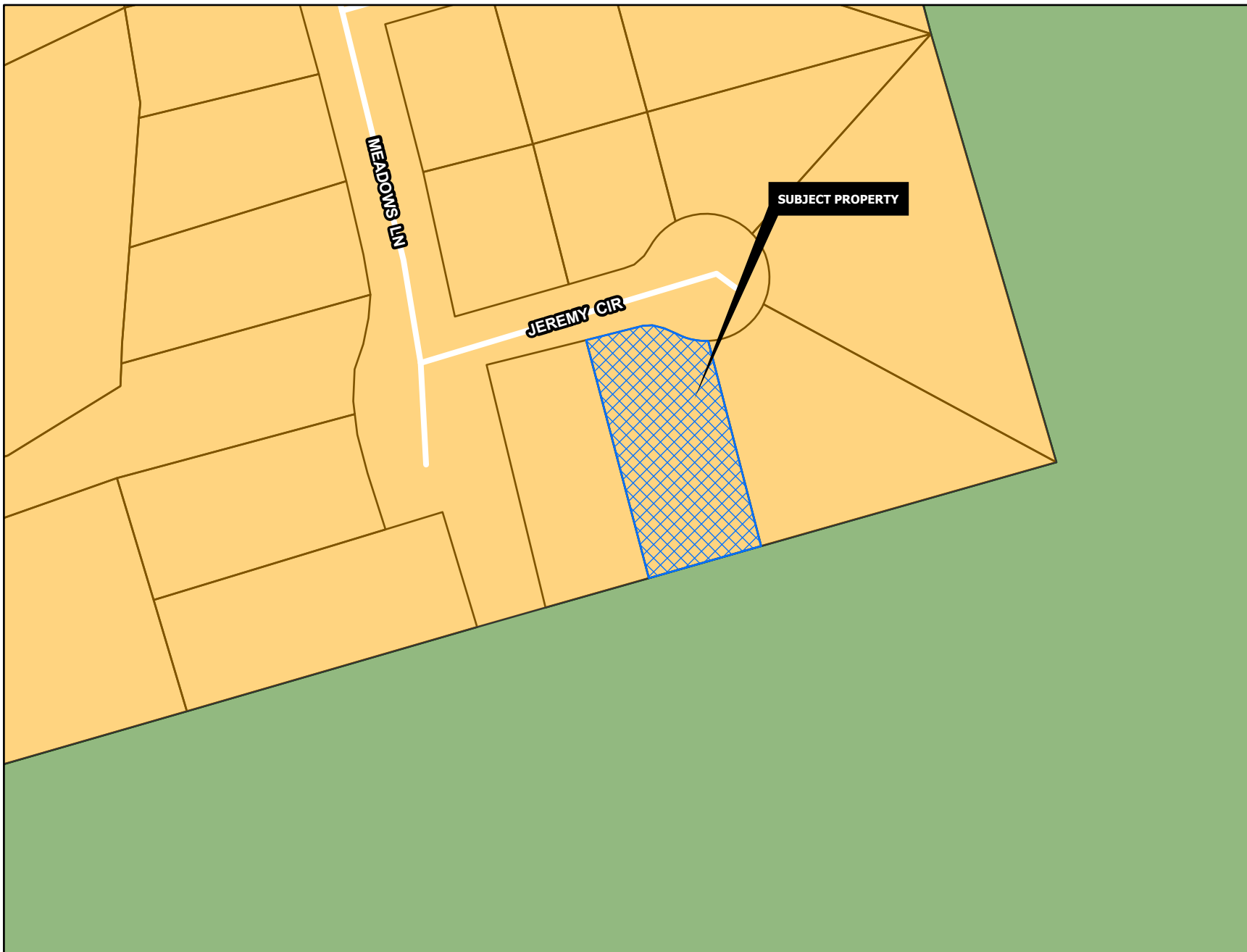




Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family 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
2110 JEREMY CIR**





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

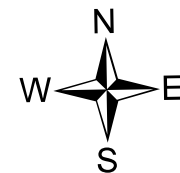
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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

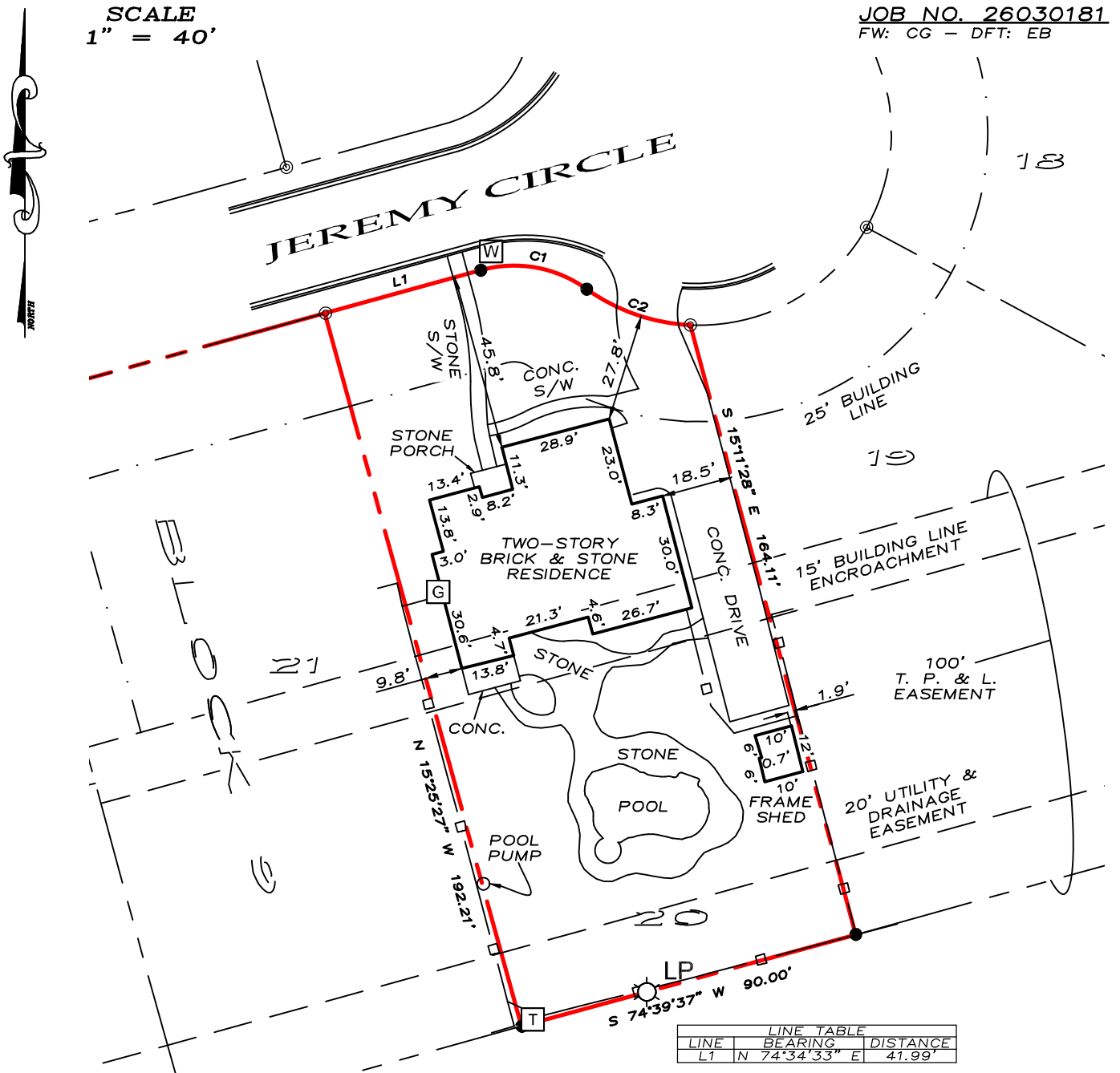
- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.





SCALE
1" = 40'

JOB NO. 26030181
FW: CG - DFT: EB



I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 10th day of March 2026, a survey was made on the ground of the property shown hereon, described as Lot 20, Block 9, of the Turtle Creek South, Section 4, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 7, Page 40, of the Plat 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 2110 Jeremy Circle, 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
DATE OF SURVEY: 03/10/26

2110 Jeremy Circle Carport Project - June 2026

Purpose

Construct a 6 column 19'x27' carport supported by existing driveway and a supplemental concrete apron for support (2 sides) at 2110 Jeremy Circle, Sherman, Texas - parcel 155974

Composition

Wood frame construction with composite shingled roof matching the residence
Roof will be 5/12 pitch on North, East, and West ends. The South end will be gabled
Support columns will be clad with Smartboard and painted to match the trim color of the residence

Code Compliance, setback

North, facing street - minimum 20' (actual 90+)
South, toward rear property line - minimum 5' (actual 65')
North and West, toward residential structure - minimum 5' (actual 9')

