
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 18, 2026, at 5:00 p.m. in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JULY 21, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**

3. **ANNOUNCEMENTS**

4. **CITIZEN COMMENTS**

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

Open Public Hearing

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

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

6. *** 225 WEST BROCKETT STREET AND 711 NORTH ELM STREET (PROJECT NO. 000464-2026)**
THE REQUEST OF WATTMAN HOLDINGS LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 225 WEST BROCKETT STREET AND 711 NORTH ELM STREET, CONSISTING OF 0.723 ACRES, BEING LOT 1, BLOCK 1, REPLAT OF LOTS 19, 20 & 21, L.C. CHAPMAN'S ADDITION, AND BEING LOT 1, BLOCK 1, BROILES ADDITION IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF LOT 1R, BLOCK 1, CAMPUS CORNER ADDITION.

7. *** 1001 BLOCK MAYES ROAD (PROJECT NO. 000465-2026)**
THE REQUEST OF PHYLLIS MEDRANO BRINKLEY (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 1001 BLOCK MAYES ROAD, CONSISTING OF 3.282 ACRES IN THE LUSIANO CABASOS SURVEY, ABSTRACT NO. 220 AND CURRENTLY LOCATED IN THE E.T.J. (EXTRA-TERRITORIAL JURISDICTION), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF MAYES ROAD ESTATES.

8. *** 2421 SOUTH CROCKETT STREET (PROJECT NO. 000466-2026)**
THE REQUEST OF W.T. & NANCY PINE (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 2421 SOUTH CROCKETT STREET,

CONSISTING OF 1.983 ACRES, BEING LOT 2 OF THE REPLAT OF LOTS 1 & 2, MILLER'S POST-OAK SUBDIVISION IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND IN THE E.T.J. (EXTRA-TERRITORIAL JURISDICTION), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF LOT 2, MILLER'S POST OAK SUBDIVISION.

9. *** 623 AND 625 SOUTH RUSK STREET (PROJECT NO. 000467-2026)**

THE REQUEST OF MINERVA 4S SERVICES LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 623 AND 625 SOUTH RUSK STREET, CONSISTING OF 0.4978 ACRES, BEING PART OF BLOCKS 1 & 2, BLAIN SUBDIVISION IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF MINERVA 4S ADDITION.

10. *** 2000 BLOCK WEST WASHINGTON STREET (PROJECT NO. 000451-2026)**

THE REQUEST OF MAS DEVELOPMENT 4 LLC (OWNER), RAVINE KASSAM (APPLICANT) AND MARKIN HOOVER ENGINEERING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 2000 BLOCK WEST WASHINGTON STREET, CONSISTING OF 1.360 ACRES, BEING PART OF LOT 1, BLOCK 1, BROOKSHIRE ADDITION IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/F.M. HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN OF AUTOZONE.

11. *** 4800 TEXOMA PARKWAY (PERMIT NO. 000480-2026)**

THE REQUEST OF STAR MIDWAY LLC (OWNER), VICTORIA SCOTT (REPRESENTATIVE) AND OLD REPUBLIC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4800 TEXOMA PARKWAY, CONSISTING OF 42.8134 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, THE DANIEL SHELP SURVEY, ABSTRACT NO. 1097 AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1136, LOTS 1 AND 3, BLOCK 1, MIDWAY MALL AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN OF SPACEX ANTENNA YARD.

12. **410 EAST BROCKETT STREET (PROJECT NO. 000416-2026) **TABLED FROM JULY 21, 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 14.10.001 TO ALLOW PERMANENTLY PLACED PORTABLE STORAGE CONTAINERS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/COLLEGE PARK OVERLAY 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' SETBACK ABUTTING RESIDENTIAL IN LIEU OF THE REQUIRED 60' 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)** **TABLED FROM JULY 21, 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. **812 NORTH WALNUT STREET (PROJECT NO. 000429-2026)** **TABLED FROM JULY 21, 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.
15. **303 WEST CHERRY STREET (PROJECT NO. 000444-2026)**
THE REQUEST OF SOVEREIGN PROPERTY GROUP INVESTMENT LLC (OWNER), AFISU OLAMINTAN (APPLICANT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 303 WEST CHERRY STREET, CONSISTING OF 0.45 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND CURRENTLY ZONED CO (OFFICE) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.015 TO ALLOW A 0' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR THE PROPOSED STRUCTURE.
PLANNING AND ZONING COMMISSION
B. SITE PLAN OF BED AND BREAKFAST.
16. **811 NORTH EAST STREET (PROJECT NO. 000445-2026)**
THE REQUEST OF OLUWAFIROPO ROPO-TUSIN (OWNER), ESS GLOBAL LLC (APPLICANT) AND COPLEY LAND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 811 NORTH EAST STREET, CONSISTING OF 0.118 ACRES, BEING THE NORTH 37 FEET OF LOT 3, BLOCK 1 IN THE HALL AND JONES ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.008 TO ALLOW A 37' LOT WIDTH IN LIEU OF THE REQUIRED 40'.
PLANNING AND ZONING COMMISSION
B. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT TO R-4 (PATIO HOME RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.
17. **1422 WEST HOUSTON STREET (PROJECT NO. 000452-2026)**
THE REQUEST OF WILLOW BEND HOLDINGS (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1422 WEST HOUSTON STREET, CONSISTING OF 0.524 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 AUTOMOBILE REPAIR, BODY WORK OR PAINTING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

18. 18987 WEST HIGHWAY 82 (PROJECT NO. 000454-2026)

THE REQUEST OF STEVE LONG (OWNER), CHRISTY SIMMONS (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 18987 WEST HIGHWAY 82, CONSISTING OF 1.41 ACRES IN THE JAMES M. HAMBRIGHT SURVEY, ABSTRACT NO. 538, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM R-A (RESIDENTIAL AGRICULTURAL) DISTRICT/75 & 82 OVERLAY DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.

19. 4100 NORTH TRAVIS STREET (PROJECT NO. 000455-2026)

THE REQUEST OF LEGACY TITLE HOLDING CORPORATION (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4100 NORTH TRAVIS STREET, CONSISTING OF 8.579 ACRES, BEING LOT 3, BLOCK A, LEGACY TITLE ADDITION IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.007 TO ALLOW A 2.2' SETBACK IN LIEU OF THE REQUIRED 5' FOR PROPOSED SIGN.

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.007 TO ALLOW AN 8.5' TALL FREESTANDING SIGN IN LIEU OF THE ALLOWED 8'.

C. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.007 TO ALLOW A 114.75 SQUARE FOOT FREESTANDING SIGN IN LIEU OF THE ALLOWED 32 SQUARE FEET.

PLANNING AND ZONING COMMISSION

D. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A CHURCH OR OTHER PLACE OF WORSHIP IN AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.

20. 902 EAST CHERRY STREET (PROJECT NO. 000460-2026)

THE REQUEST OF HYPERSTAR INC (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 902 EAST CHERRY STREET, CONSISTING OF 0.116 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM C-1 (RETAIL BUSINESS) DISTRICT TO R-5 (SINGLE-FAMILY) RESIDENTIAL DISTRICT.

Other Business

21. INITIATION OF A PD MODIFICATION FOR THE HICKORY HILL PLANNED DEVELOPMENT

Close Public Hearing

22. ADJOURNMENT

Overall Location Map

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

Leigh Ann Sims, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

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

Tex. Gov't Code § 551.071

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on August 12, 2026 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this_ 12th of August 2026
City of Sherman, Texas



Tammy Mrozinski,
Development Services Coordinator

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, July 21, 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.

1. **CALL TO ORDER**

Bookmarked at: 00:21:31

2. **APPROVE ACTION MINUTES OF THE REGULAR JUNE 16, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:27:05

The Planning and Zoning Commission reviewed the minutes of the June 16, 2026, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Blagg. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:27:23

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 00:27:28

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.

Bookmarked at 00:28:04

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

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:28:43

Motion by Vice Chairman Downtain to deny the Zone Change located at 4258 North Loy Lake Road. Second by Commission Member Ramirez.

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

VOTING NAY: BLAGG.

MOTION CARRIED.

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

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

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

E. 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.

Bookmarked at 00:42:08

Motion by Vice Chairman Downtain to withdraw the request for the property located in the 3901 Block West Houston Street. Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE REQUEST WAS WITHDRAWN.

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.

Bookmarked at 00:47:41

Commission Member Ramirez recused himself from discussion and voting on item 11 due to a legal conflict.

Motion by Vice Chairman Downtain to approve the Zone Change located at 512 North Willow Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

ABSTAIN: RAMIREZ

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

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-2 (General Commercial) District/College Park Overlay 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

Bookmarked at 00:49:46

Board of Adjustment

Motion by Commission Member Blagg to table Items A, B, C and D located at 410 East Brockett Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

Planning and Zoning Commission

Motion by Commission Member Ramirez to table Item E, located at 410 East Brockett Street. Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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.

Bookmarked at: 01:06:35

Motion by Vice Chairman Downtain to table the Specific Use Permit located at 2010 and 2022 South Crockett Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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.

Bookmarked at 01:07:34

Board of Adjustment

Motion by Vice Chairman Downtain to deny Item A located at 223 West Pelton Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Planning and Zoning Commission

Motion by Vice Chairman Downtain to deny Item B located at 223 West Pelton Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:10:37

Commission Member Ramirez recused himself from discussion and voting on item 15 due to a legal conflict.
Motion by Commission Member Blagg to approve the Specific Use Permit located at 1024 South First Street.
Second by Commission Member Dupuis.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, DUPUIS AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.
ABSTAIN: RAMIREZ

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

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.

Bookmarked at 01:26:06

Motion by Vice Chairman Downtain to approve Items A and B located at 2110 Jeremy Circle. **Second by Commission Member Whitaker.**
VOTING AYE: SIMS, DOWNTAIN, WHITAKER AND BLAGG
VOTING NAY: RAMIREZ.
MOTION CARRIED.

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

Recess: 6:43 p.m.

Reconvene: 6:51 p.m.

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.

Bookmarked at 01:42:21

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A and B located at 4600 West Houston Street. **Second by Commission Member Whitaker.**
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG AND RAMIREZ
VOTING NAY: NONE.
MOTION CARRIED.

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

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve Item C located at 4600 West Houston Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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. 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.

Bookmarked at 01:49:39

Motion by Vice Chairman Downtain to table the Specific Use Permit located at 812 North Walnut Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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. 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.

Bookmarked at 02:05:13

Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 430 East Brockett Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

20. **ADJOURNMENT**

Bookmarked at 02:13:18

Chairman Sims adjourned the meeting at 7:22 p.m.



ACTING SECRETARY

CHAIRMAN



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 8/18/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

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

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 225 WEST BROCKETT STREET AND 711 NORTH ELM STREET (Project No. 000464-2026)**

The request of Wattman Holdings LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 225 West Brockett Street and 711 North Elm Street, consisting of 0.723 acres, being Lot 1, Block 1, Replat of Lots 19, 20 & 21, L.C. Chapman's Addition, and being Lot 1, Block 1, Broiles Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Final Plat of Lot 1R, Block 1, Campus Corner Addition.