Code Non-compliant, setback

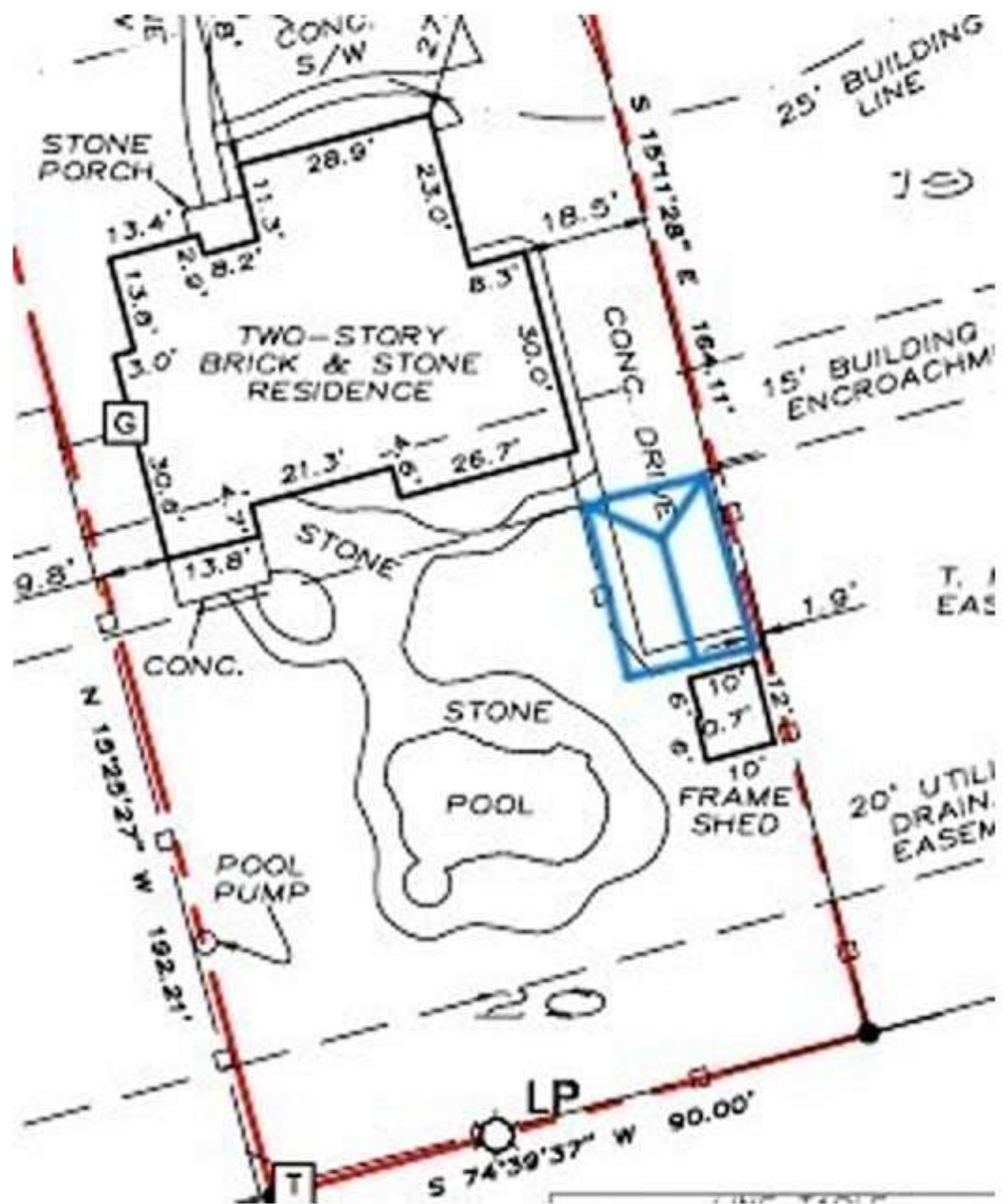
Variance request, East property line setback - 0' vs. 5' listed in the code
Variance request, spacing with other structures - 2' vs. 5' listed in the code (existing shed)

Variance Support Items

Proposed location is logical wrt accessibility and current driveway
Existing, 30 year concrete driveway has 0' setback on the property's East boundary line for a distance of 112'
Locating a carport elsewhere on the rear property is unfeasible due to an existing shed and in-ground swimming pool (refer to survey)
The proposed design is in harmony with Sherman code section 14.04.002
Appearance, type, and high-quality character
The proposed design is consistent with the architectural aspects of neighborhood
My 4 neighbors which would view this new accessory structure on a daily basis, have responded positively on AI generated carport image.

Exhibits

A - AI generated accessory structure showing requested variance setbacks and apron concrete
B - Genereal Project Description (this document)
C - Sherman City Code §14.04.002 Analysis
D - Survey of parcel 155974, 10 Mar 2026
E - Site plan for carport and concrete apron (superimposed on recent survey)
F - Copy of City of Sherman approval letter for permit #1684, 12 Nov 2003 (shed)
G - Copy of TXU Right of Way Approval Letter Release in Full of T.P.&L. 100' Easement - 27Apr2001
H - AI generated accessory structure compliant with code setback requirements



2110 Jeremy Circle, Sherman - Carport



2110 Jeremy Circle, Sherman - Proposed Carport



Mrozinski, Tammy

From: Derek Verzi [REDACTED]
Sent: Sunday, July 5, 2026 12:40 PM
To: Planning
Subject: 2010 Jeremy Circle Carport

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

To those whom it may concern,
We are the residents of 2111 Jeremy Circle, directly across from 2010 Jeremy Circle.

Both my wife Blaire and I (Derek Verzi) agree that the proposed carport the Heumann's are wanting to build will improve the look of the neighborhood and we are very pleased to see this project go forward.

Thank you for considering our opinions!

The Verzi's



Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4600 WEST HOUSTON STREET (Project No. 000428-2026)

The request of Westar Investments, LLC (Owner), Colton Foster (Applicant) and Helvey-Wagner Surveying, Inc (Surveyor), concerning the property located at 4600 West Houston Street, consisting of 1.677 acres, being Lot 3C, Block One of the Replat of Lot 3, Block One, Seasons West Addition, in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 15' side setback in lieu of the required 60' on the east side of the property adjacent to residential zoning.

B. Public Hearing and Variance under Section 14.02.017 to allow a 28' side setback in lieu of the required 60' on the west side of the property adjacent to residential zoning.

Planning and Zoning Commission

C. Site Plan of Westar Flex Suites.

Background:

The property is located at 4600 West Houston Street. The applicant is requesting variances for side setbacks and Site Plan approval. The proposed site would include 4 buildings totaling 21,850 square feet of floor area. The lot previously had two substandard buildings that have been demolished and removed from the site.

Origination:

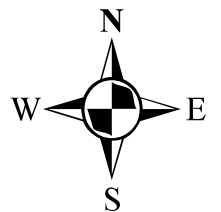
The request of Westar Investments, LLC (Owner), Colton Foster (Applicant) and Helvey-Wagner Surveying, Inc (Surveyor).

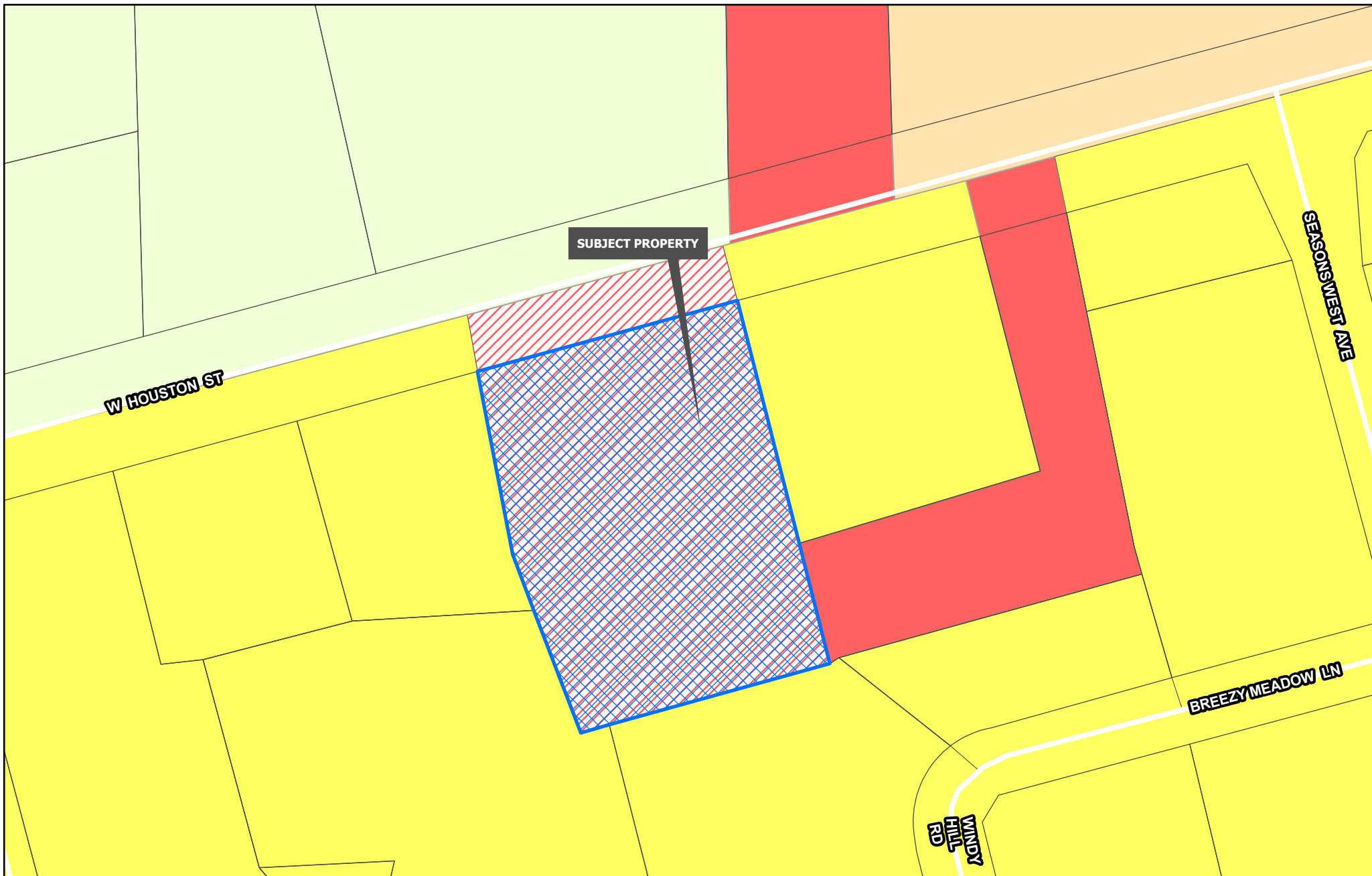
Staff Recommendation:

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. Project Narrative
7. Site Plan / Landscape Plan
8. Elevation





 Planning & Zoning

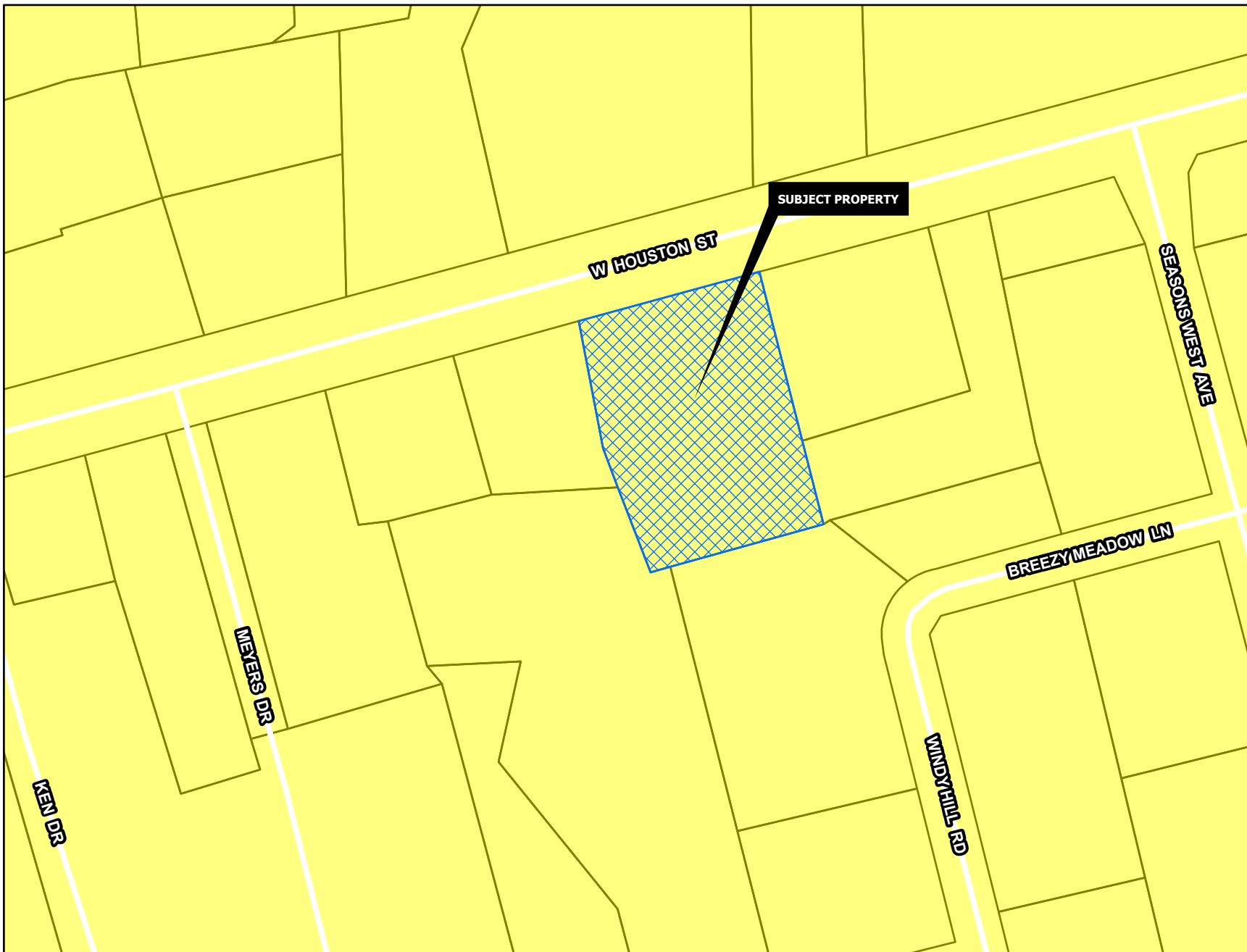
 R-A Residential Agricultural
 R-E Estate Residential
 R-12 Single Family Residential
 R-6 Single Family Residential
 R-5 Single Family Residential

 R-4 Patio Home Residential
 R-2F Duplex Residential
 R-TH Townhome Residential
 MF-15 Multi-Family Residential
 MF-30 Multi-Family Residential
 MH Manufactured Housing
 C-N Neighborhood Commercial

 C-O Office
 C-1 Retail Business
 C-2 General Commercial
 M-1 Light Manufacturing
 M-1.5 Medium Manufacturing
 M-2 Heavy Manufacturing
 PD Planned Development

CITY OF SHERMAN
ZONING MAP
4600 W HOUSTON ST





SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

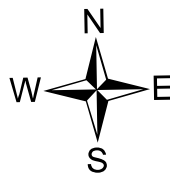
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

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

Considerations

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





Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
REQUESTED
VARIANCE**

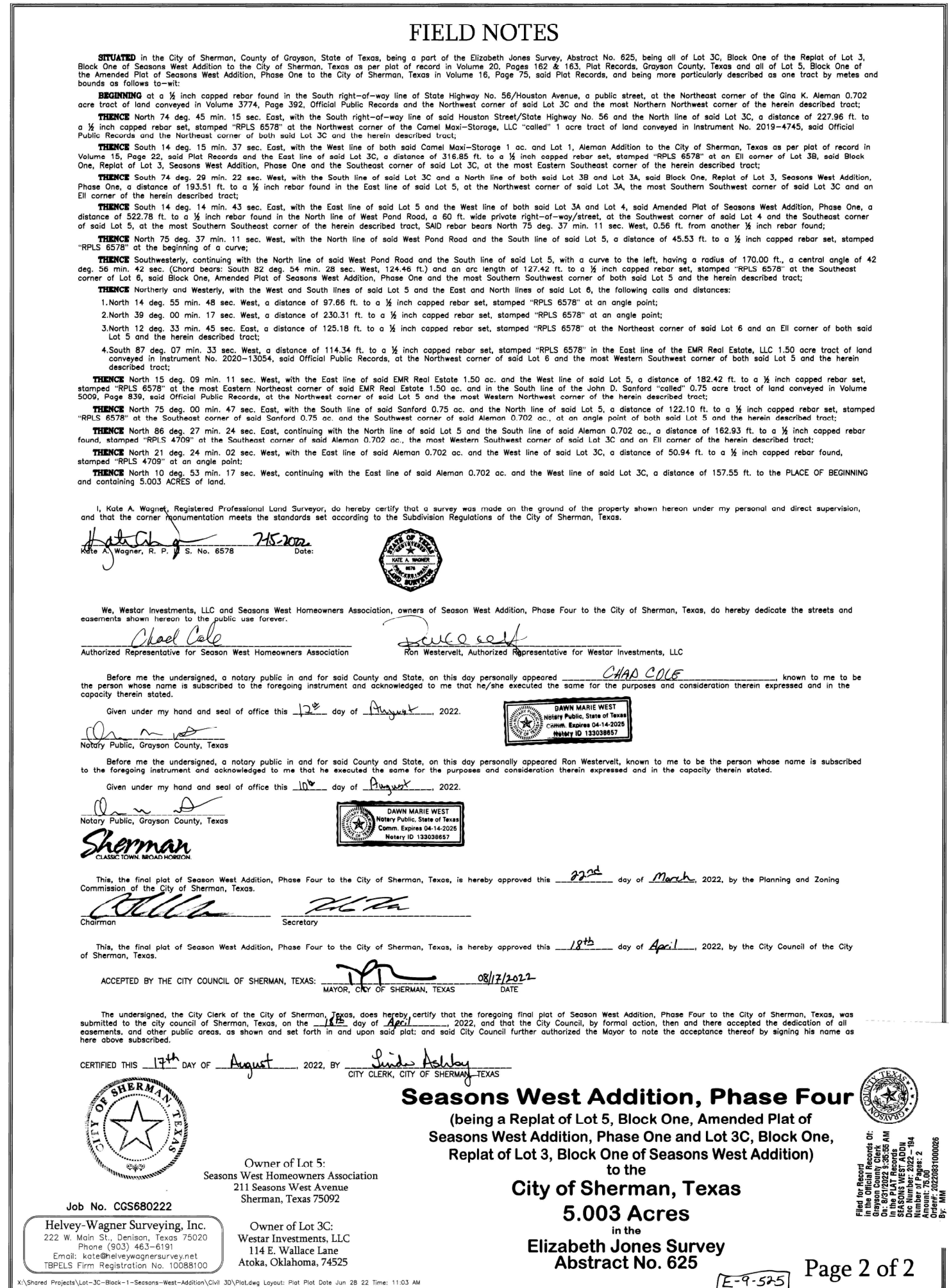
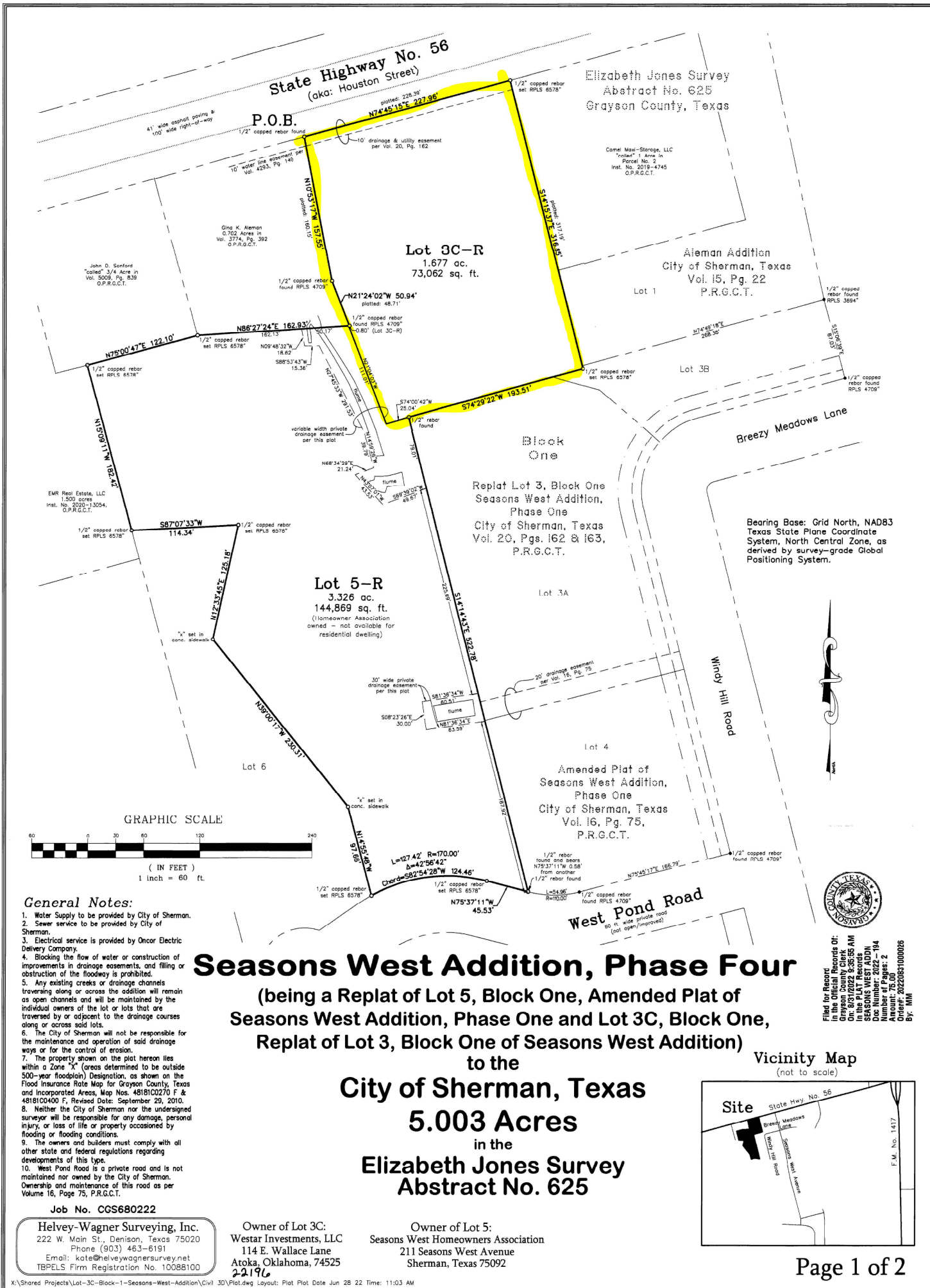
PROJECT #: 000428-2026

Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7210



4600 W Houston Project Narrative and Variance Request

The proposed development consists of four commercial buildings totaling approximately 21,850 square feet, providing 14 fully finished tenant lease spaces. Each tenant space will be delivered with complete mechanical, electrical, and plumbing (MEP) systems to accommodate a variety of future commercial uses.

The site has been designed to comply with all applicable parking and landscaping requirements. A septic system will be designed and permitted by a registered sanitarian or licensed professional engineer qualified to design onsite wastewater systems, with the final design completed during the engineering phase of the project.

This site plan is being submitted in conjunction with a variance request because the approval or denial of the variance will determine the feasibility of the proposed development. Approval will allow the project to proceed into the final design and engineering phase. If the variance is denied, the site will require substantial redesign, which could make the project economically infeasible and ultimately prevent the development from moving forward.

The requested variance is justified by the surrounding land uses and the existing conditions of the property. Although the property immediately to the east is currently zoned residential, it is occupied and operated as an existing business, making the surrounding development pattern more consistent with commercial uses than the zoning designation alone suggests. As a result, the proposed development is compatible with the actual character of the area and will not introduce a use that is inconsistent with adjacent properties.

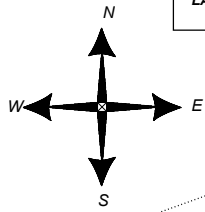
To the west, the adjoining property consists of a single residence situated on a large lot, providing substantial separation between the proposed buildings and the neighboring home. In addition, even with the requested variance, the proposed buildings will be located farther from the western property line than the previous buildings that historically occupied the site. The redevelopment therefore increases the setback from the adjacent residential property, reducing potential impacts compared to the site's previous development.

The requested variance represents the minimum relief necessary to allow the property to be developed in a practical and efficient manner while maintaining compliance with all other applicable development standards, including parking, landscaping, drainage, access, and utility requirements. The project has been designed to maximize the functionality of the property while respecting neighboring properties and improving the overall site layout.

Granting this variance will allow the redevelopment of an underutilized property into a high-quality commercial project that is compatible with surrounding land uses, improves the existing site conditions, expands opportunities for local businesses, and contributes to the area's long-term economic growth without creating adverse impacts on neighboring properties or the public.

SITE PLAN : 4600 W. HOUSTON SHERMAN, TX 75090

SITE DATA CURRENT ZONING : C2 ACRES : 1.67 (72,745 SQFT) BUILDING A : TOTAL: 4,950 SQFT WAREHOUSE: 3,607 SQFT OFFICE: 1,443 SQFT BUILDING B : TOTAL: 4,950 SQFT WAREHOUSE: 3,607 SQFT OFFICE: 1,443 SQFT BUILDING C : TOTAL: 5,975 SQFT WAREHOUSE: 4,805 SQFT OFFICE: 1,170 SQFT BUILDING D : TOTAL: 5,975 SQFT WAREHOUSE: 4,805 SQFT OFFICE: 1,170 SQFT FLOOR-TO-AREA RATIO : 3:10 HARD SURFACE AREA : 19,430 SQFT LANDSCAPE ISLANDS : 1800 SQFT LANDSCAPE BUFFER AREA : 10,920 SQFT	PARKING CALCULATIONS REQUIRED : (OFFICE: 1 SPACE/ 400 SQFT WAREHOUSE: 1 SPACE/ 1,000 SQFT) <table> <tr> <th></th><th>REQUIRED</th><th>PROVIDED</th></tr> <tr> <td>BUILDING A :</td><td>(8)</td><td>(8)</td></tr> <tr> <td>BUILDING B :</td><td>(8)</td><td>(9)</td></tr> <tr> <td>BUILDING C :</td><td>(8)</td><td>(10)</td></tr> <tr> <td>BUILDING D :</td><td>(8)</td><td>(9)</td></tr> <tr> <td>TOTALS :</td><td>(32)</td><td>(36)</td></tr> </table> SITE PLAN SCALE: 1/16 = 1 FOOT		REQUIRED	PROVIDED	BUILDING A :	(8)	(8)	BUILDING B :	(8)	(9)	BUILDING C :	(8)	(10)	BUILDING D :	(8)	(9)	TOTALS :	(32)	(36)	PLANTING SCHEDULE STREET BUFFER 2 - LIVE OAK (SH) 2 - BUR OAK (SH) 2 - RED OAK (SH) 2 - CEDAR ELM (SH) 2 - RED BUD (OR) 2 - CREPE MYRTLE (OR) 2 - VITEX (OR) 2 - TEXAS MULBERRY (OR) SIDE BUFFER 4 - LIVE OAK (SH) 4 - RED OAK (SH) 8 - RED BUD (OR) 8 - TEXAS MULBERRY (OR) ISLANDS 8 - LIVE OAKS (SH) LEGEND (SH) - SHADE TREE (SH) (OR) - ORNAMENTAL TREE (OR) To protect the root health of trees located within landscape islands, all landscaped areas shall be protected with a two (2) foot wide non-vegetative surface within any adjacent to the back of the curb. Crushed granite, river rock, or similar material. (Spec. 14.04.0000002)
	REQUIRED	PROVIDED																		
BUILDING A :	(8)	(8)																		
BUILDING B :	(8)	(9)																		
BUILDING C :	(8)	(10)																		
BUILDING D :	(8)	(9)																		
TOTALS :	(32)	(36)																		





HIGHEST PEAK 20'7"

DARK GRAY ROOF

BUILDING B

BLACK WINDOWS

LIGHT GRAY WALLS

5' BRICK WAINSCOT











Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

812 NORTH WALNUT STREET (Project No. 000429-2026)

The request of 298 Investment, LLC (Owner), Princeley Jackai (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 812 North Walnut Street, consisting of 0.174 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Halfway house in a R-6 (Single-Family Residential) District.