Background:

The property is located at 225 West Brockett Street and 711 North Elm Street. The owner is requesting Final Plat approval.

The following has been approved at this location:

- 7/21/2026- Preliminary Plat of Campus Corner Addition.
- 1/15/1987- Specific Use Permit to allow a halfway house with dormitory facilities in an R-1 (One Family Residential) District. **Ord. No. 4007**
- 7/9/1985- Exception to allow a 10-ft front setback & 3-ft. side yard setback

Origination:

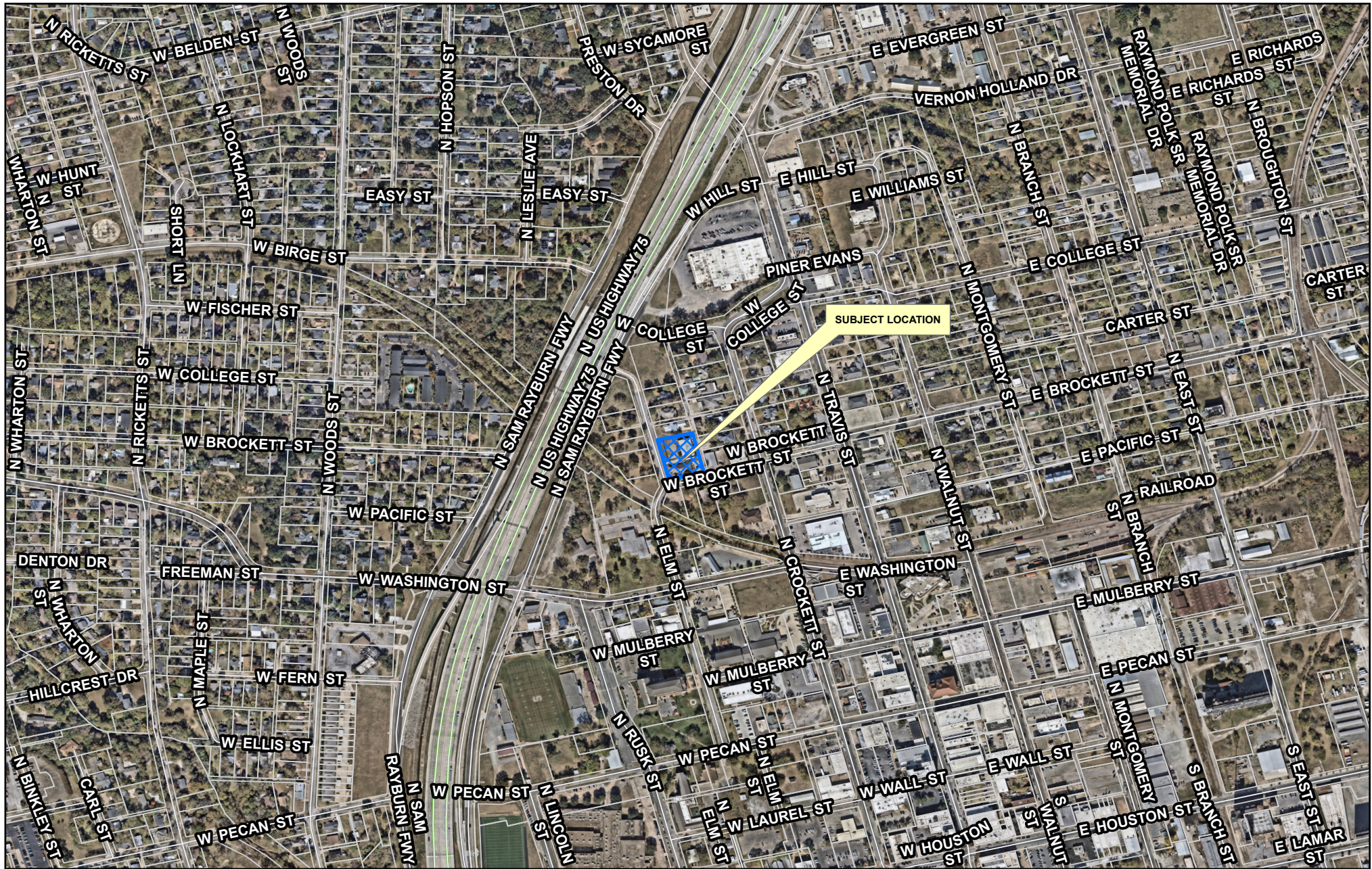
The request of Wattman Holdings LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor).

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

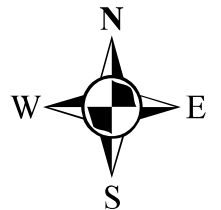
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Final Plat
5. Conditional Approval Letter



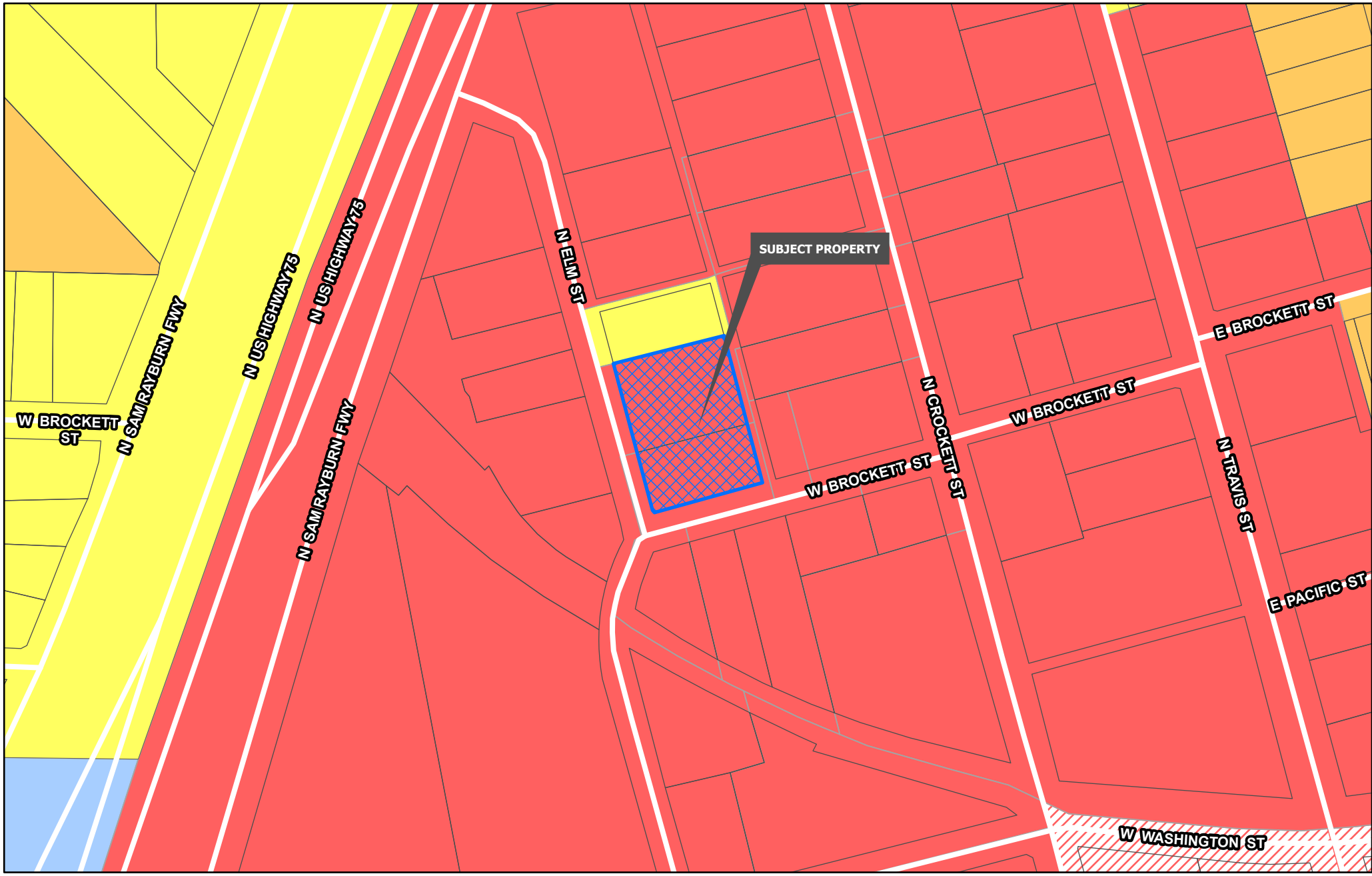
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
225 W BROCKETT ST
& 711 N ELM ST



Date: 7/21/2026 2:01 PM



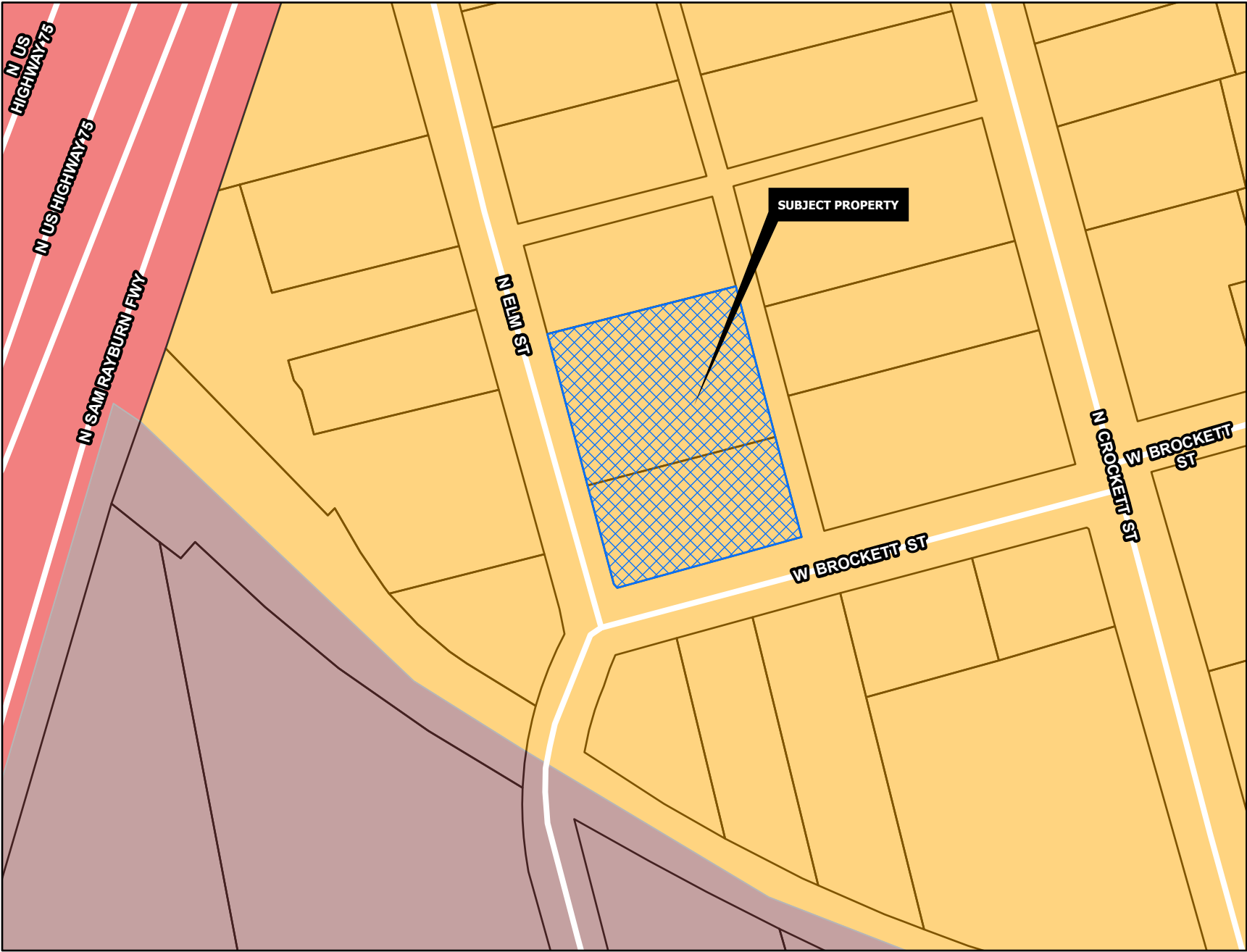
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- | | | |
|--------------------------------|--------------------------------|----------------------------|
| 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
225 W BROCKETT ST
& 711 N ELM ST