Background:

The property is located at 812 North Walnut Street. The applicant is requesting a Specific Use Permit for a halfway house.

The following has been approved at this location:

- 6/18/2013 – Zone Change from C-1 to R-1
- 11/8/1983 – Zone Change from R-2 to C-1

Origination:

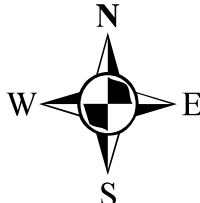
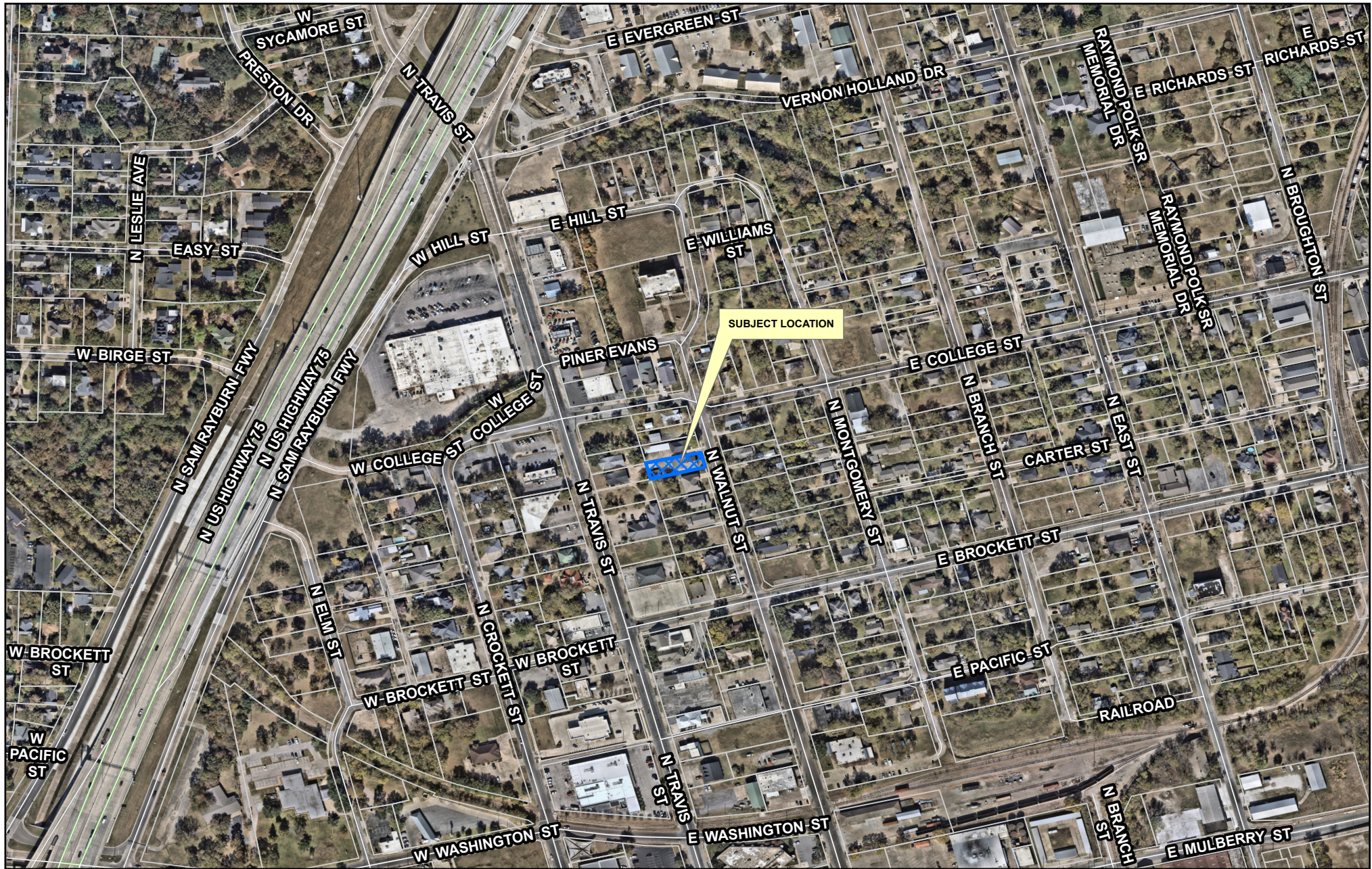
The request of 298 Investment, LLC (Owner), Princeley Jackai (Applicant) and Underwood Drafting & Surveying (Surveyor)

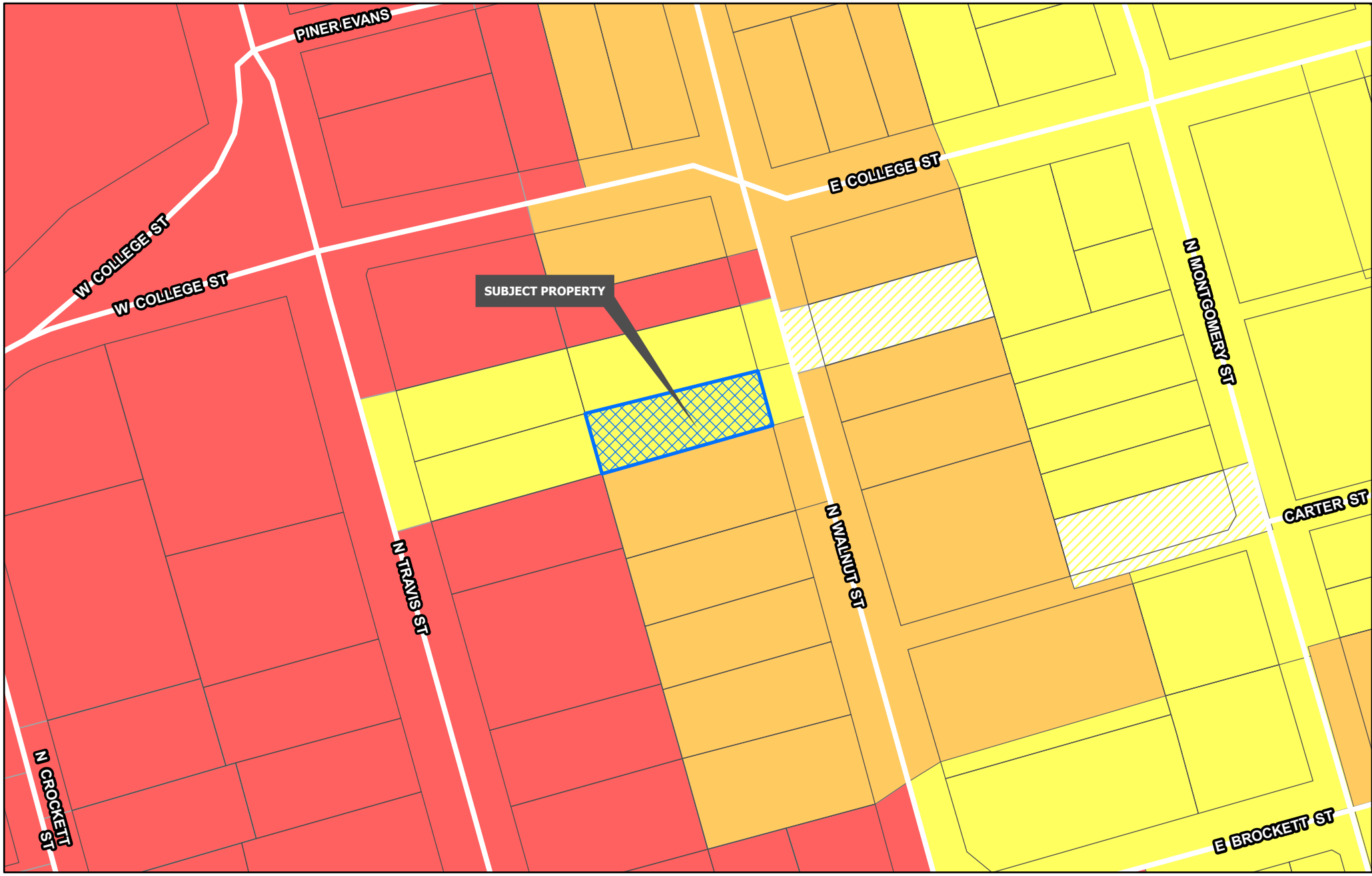
Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Parking Exhibit
8. Elevation
9. Staff Review Letter





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

**CITY OF SHERMAN
ZONING MAP
812 N WALNUT 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.





SCALE
1" = 30'

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

LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same called 50' x 150' Parcel No. 2 of lands conveyed to MWWF, LLC by deed of record in Volume 4543, Page 704, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set "X" cut in concrete in the west line of Walnut Street said "X" being the northeast corner of said Parcel No. 2 and the southeast corner of a called Parcel No. 3 of lands conveyed to MWWF, LLC by deed of record in Volume 4543, Page 704, of said Official Public Records;

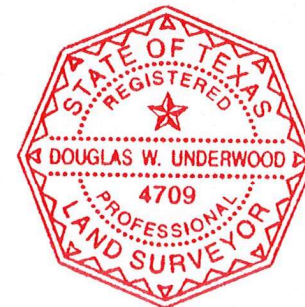
Thence South 15°09'35" East, along the west line of said Walnut Street, a distance of 49.89 feet to a set "X" cut in concrete for the southeast corner of said Parcel No. 2 and the northeast corner of a 75' X 150' Parcel No. 1 of lands conveyed to MWWF, LLC by deed of record in Volume 4543, Page 704, of said Official Public Records;

Thence South 74°12'46" West, along the north line of said Parcel No. 1, a distance of 150.81 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the southwest corner of said Parcel No. 2 the northwest corner of said Parcel No. 1 the northeast corner of a 0.26 acre tract of land conveyed to Joe Neal Smith by deed of record in Volume 4217, Page 586 of said Official Public Records and being the southeast corner of a called 50' X 150' Parcel No. 1 of lands conveyed to MFFW, LLC by deed of record in Volume 4545, Page 628 of said Official Public Records;

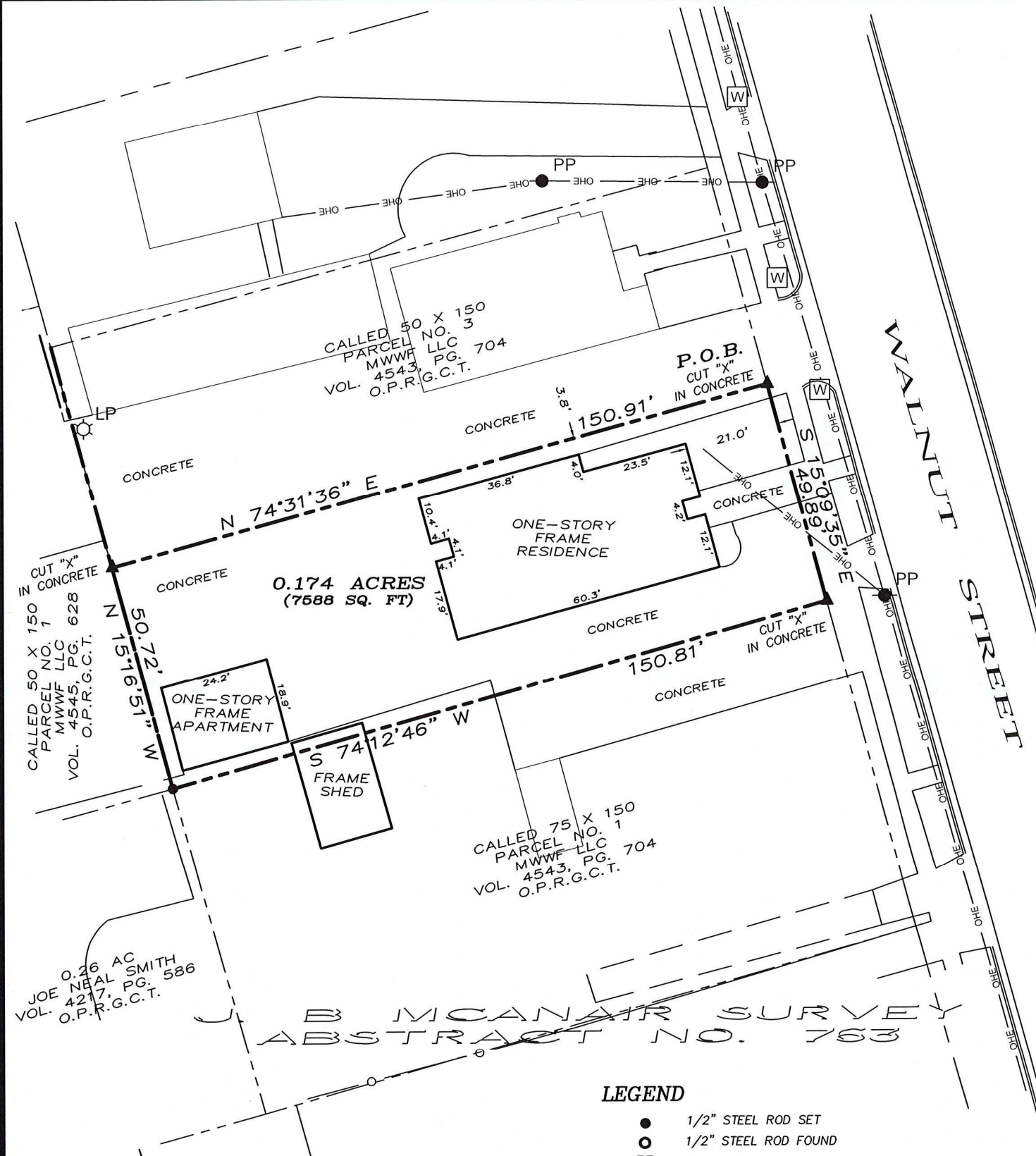
Thence North 15°16'51" West, along the east line of said Parcel No. 1 in Volume 4545, Page 628, a distance of 50.72 feet to a set "X" cut in concrete for the northwest corner of said Parcel No. 2 and the southeast corner of said Parcel No. 3;

Thence North 74°31'36" East, along the south line of said Parcel No. 3, a distance of 150.91 feet to the Point-of-Beginning and containing 0.174 acres (7,588 square feet) of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



Douglas W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 5/8/18



LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- PP POWER POLE
- W WATER METER
- BOUNDARY LINE
- - - PROPERTY LINE
- OHE - OHE - OVERHEAD ELECTRIC LINE

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

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

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DRAFTING & SURVEYING

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

Project Narrative

Project Name: Walnut Street Supportive Housing Residence

Property Address: 812 N. Walnut Street, Sherman, Texas

Application Type: Specific Use Permit

Existing Zoning: R-6 Single-Family Residential

The applicant is requesting approval of a Specific Use Permit for the proposed Walnut Street Supportive Housing Residence. The proposed use is intended to allow the existing residential property to operate as a structured supportive housing residence for screened residents who need stable transitional housing or supportive residential placement.

No base zoning change or variance is being requested. The property is currently zoned R-6 Single-Family Residential, and the applicant is requesting approval of a Specific Use Permit only.

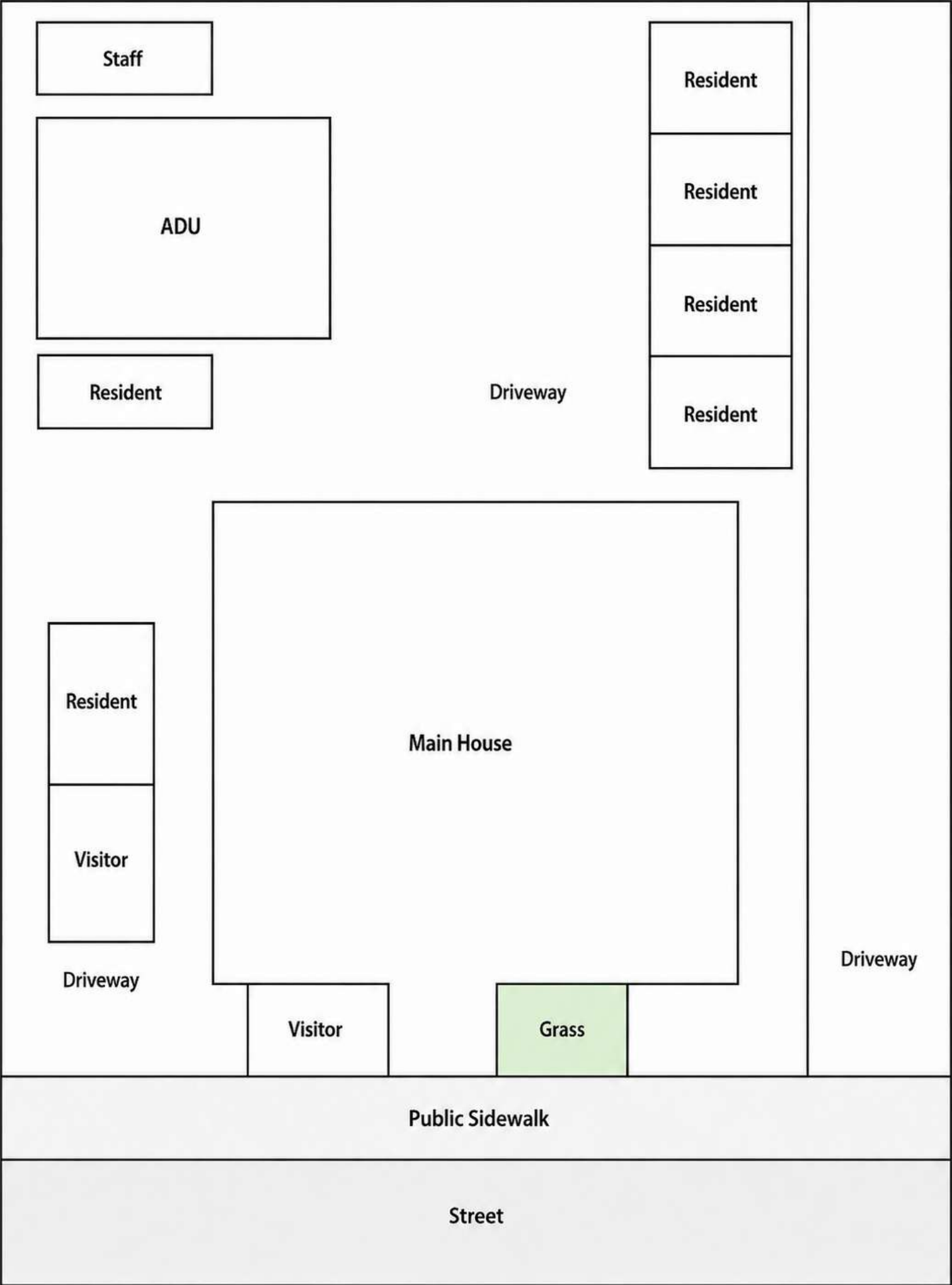
The proposed use will remain residential in nature. Residents will live together in a shared housing environment under written house rules addressing conduct, visitors, parking, noise, cleanliness, and property upkeep. The resident population may include veterans, individuals transitioning from housing instability, individuals needing structured sober living support, individuals exiting institutional treatment, or other residents appropriate for a supervised shared housing environment, subject to applicable City requirements.