Date: 7/21/2026 2:01 PM



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

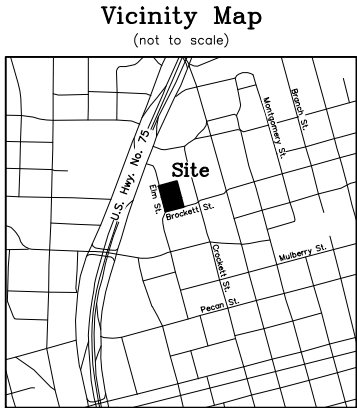
Compatible Zoning Districts

- 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

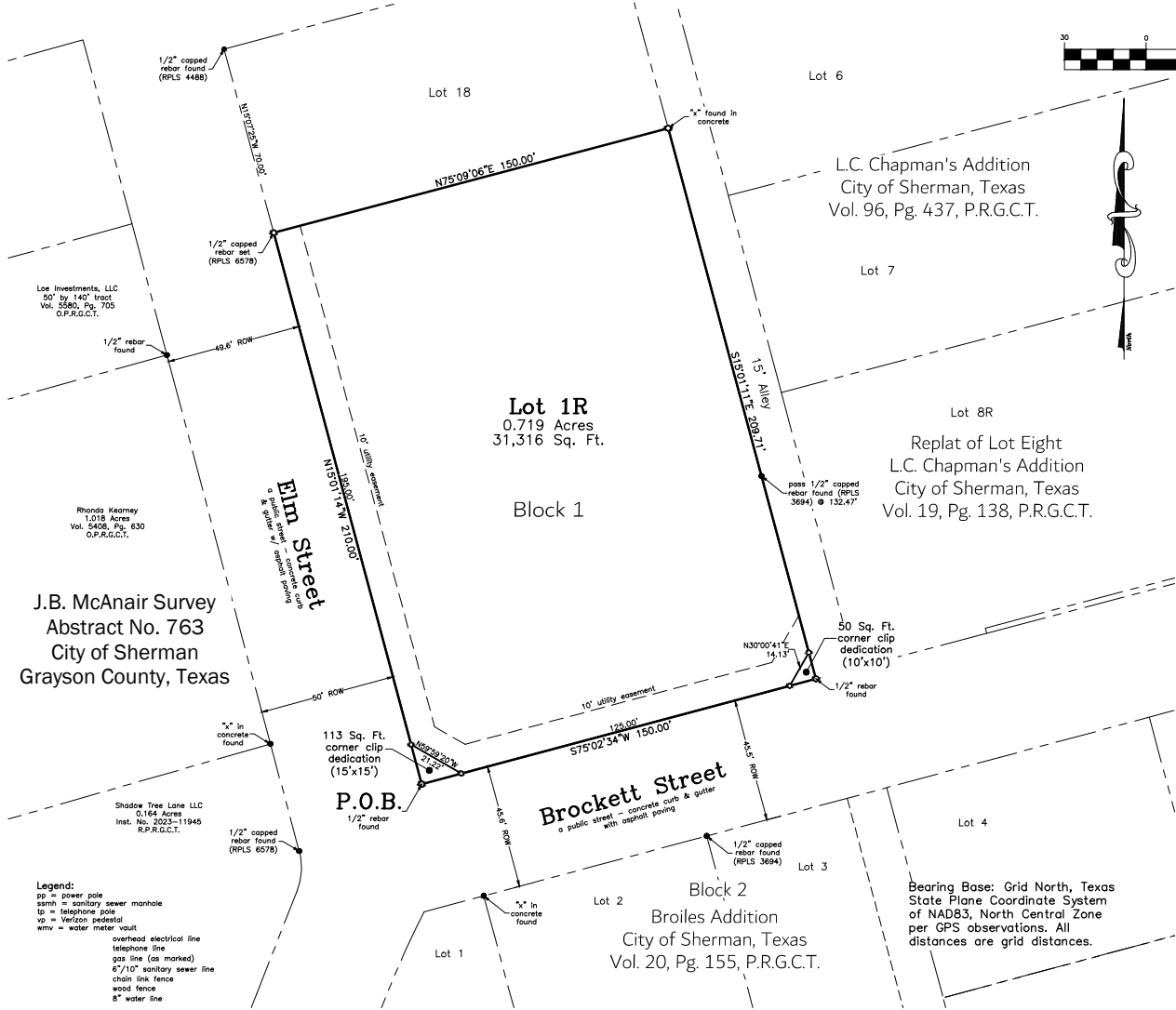
- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.





General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Onco Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C01290 G, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of "called" North 132.52 ft. Lot 1, Block 1, Replat of Lots 19, 20 & 21 of L.C. Chapman's Addition City of Sherman, Texas, as per plat of record in Vol. 8, Pg. 52, Plat Records, Grayson County, Texas, and being all of Lot 1, Block 1, Broiles Addition, City of Sherman, Texas as per plat of record in Vol. 20, Pg. 155, said Plat Records, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found at the intersection of the North right-of-way line of Brockett Street, a public street, with the East right-of-way line of Elm Street, a public street, and being the Southwest corner of Lot 1, Block 1 of said Broiles Addition;

THENCE North 15 deg. 01 min. 14 sec. West, with the East line of said Elm Street and the West line of said Lot 1, Block 1, Broiles Addition, passing the Northwest corner thereof and the Southwest corner of said Lot 1, Block 1, Replat of L.C. Chapman's Addition and continuing for a total distance of 210.00 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southwest corner of Lot 18, Block 1 of L.C. Chapman's Addition to the City of Sherman, Texas, as per plat of record in Vol. 96, Pg. 437, Deed Records, Grayson County, Texas and being the Northwest corner of said Lot 1, Block 1, Replat of L.C. Chapman's Addition;

THENCE North 75 deg. 09 min. 06 sec. East, with the South line of said Lot 18 and the North line of said Lot 1, Block 1, Replat of L.C. Chapman's Addition, a distance of 150.00 ft. to an 'x' found in concrete in the West line of a 15 ft. wide platted alley, being the Southeast corner of said Lot 18 and the Northeast corner of said Lot 1, Block 1, Replat of L.C. Chapman's Addition;

THENCE South 15 deg. 01 min. 11 sec. East, with the West line of said alley and the East line of said Lot 1, Block 1, Replat of L.C. Chapman's Addition, **PASSING** a 1/2 inch capped rebar found (RPLS 3694) at 132.47 ft. at the Northeast corner of said Lot 1, Block 1 of Broiles Addition, continuing with the East line of said Lot 1, Block 1 of Broiles Addition for a **TOTAL** distance of 209.71 ft. to a 1/2 inch rebar found in the North line of said Brockett Street and being the Southeast corner of said Lot 1, Block 1 of Broiles Addition;

THENCE South 75 deg. 02 min. 34 sec. West, with the North line of said Brockett Street and the South line of said Lot 1, Block 1 of Broiles Addition, a distance of 150.00 ft. to the **PLACE OF BEGINNING** and containing **0.723 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

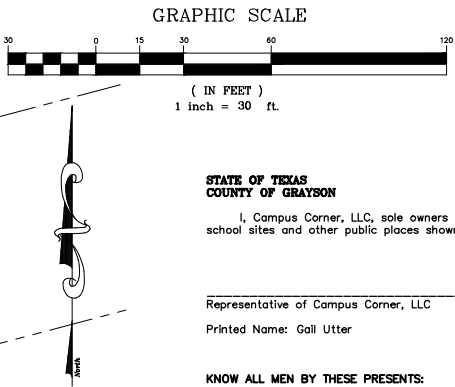
Kate A. Wagner, R. P. L. S. No. 6578 Date:



SURVEYOR:

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

Owner:
Campus Corner, LLC
2610 Shenandoah Circle
Sherman, Texas 75092



STATE OF TEXAS
COUNTY OF GRAYSON

I, Campus Corner, LLC, sole owners of Campus Corner Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Representative of Campus Corner, LLC

Printed Name: Gail Utter

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Executed this _____ day of _____, AD, 2026.

Representative of Campus Corner, LLC

Printed Name: Gail Utter

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

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

Notary Public, Grayson County, Texas

CITY ACCEPTANCE

Sherman
CLERK OF THE CITY

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

Chairman

Secretary

Final Replat
Lot 1R , Block 1
Campus Corner Addition
Being a Replat of "called" North 132.52 ft. of
Lot 1, Block 1, Replat of Lots 19, 20 & 21
L.C. Chapman's Addition and
all of Lot 1, Block 1, Broiles Addition
to the
City of Sherman
Grayson County, Texas

0.723 Acres

in the
J.B. McAnair Survey
Abstract No. 763

DATE OF PREPARATION: JULY 20, 2026
JOB No. CGS330726



Eng. File No. 2887-A
CSS # 000438-2026 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 16, 2026

Campus Corner, LLC
2610 Shenandoah Circle
Sherman, TX 75092

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

Dear Applicants,

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

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

Informational Engineering Comments:

1. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. *Code of Ordinances Chapter 10.02.003(a)(4)*
2. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,

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

cc: Dr. Zachary Flores, City Manager
Steven Davis, Fire Marshal

Rob Rae, Director of Development Services
Clint Philpott, Assistant City Manager

The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney



Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1001 BLOCK MAYES ROAD (Project No. 000465-2026)**

The request of Phyllis Medrano Brinkley (Owner) and Underwood Drafting & Surveying (Surveyor), concerning the property located in the 1001 Block Mayes Road, consisting of 3.282 acres in the Lusiano Cabasos Survey, Abstract No. 220 and currently located in the E.T.J. (Extra-Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Mayes Road Estates.