The property may include a house manager, caregiver, or operator representative responsible for oversight, resident accountability, property maintenance coordination, and communication with the City if needed.

The proposed use is not intended to operate as a hospital, emergency shelter, correctional facility, public walk-in service center, or inpatient medical treatment facility unless separately approved or required by applicable law. The applicant will comply with all applicable zoning, building, fire, occupancy, inspection, and life-safety requirements.

The existing residential structure will remain in place. No new construction, building expansion, or exterior structural modifications are proposed as part of this request. The property will continue to maintain a residential appearance consistent with the surrounding neighborhood.

The applicant believes the proposed use will provide a beneficial housing option while maintaining the residential character of the property and surrounding area. The applicant is willing to work with City staff regarding reasonable conditions related to occupancy, parking, inspections, property maintenance, and ongoing compliance.





812

STAFF REVIEW LETTER

July 15, 2026

Sent via Email

Princeley Jackai
9330 LBJ Freeway Ste 900
Dallas, TX 75243

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Halfway house in a R-6 (Single-Family Residential) District located at 812 North Walnut Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 21, 2026 at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal.
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. 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)*)
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Platting of the property is required prior to any additions being built. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*

Fire Services

11. This occupancy shall follow the 2021 International Fire Code and applicable City of Sherman ordinances defined for the occupancy group R4.

[BG] Residential Group R-4.

Residential Group R-4 shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions indicated below. This group shall include, but not be limited to, the following:

1. Alcohol and drug centers
2. Assisted living facilities
3. Congregate care facilities
4. Group homes
5. Halfway houses
6. Residential board and care facilities
7. Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the *International Building Code*.

[BG] Condition 1.

This occupancy condition shall include buildings in which all persons receiving custodial care, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

[BG] Condition 2.

This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

The narratives provided by the applicant lead towards Condition 1. If at any times the occupant houses individuals falling under Condition 2, the applicable codes shall be immediately implemented

Additional Information

12. 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 Princeley Jackai is the owner or lessee of the Property.
13. There shall be no more than 8 (eight) residents housed at this location at one time.
14. All vehicle maneuvering shall take place on-site. (*Sec. 14.04.003)(2)*)
 - a. All parking must be located on this property.
15. Drive approach to be improved and widened to 18 feet wide to accommodate parking.

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

If additional information or clarification is needed, do not hesitate to contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

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

Steven Davis, Fire Marshal
Amber Doan, Engineering Coordinator



Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 7/21/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

430 EAST BROCKETT STREET (Project No. 000430-2026)

The request of Jason Earnhart (Owner), Brandon Gumaer (Applicant) and Copley Land Surveying (Surveyor) concerning the property located at 430 East Brockett Street, consisting of 0.310 acres, being Lot 1, Block 7 in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/College Park Overlay District.

Background:

The property is located at 430 East Brockett Street. The applicant is requesting a Specific Use Permit to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/College Park Overlay District.

Origination:

The request of Jason Earnhart (Owner), Brandon Gumaer (Applicant) and Copley Land Surveying (Surveyor).

Staff Recommendation:

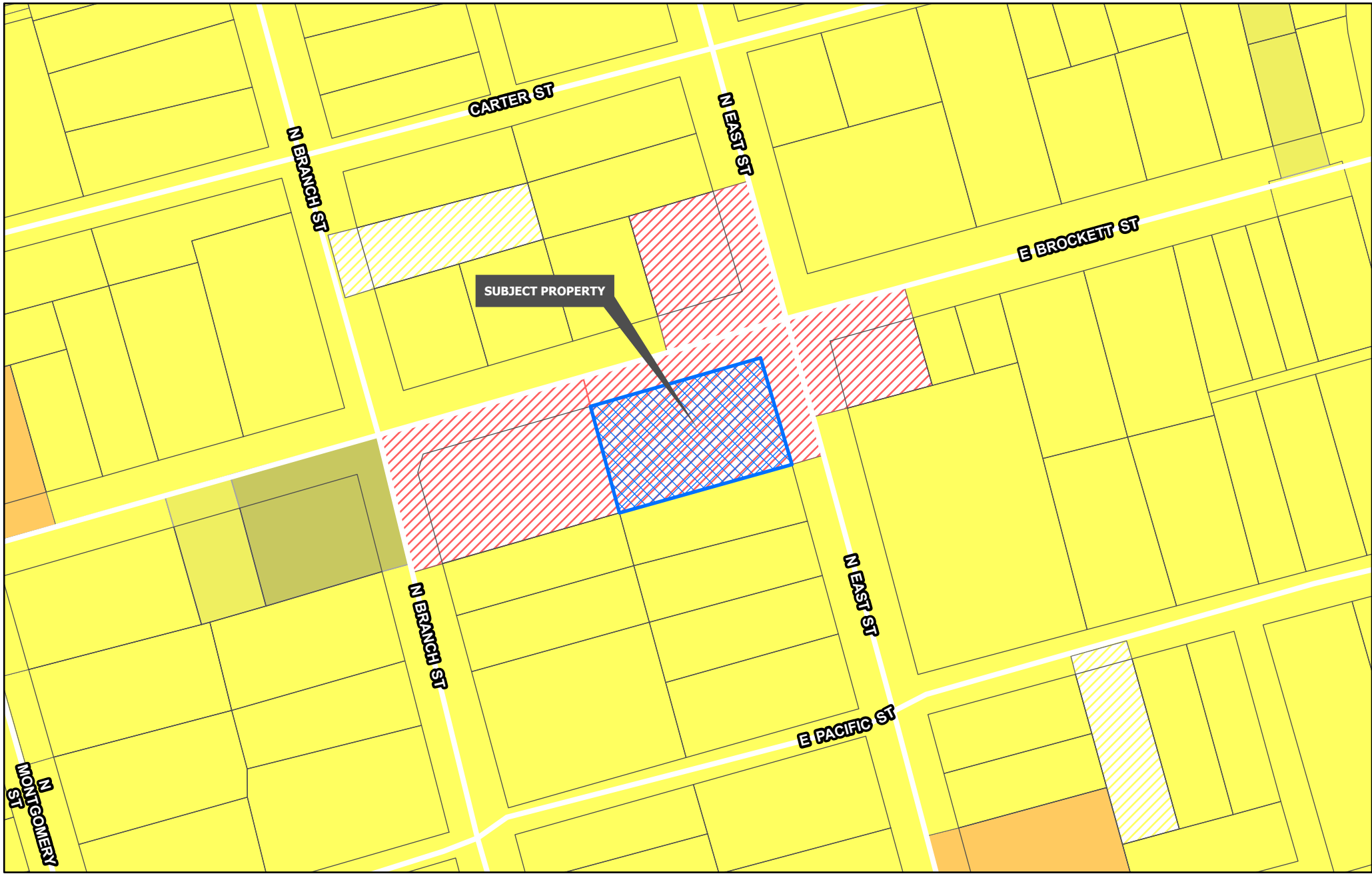
Staff has no recommendation for this item.

Attachments:

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



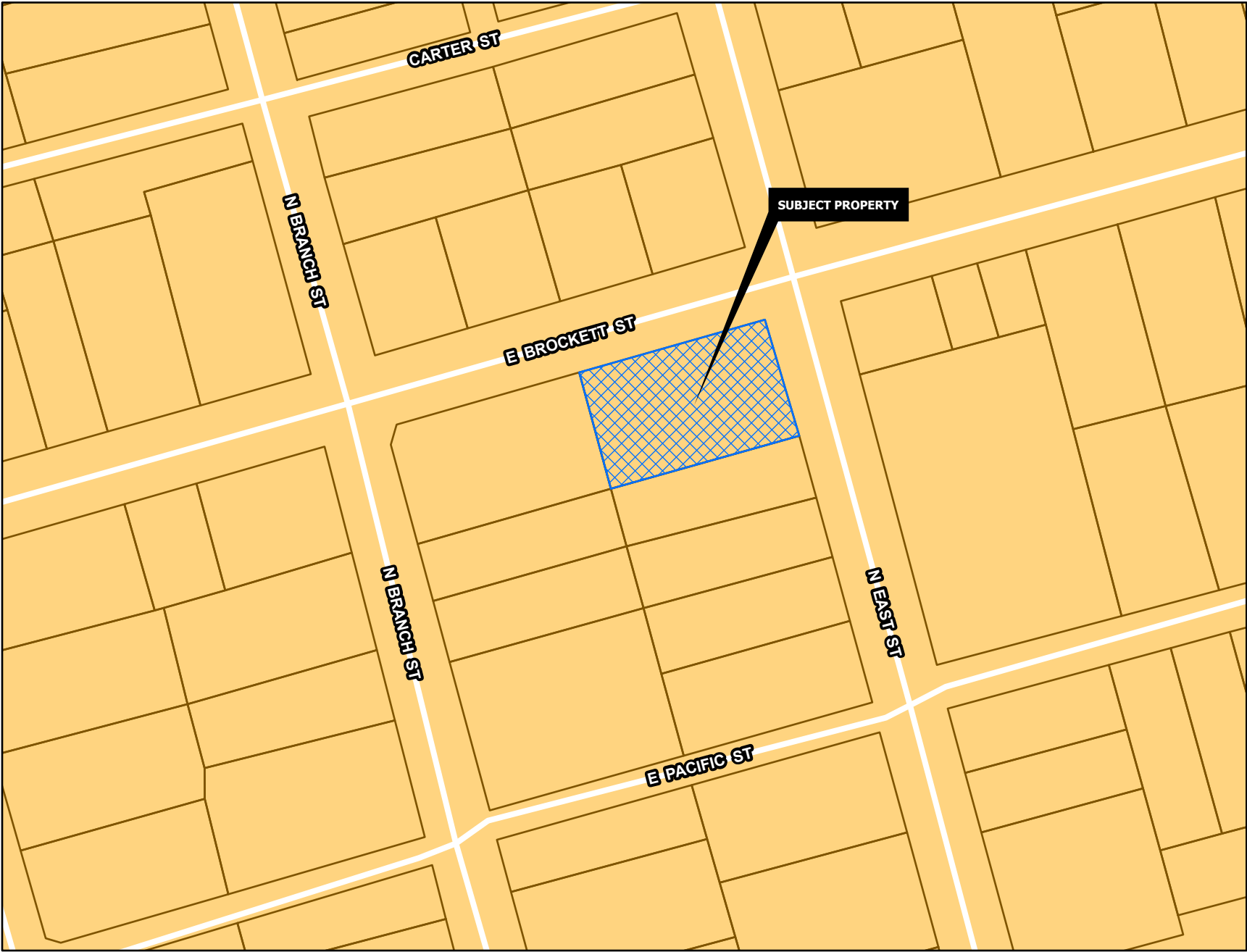
Date: 6/26/2026 5:48 PM



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
430 E BROCKETT 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.







Lot 2
College Park Estates Addition
Document No. 2018-97 P.R.G.C.T.

Lot 3

Block 2
E. BROCKETT STREET

6

"X" CUT FOUND
15' ALLEY (PER PLAT)
LOT LINE
ONE-STORY FRAME
COMMERCIAL COILING
(ADVANCED COILING)

2
90' X 150'
JAVIER NIETO
DOC. NO. 2017-23110
O.R.G.C.T.

P.O.B.
1/2" STEEL
ROD FOUND

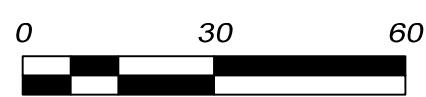
3
50' X 150'
ALFRED HUGHES JR
DOCUMENT NO. 2025-3751
O.R.G.C.T.

Block 7

4
G.W. Bond's Supplement No. 2
Vol. M, Pg. 63 P.R.G.C.T.

N 50' OF LOT 4, BLOCK 7
CHRIS MCCLOUR
VOLUME 4649, PAGE 897
O.R.G.C.T.

S 25' OF LOT 4 AND N 25' LOT 5, BLOCK 7
STEPHEN PALEVO
LISA PALEVO
VOLUME 4044, PAGE 114
O.P.R.G.C.T.



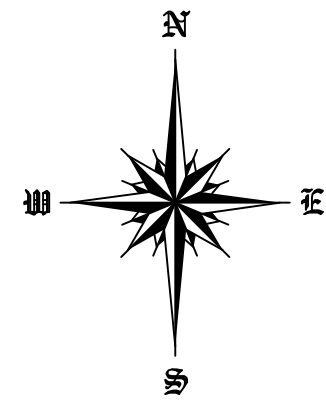
SCALE ~ 1" = 30'

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Legend

- GAS METER
- SEWER CLEANOUT
- A/C
- CABLE MARKER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- BUILDING
- GAS LINE
- STOCKADE FENCE
- CHAINLINK FENCE
- ASPHALT
- CONCRETE

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



CLS Job# 26040121

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair, Abstract No. 763, and being a 0.31 acre tract of land conveyed to JEJE Holdings, LLC by deed of record in Document No. 2025-31967, Official Records, Grayson County, Texas and being all of Lot 1 and that portion adjacent 15' alley, Block 7, G.W. Bond's Supplement No. 2, an addition to the City of Sherman, Texas as shown by plat of record in Volume M, Page 63, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the southwest corner of said 0.31 acre tract, the northwest corner of Lot 4, of said Block 7, the common northeast corner of Lot 3 of said Block 7 and a 50' X 150' tract, conveyed to Alfred Hughes Jr. by deed of record in Document No. 2025-3751, of said Official Records and the common southeast corner of Lot 2 of said Block 7 and a 90' X 150' tract conveyed to Javier Nieto, by deed of record in Document No. 2017-23110 of said Official Records;

Thence **North 15°27'44" West**, along the west line of said Lot 1 and the east line of said Lot 2, a distance of **90.00 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the south line of E. Brockett Street, and the north line of said alley, for the northwest corner of said 0.31 acre tract and the northeast corner of said 90' X 150' tract;

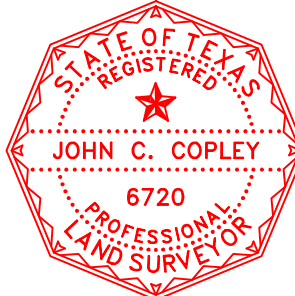
Thence **North 74°32'16" East**, along the south line of said E. Brockett Street and the common north line of said 0.31 acre tract and said alley, a distance of **150.00 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 at the intersection of the south line of said E. Brockett Street and the west line of N. East Street for the northeast corner of said 0.31 acre tract;

Thence **South 15°27'44" East**, along the west line of said N. East Street and the east lines of said 0.31 acre tract and said Lot 1, a distance of **90.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 1 and the northeast corner of said Lot 4;

Thence **South 74°32'16" West**, along the south line of said Lot 1 and the north line of said Lot 4, a distance of **150.00 feet** to the **Point-of-Beginning** and containing **0.310 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: 4/20/2026



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

Project Narrative

430 E. Brockett Street, Sherman, Texas

Proposed Use: Automotive Alignment Shop

The proposed project at **430 E. Brockett Street** is for the renovation and reuse of an existing commercial automotive-style building for a new locally owned business operated by **Brandon Gumaer**. Mr. Gumaer intends to open an **automotive alignment shop**, which is a specialized automotive service focused primarily on wheel alignments and related minor vehicle adjustments.

The business will operate out of the existing building using **three service bays**. This proposed use is different from a general automotive repair shop because the work is specific, controlled, and typically completed within a short period of time. Most customer vehicles are expected to be serviced and returned the same day, often within only a few hours. Because alignment work does not usually require ordering major parts, disassembling vehicles for extended repairs, or storing disabled vehicles, the business is not expected to create the long-term vehicle storage issues that can sometimes be associated with broader automotive repair operations.

The property has historically been used in a manner that has left the building and site in need of cleanup and improvement. This project will significantly improve the appearance and function of the property. Planned exterior improvements include cleaning up the site, repainting the building, installing new overhead garage doors, improving the front appearance of the building, recoating and restriping the parking area, and adding decorative planters and landscaping to create a more attractive street presence.

The intent of the project is to take an existing commercial building and bring it back into productive use in a clean, organized, and professional manner. The business will operate indoors within the existing building bays, and customer vehicles will move through the site in a timely manner. The property will not be used as a salvage yard, vehicle storage lot, body shop, paint shop, or long-term repair facility. Inoperable vehicles, vehicles awaiting major parts, and outside storage of parts or materials are not part of the proposed operation.

Parking will be organized and striped to meet City requirements, including accessible parking as required. The parking lot will be recoated, striped, and improved to provide a clear and orderly layout for customers and employees. The added planters and exterior improvements will help soften the site and provide a more finished commercial appearance along E. Brockett Street.

The proposed alignment shop is compatible with the existing commercial character of the area and represents an improvement over the property's current condition. The project will clean up an underutilized site, improve the building façade, provide a needed automotive service, and support a new small business in Sherman.

Approval of this request will allow the property to be improved and returned to active commercial use while maintaining a specialized automotive alignment operation that does not rely on outdoor vehicle storage or heavy repair activity. The applicant is committed to maintaining the property in a clean, professional, and orderly condition and to making the improvements necessary to create a positive appearance for the surrounding area.

Before



After



STAFF REVIEW LETTER

July 15, 2026

Sent via email

Brandon Gumaer
430 E. Brockett St
Sherman, TX 75090

Jason Earnhart
2903 S. Woodlawn Blvd.
Denison, TX 75020

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/College Park Overlay District located at 430 East Brockett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 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's office.
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. No work shall be performed outside the structure designated for auto repair.
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. 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)*)
11. 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.
12. 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

13. Replatting of the property is required prior to any additions being built. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
14. Abandonment of platted alley adjacent to Brockett Street is recommended. Said abandonment to be approved by City Council with instrument information of abandonment shown in General Notes of plat prior to submitting Final Plat. Coordinate with Engineering Department for abandonment requirements by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10.03.007(c); Engineering Design Standards Manual 1.10(E)*
15. New drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

Additional Comments

16. 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 Brandon Gumaer is the owner or lessee of the property.
17. 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.
18. The services shall be limited to an automotive alignment shop with same-day service.
19. The parking lot must be improved with asphalt or concrete.

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
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Planning & Zoning Commission Development Services

Agenda Item No. 20.

Meeting Date: 7/21/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