Background:

The property is located in the 1001 Block Mayes Road. The owner is requesting Final Plat approval.

The following has been approved at this location:

- 7/21/2026- Preliminary Plat of Mayes Road Estates.

Origination:

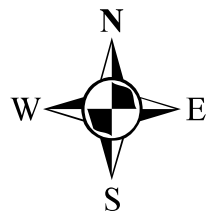
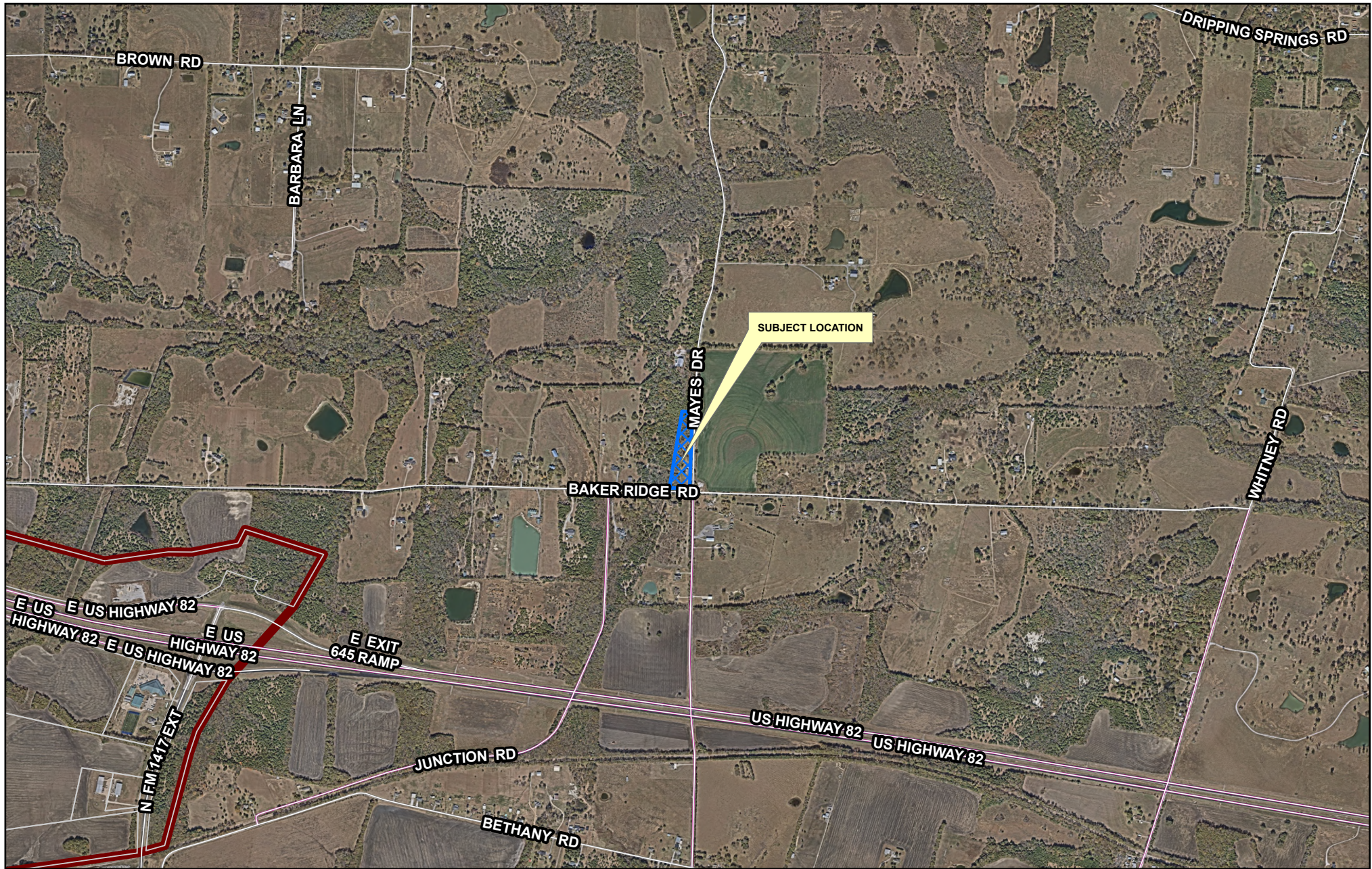
The request of Phyllis Medrano Brinkley (Owner) and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

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



AGRICULTURE/RURAL

Intent & Character

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

Appropriate Land Use Types

- Large lot residential
- Farming and agriculture

Compatible Zoning Districts

- Residential Agricultural
- Estate Residential

Considerations

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

SUBJECT PROPERTY

MAYES DR

BAKER RIDGE RD

JUNCTION RD

Agriculture/Rural

Airport

City Parkland

Community Commercial

Core Neighborhood

Downtown

Regional Commercial

Suburban Neighborhood

Technology Hub

Planning & Zoning



THAT PHYLIS MEDRNO BRINKLEY, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Mayes Road Estates, an addition to the City of Sherman, Grayson County, Texas. Being a certain lot or lots of land, more particularly described as follows: Block 1, Addition No. 220, 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. And that the owner or owners of the property shown on this plat, together with the owners 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 any public or private utility, shall be bound to remove the same, or to alter the same, so that the utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system of public or private utility, and to conform to all applicable laws, ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

PHYLLIS MEDRANO BRINKLEY

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

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

Chairman

Secretary

KNOWN ALL MEN BY THESE PRESENTS:

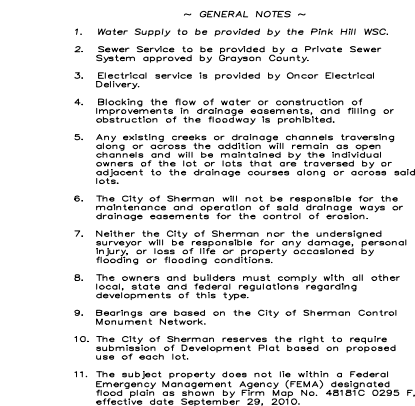
That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

Date _____

Being a part of the
Lusiano Cabasos Survey
Abstract No. 220
Being in the City of Sherman
Grayson County, Texas
Containing 3.282 acres of land

07-21-2026



(NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2914.58	451.93	S 09°50'32" W	451.48
C2	2914.58	30.84	S 13°58'52" W	30.84
C3	2914.58	345.87	S 10°16'43" W	345.66
C4	2914.58	75.23	S 06°08'22" W	75.23

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
▲	P/K NAIL SET
D.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
----	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE

OWNERS/DEVELOPER
PHYLLIS MEDRANO BRINKLEY
PO BOX 1523
SHERMAN, TX 75091

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

UNDERWOOD
DRAFTING & SURVEYING

DRAFTING & SURVEYING

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



Eng. File No. 2889-A
CSS # 000442-2026 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 16, 2026

Phyllis Medrano Brinkley
P.O. Box 1523
Sherman, TX 75091

Douglas W. Underwood
3404 Interurban Road
Denison, Texas 75021

Dear Applicants,

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

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

Informational Engineering Comments:

1. Existing buildings will encroach into to-be-platted 15' Sidewalk, Landscape, and Utility Easement. Coordinate with Grayson County for any Encroachment requirements.
2. Existing buildings will encroach into to-be-platted Building Setback Lines. Coordinate with Grayson County for any Encroachment requirements.
3. On-site sewage facility (OSSF) required per Grayson County Subdivision Regulations. *Grayson County Subdivision Regulations 3.5.21; 3.5.26.1; 4.4.1; 4.4.2*
4. Documentation from Grayson County approving OSSFs on this site is required to be submitted with Final Plat. *Grayson County Subdivision Regulations 3.5.21; 3.5.26.1; 4.4.1; 4.4.2*
5. Will Serve letter from Pink Hill Water Supply Company shall be submitted to the City of Sherman Engineering Department with submittal of Final Plat. *Code of Ordinances Chapter 10.03.014; 10.03.016(b)(2)(B)*
6. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Grayson County Comments:

7. 50 ft build line setbacks are missing on both lots.
8. 10ft utility easements are missing on lots.
9. Was more land purchased? Our records only show 1.99 acres.
10. The following notes need to be added to the general notes section.
 - a. X A AE If in a floodplain then need this note: A Floodplain Development Permit will be required from Grayson County for any construction in the floodplain.
 - b. What will the land be used for.
 - c. Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.
 - d. Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - e. There will be no lot sales until the Final Plat has been approved by Grayson County and filed in Grayson County Plat Records.

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

Respectfully,



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

cc: Dr. Zachary Flores, City Manager
Steven Davis, Fire Marshal

Rob Rae, Director of Development Services
Clint Philpott, Assistant City Manager

The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney



Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2421 SOUTH CROCKETT STREET (Project No. 000466-2026)**

The request of W.T. & Nancy Pine (Owner) and Underwood Drafting & Surveying (Surveyor), concerning the property located at 2421 South Crockett Street, consisting of 1.983 acres, being Lot 2 of the Replat of Lots 1 & 2, Miller's Post-Oak Subdivision in the Preston Kitchen Survey, Abstract No. 667 and currently zoned R-6 (Single-Family Residential) District and in the E.T.J. (Extra-Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Lot 2, Miller's Post Oak Subdivision.

Background:

The property is located at 2421 South Crockett Street. The owner is requesting Final Plat approval.

The following has been approved at this location:

- 7/21/2026- Preliminary Plat of Lot 2, Miller's Post Oak Subdivision.
- 8/16/2022- Replat of Lots 1 & 2 Miller's Post-Oak Subdivision

Origination:

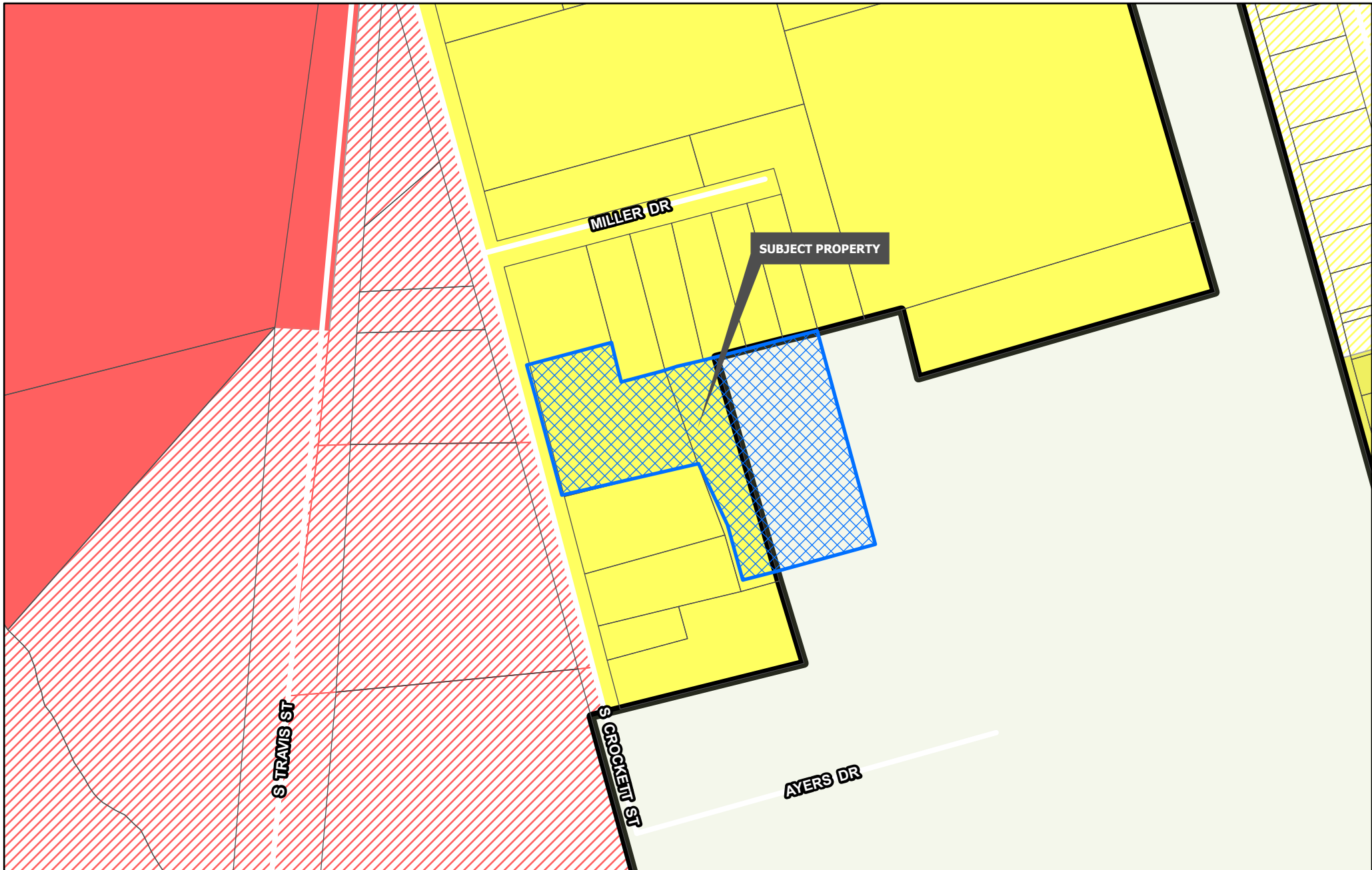
The request of W.T. & Nancy Pine (Owner) and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

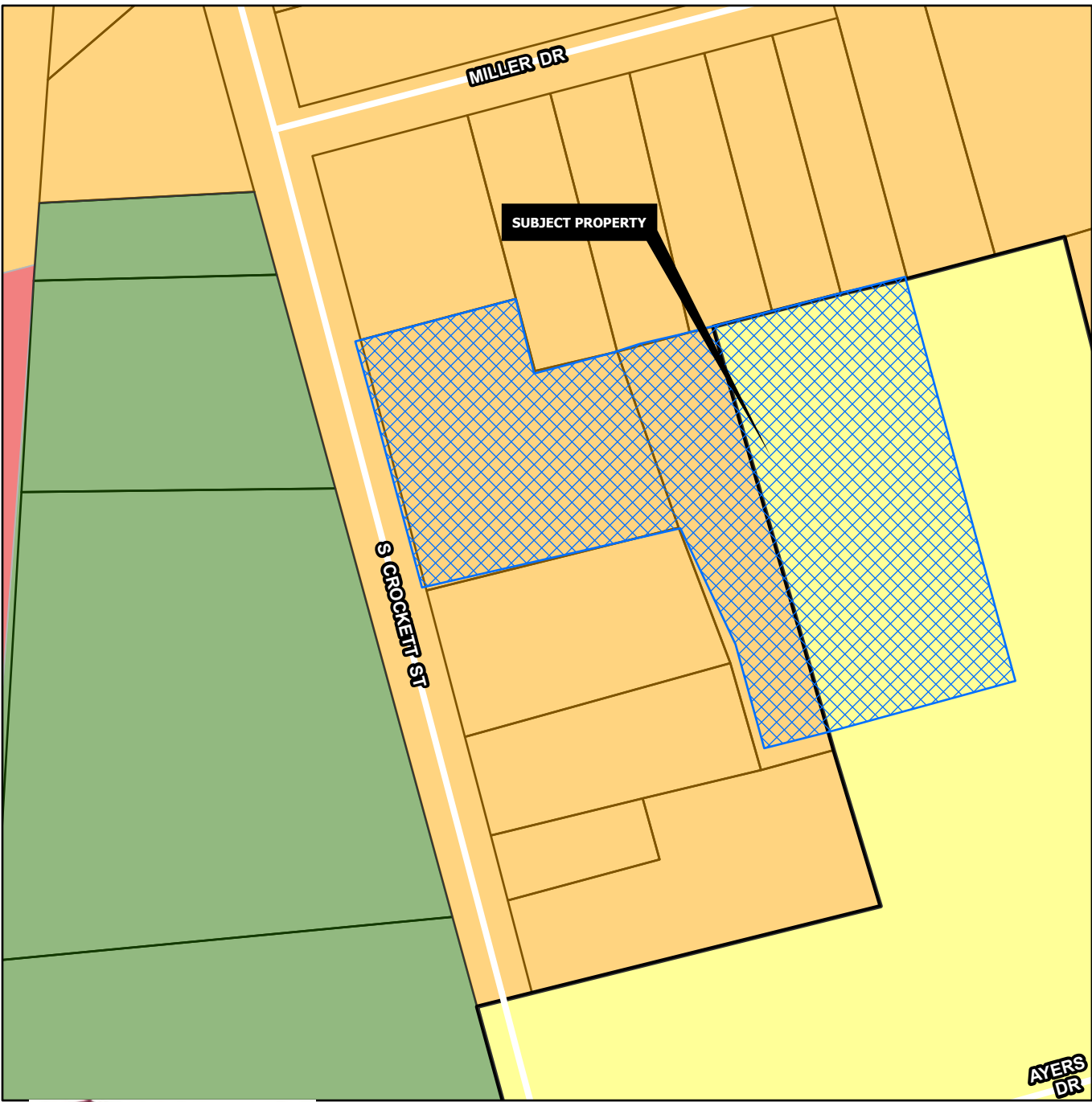
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Final Plat
5. Conditional Approval Letter



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

**CITY OF SHERMAN
 ZONING MAP
 2421 S CROCKETT ST**





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

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.

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

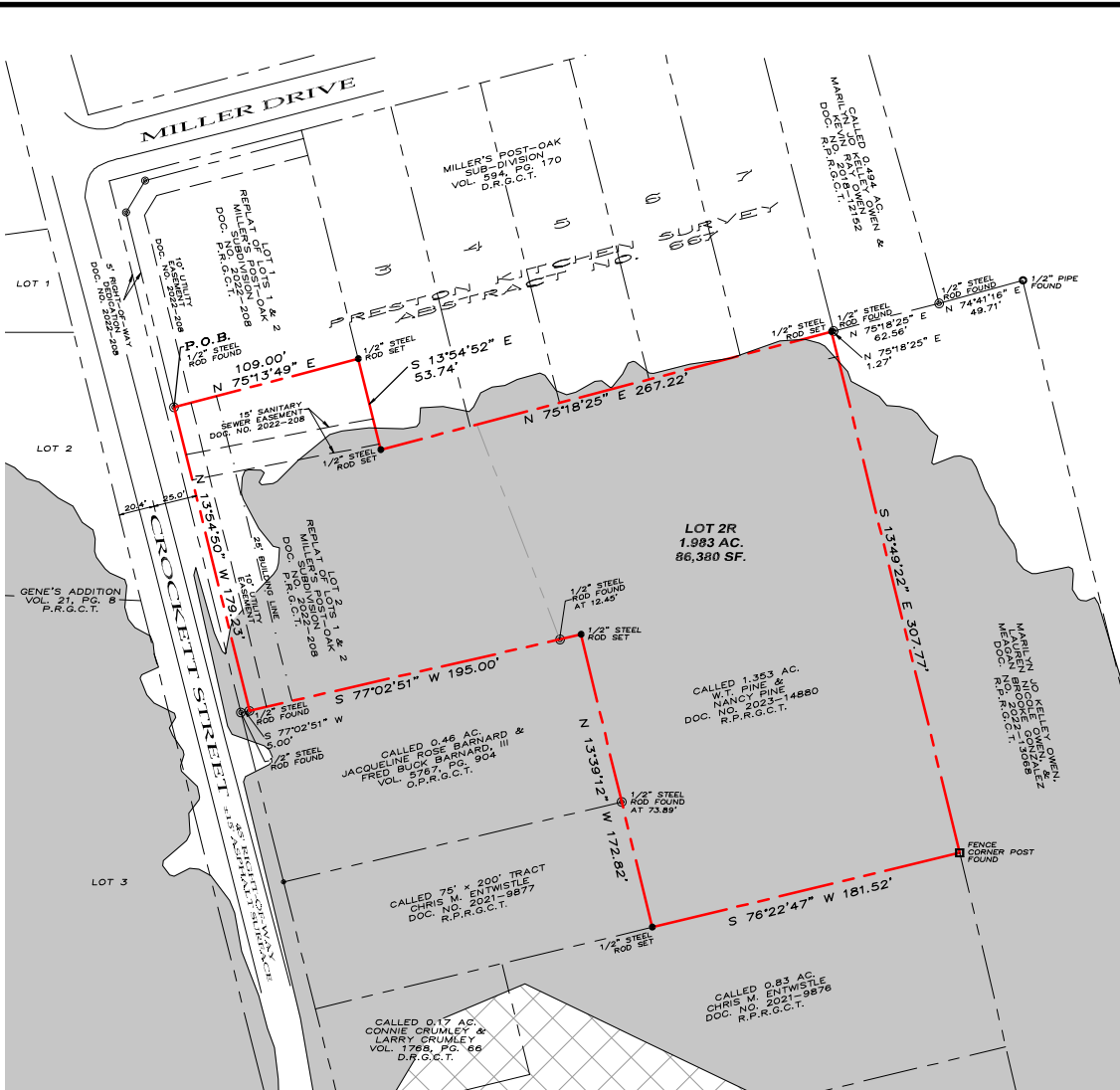
Compatible Zoning Districts

- 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.





- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service is provided by Oncor Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 - Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
 - The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
 - Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - A portion of the subject property lies within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48161C 0405 G, effective date September 1, 2022.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Preston Kitchen Survey, Abstract No. 667, and being all of Lot 2 of the Replat of Lots 1 & 2, Miller's Post-Oak Subdivision, according to the plat thereof recorded in Document No. 2022-206, Plat Records, Grayson County, Texas, and being the same tract of land described in the deed to W.T. Pine and Nancy Pine, recorded in Document No. 2023-20111, Real Property Records, Grayson County, Texas, and all of a called 1.353 acre tract of land described in the deed to W.T. Pine and Nancy Pine, recorded in Document No. 2023-14880, said Real Property Records, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the northwest corner of said Lot 2, common to the southwest corner of Lot 1 in said Replat of Lots 1 & 2, Miller's Post-Oak Subdivision, and on the easterly right-of-way line of Crockett Street;

Thence North 75°13'49" East, with a northerly line of said Lot 2, and with the southerly line of said Lot 1, a distance of 109.00 feet to a set 1/2" steel rod for the northern-most northeast corner of said Lot 2, common to the southwest corner of said Lot 1, and on the westerly line of Lot 3 of Miller's Post-Oak Subdivision, according to the plat thereof recorded in Volume 594, Page 170, Deed Records, Grayson County, Texas;

Thence South 13°54'52" East, with an easterly line of said Lot 2, and with the westerly line of said Lot 3, a distance of 53.74 feet to a set 1/2" steel rod for the southwest corner of said Lot 3;

Thence North 75°18'25" East, with a northerly line of said Lot 2, and with the northerly line of aforesaid 1.353 acre tract, and with the southerly line of aforesaid Miller's Post-Oak Subdivision, a distance of 267.22 feet to a set 1/2" steel rod for the northeast corner of said 1.353 acre tract, common to the northwest corner of a tract of land described in the deed to Marilyn Jo Kelley Owen, Lauren Nicole Owen, and Meagan Brooke Gonzalez, recorded in Document No. 2022-13068, said Real Property Records;

Thence South 13°49'22" East, with the easterly line of said 1.353 acre tract, and with the westerly line of said Owen Tract, along or near a fence, a distance of 307.77 feet to a found fence corner post for the southeast corner of said 1.353 acre tract, common to the northeast corner of a called 0.83 acre tract of land described in the deed to Chris M. Entwistle, recorded in Document No. 2021-9876, said Real Property Records;

Thence South 76°22'47" West, with a southerly line of said 1.353 acre tract, and with the northerly line of said 0.83 acre tract, along or near a fence, a distance of 181.52 feet to a set 1/2" steel rod for the southern-most southwest corner of said 1.353 acre tract, common to the southeast corner of a called 75-foot by 200-foot tract of land described in the deed to Chris M. Entwistle, recorded in Document No. 2021-9877, said Real Property Records;

Thence North 13°39'12" West, with a westerly line of said 1.353 acre tract, and with the easterly line of said 75-foot by 200-foot tract, passing en route at a distance of 73.89 feet to a found 1/2" steel rod for the northeast corner of said 75-foot by 200-foot tract, and continuing on said course, with the easterly line of a called 0.46 acre tract of land described in the deed to Jacqueline Rose Barnard and Fred Buck Barnard, III, recorded in Volume 5767, Page 904, Official Public Records, Grayson County, Texas, a total distance of 172.82 feet to a set 1/2" steel rod for the northeast corner of said 0.46 acre tract;

Thence South 77°02'51" West, with a southerly line of said 1.353 acre tract, and with the northerly line of said 0.46 acre tract, passing en route at a distance of 12.45 feet a found 1/2" steel rod for the western-most southwest corner of said 1.353 acre tract, and continuing on said course, with the southerly line of aforesaid Lot 2, a distance of 5.00 feet to a found 1/2" steel rod for the southwest corner of said Lot 2, and on the easterly right-of-way line of aforesaid Crockett Street;

Thence North 13°54'50" West, with the westerly line of said Lot 2, and with the easterly right-of-way line of said Crockett Street, a distance of 179.23 feet to the Point of Beginning and containing 1.983 acres of land, more or less.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, W.T. PINE & NANCY PINE, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as the Replat of Lot 2, Miller's Post-Oak Subdivision, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at the Replat of Lot 2, Miller's Post-Oak Subdivision, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF _____, 2026.

W.T. PINE

NANCY PINE

OWNER'S CERTIFICATE OF DEDICATION

THAT W.T. PINE & NANCY PINE, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Replat of Lot 2 Miller's Post Oak Subdivision, an addition to the City of Sherman, Grayson County, Texas, being 1.983 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

W.T. PINE

NANCY PINE

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

ACCEPTANCE

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

Chairman

Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

REPLAT OF LOT 2, MILLER'S POST OAK SUBDIVISION

Being all of Lot 2 of the
Miller's Post Oak Addition
Part of Preston Kitchen Survey
Abstract No. 667
Being in the City of Sherman
Grayson County, Texas
Containing 1.983 acres of land

07-21-2026

LEGEND

P.O.B.	POINT OF BEGINNING
1/2" STEEL ROD SET	
1/2" STEEL ROD FOUND	
1/2" PIPE FOUND	
FENCE CORNER POST FOUND	
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
ZONE A	UNIMPROVED LAND 5
ZONE B	IMPROVED LAND 5
BOUNDARY LINE	
PROPERTY LINE	
EASEMENT LINE	

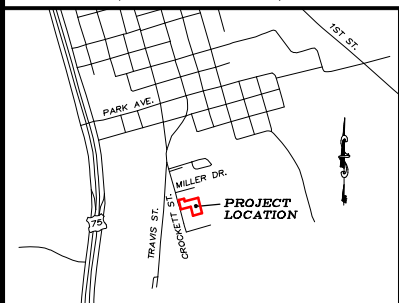
~ BASIS OF BEARINGS ~
Bearings shown hereon are based on Grid
North of the Texas Coordinate System of
1983, Texas North Central Zone (+202),
North American Datum of 1983 (NAD83),
2011 Adjustment, Epoch 2010.00.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LOCATION MAP (NOT TO SCALE)



OWNERS / DEVELOPER
W. T. PINE & NANCY PINE
2421 S. CROCKETT STREET
SHERMAN, TX 75090-8973
PH: (903) 271-6945

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

UNDERWOOD

DRAFTING & SURVEYING

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



Eng. File No.2597-A/02

CSS # 000434-2026

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 16, 2026

W. T. Pine & Nancy Pine
2421 S. Crockett Street
Sherman, TX 75090-8973

Douglas W. Underwood
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat Lot 2, Miller's Post Oak Subdivision has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

Informational Engineering Comments:

1. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
2. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,

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

cc: Dr. Zachary Flores, City Manager
Steven Davis, Fire Marshal

Rob Rae, Director of Development Services
Clint Philpott, Assistant City Manager

The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney



Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 623 AND 625 SOUTH RUSK STREET (Project No. 000467-2026)**

The request of Minerva 4S Services LLC (Owner) and Underwood Drafting & Surveying (Surveyor), concerning the property located at 623 and 625 South Rusk Street, consisting of 0.4978 acres, being part of Blocks 1 & 2, Blain Subdivision in the Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Minerva 4S Addition.

Background:

The property is located at 623 and 625 South Rusk Street. The owner is requesting Final Plat approval.

The following has been approved at these locations:

- 7/21/2026- Preliminary Plat of Blaine Subdivision, Part of Blocks 1 & 2

Origination:

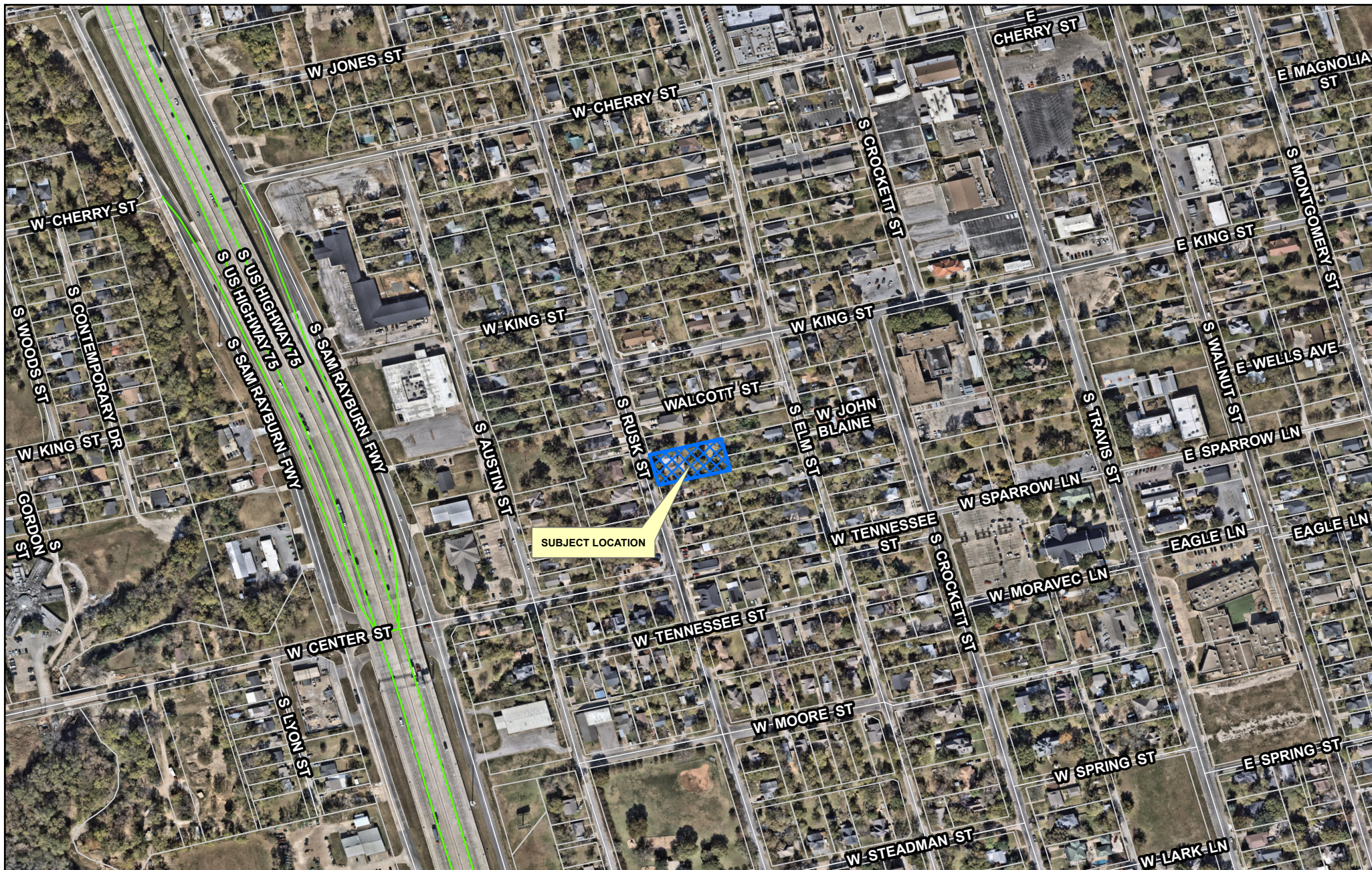
The request of Minerva 4S Services LLC (Owner) and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff recommends P&Z approve this item.

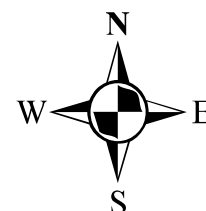
Attachments:

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

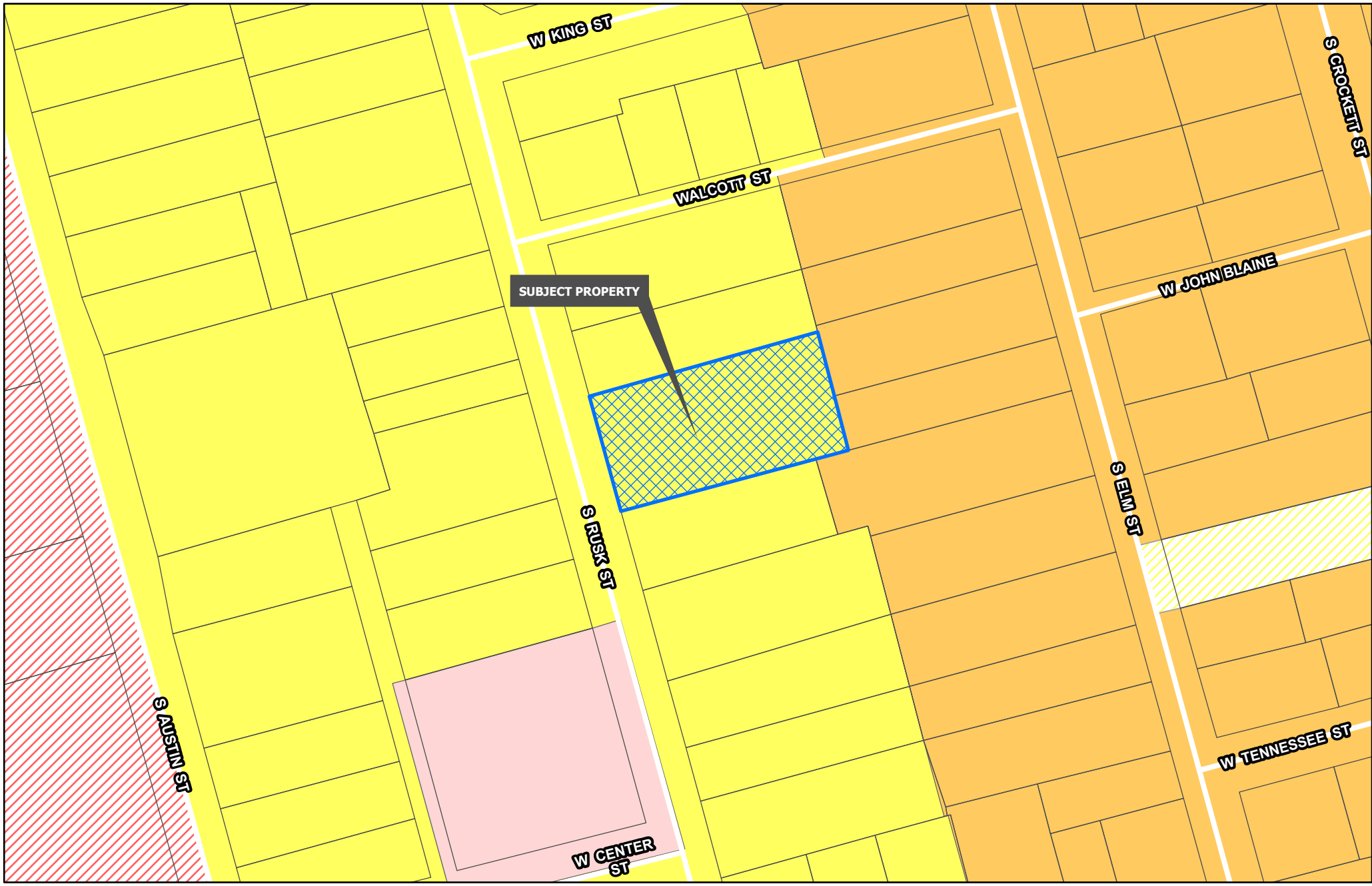


Development Services Department

**CITY OF SHERMAN
LOCATION MAP
623 & 625 S RUSK ST**



Date: 8/6/2026 12:25 PM



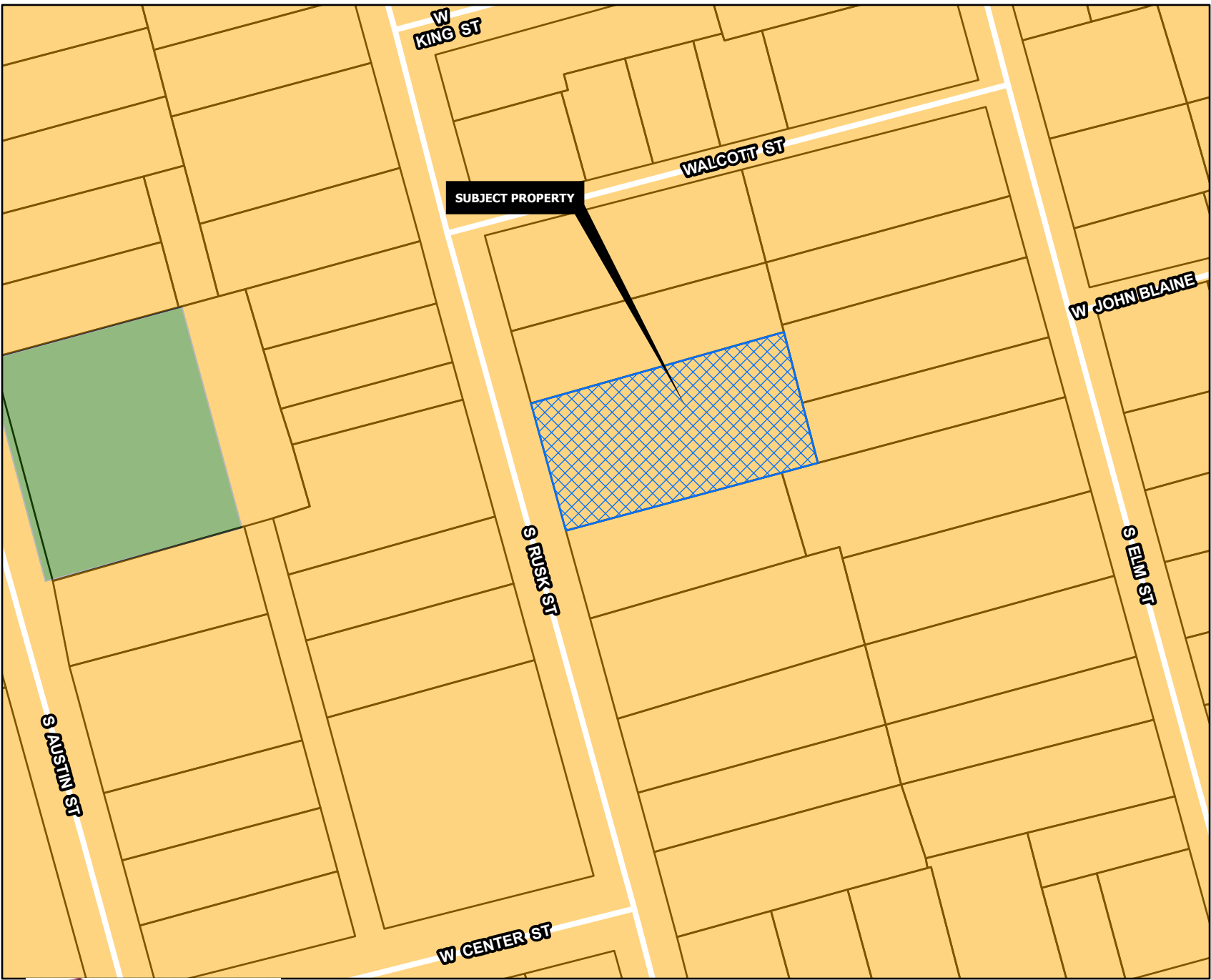
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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
623 & 625 S RUSK ST



Date: 7/24/2026 2:11 PM



CORE NEIGHBORHOOD

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Blocks 1 & 2, Blain Subdivision, according to the plat thereof recorded in Volume K, Page 495, Deed Records, Grayson County, Texas, and both tracts of land described in the deed to MINERVA4S SERVICES LLC, recorded in Document No. 2023-22923, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the northwest corner of said MINERVA4S Tract, common to the southwest corner of a tract of land described in the deed to Leticia Claudia Jimenez, recorded in Document No. 2023-22923, Real Property Records, Grayson County, Texas, and on the easterly right-of-way line of Rusk Street;

Thence North 74°57'41" East, with the northerly line of said MINERVA4S Tract, and with the southerly line of said Jimenez Tract, a distance of 194.15 feet to a found 1/2" square rod for the northeast corner of said MINERVA4S Tract, common to the southeast corner of said Jimenez Tract, and common to the southwest corner of a called 0.25 acre tract of land described in the deed to Marlon Cienfuegos, recorded in Volume 5576, Page 421, said Official Public Records, common to the northwest corner of a called 0.25 acre tract of land described in the deed to Jose Ramirez, recorded in Document No. 2018-2746, said Real Property Records;

Thence South 14°38'56" East, with the easterly line of said MINERVA4S Tract, and with the westerly line of said Ramirez Tract, along or near a fence, with the westerly line of a tract of land described in the deed to John R. Sturgess, recorded in Document No. 2024-11539, said Real Property Records, a distance of 112.50 feet to a found 1/2" steel rod for the southeast corner of said MINERVA4S Tract, common to the southwest corner of said Sturgess Tract, and on the northerly line of a tract of land described in the deed to John Richard Sturgess, recorded in Document No. 2025-7860, said Real Property Records;

Thence South 74°57'43" West, with the southerly line of said MINERVA4S Tract, and with the northerly line of said Sturgess Tract, passing en route at a distance of 31.37 feet a found 1/2" square rod for the northwest corner of said Sturgess Tract, and continuing on said course, with the northerly line of a tract of land described in the deed to Alexis Perez, recorded in Volume 4976, Page 723, said Official Public Records, a total distance of 191.37 feet to a found 1/2" steel rod for the southwest corner of said MINERVA4S Tract, common to the northwest corner of said Perez Tract, and on the easterly right-of-way line of aforesaid Rusk Street;

Thence North 16°03'46" West, with the westerly line of said MINERVA4S Tract, and with the easterly right-of-way line of said Rusk Street, a distance of 112.52 feet to the Point of Beginning and containing 0.4978 acres of land, more or less.

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

ACCEPTANCE

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

Chairman Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

OWNER'S CERTIFICATE OF DEDICATION

THAT MINERVA4S SERVICES, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property, as MINERVA4S Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.4978 acres situated in and being a portion of the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

SRIRAM KOTHANDAN, MEMBER
MINERVA4S SERVICES LLC

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, MINERVA4S SERVICES LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Minerva4s Addition, an addition to the City of Sherman, Grayson County, Texas, does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Replat of Blain Subdivision, Part of Blocks 1 & 2 an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF _____, 2026.

BY: MINERVA4S SERVICES LLC

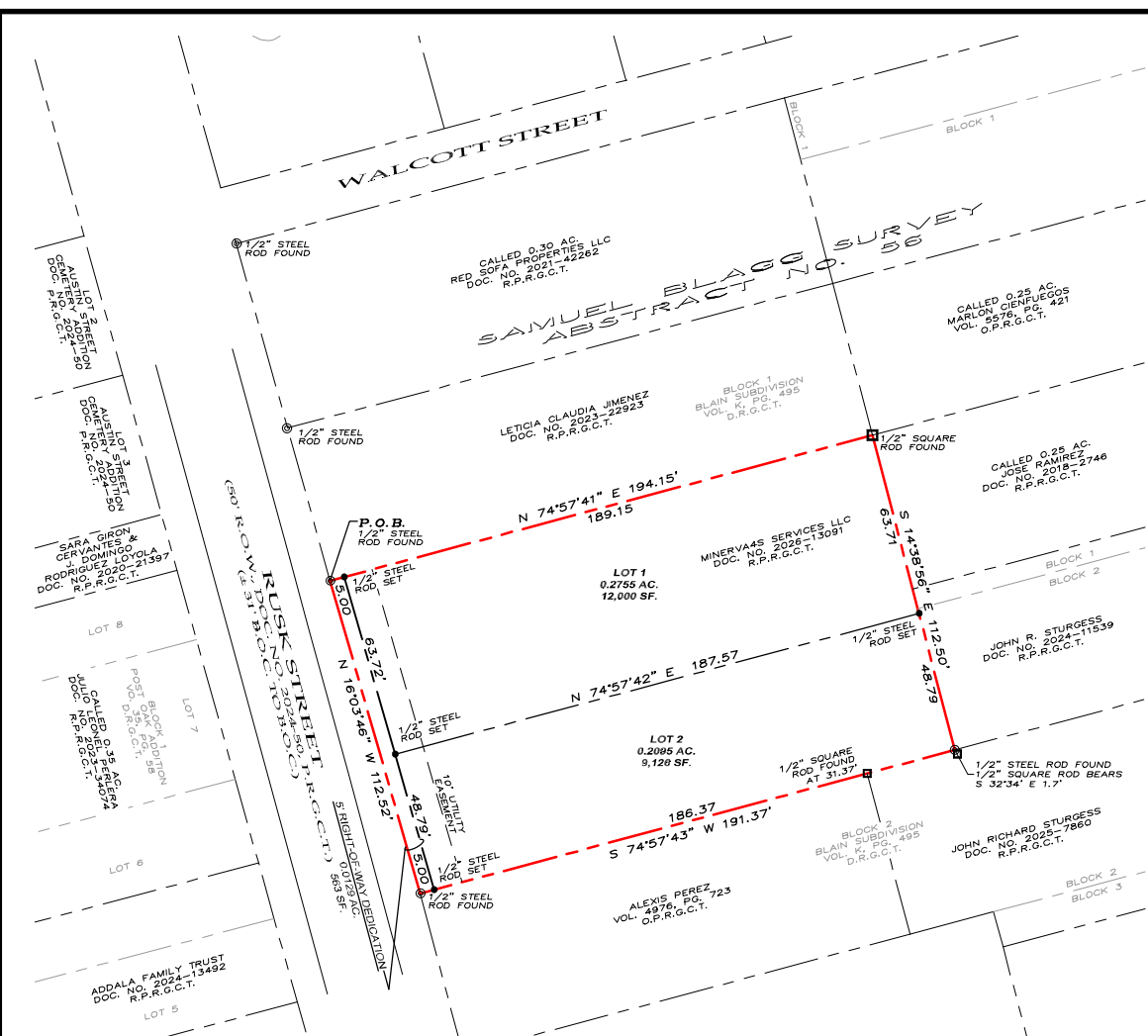
SRIRAM KOTHANDAN, MEMBER

MINERVA4S ADDITION
BEING REPLAT OF
BLAIN SUBDIVISION
PART OF BLOCKS 1 & 2
Being a part of the
Samuel Blagg Survey
Abstract No. 56
Being in the City of Sherman
Grayson County, Texas
Containing 0.4978 acres of land

06-15-2026

GENERAL NOTES

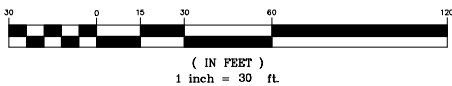
- Water Supply to be provided by the City of Sherman.
- Sewer Service to be provided by the City of Sherman.
- Electrical service is provided by Oncor Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is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



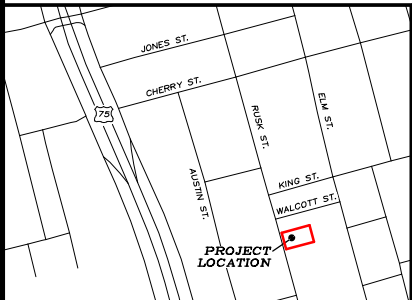
LEGEND	
P.O.B.	POINT OF BEGINNING
1/2" STEEL ROD SET	
1/2" STEEL ROD FOUND	
1/2" SQUARE ROD FOUND	
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE

~ 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.

GRAPHIC SCALE



LOCATION MAP (NOT TO SCALE)



OWNERS/DEVELOPER
MINERVA4S SERVICES LLC
721 HIGHBRIDGE LANE
PROSPER, TX 75078-2476
PH: (903) 771-6820

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

UNDERWOOD

DRAFTING & SURVEYING



Eng. File No. 2886-A
CSS # 000437-2026 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 16, 2026

MinervA4S Services LLC
721 Highbridge Lane
Prosper, TX 75078-2475

Douglas W. Underwood
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat Minerva4S Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

Informational Engineering Comments:

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

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
Steven Davis, Fire Marshal

Rob Rae, Director of Development Services
Clint Philpott, Assistant City Manager

The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2000 BLOCK WEST WASHINGTON STREET (Project No. 000451-2026)**

The request of MAS Development 4 LLC (Owner), Ravine Kassam (Applicant) and Markin Hoover Engineering & Surveying (Surveyor), concerning the property located in the 2000 Block West Washington Street, consisting of 1.360 acres, being part of Lot 1, Block 1, Brookshire Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan of AutoZone.

Background:

The property is located in the 2000 Block West Washington Street. The owner is requesting Site Plan approval for AutoZone.

The following has been approved for this location:

- 6/16/2026 - Final Plat W. Washington Medical Addition.
- 10/18/2024 - Preliminary Plat of W. Washington Medical Addition

Origination:

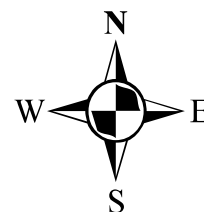
The request of MAS Development 4 LLC (Owner), Ravine Kassam (Applicant) and Markin Hoover Engineering & Surveying (Surveyor).

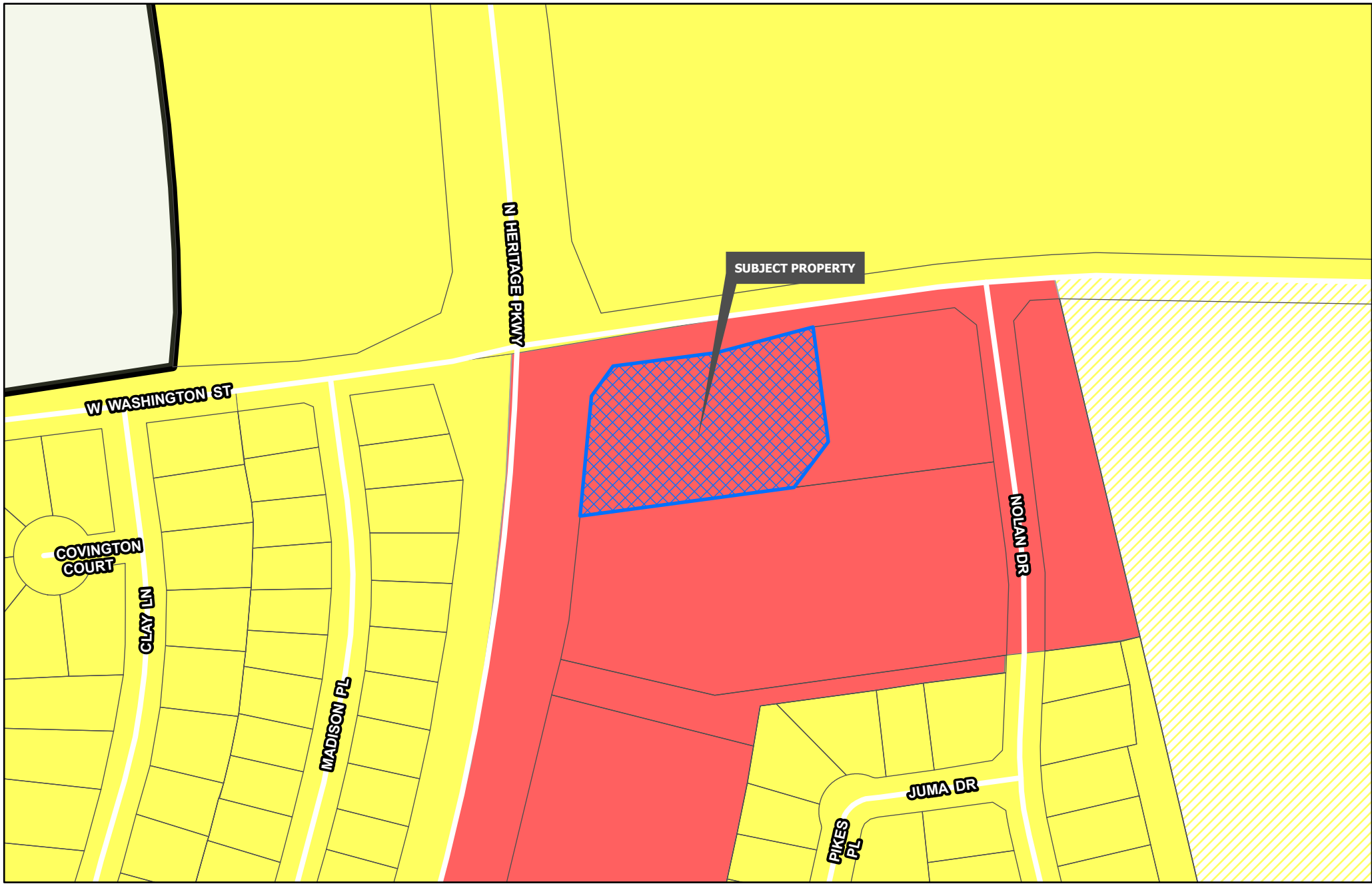
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Final Plat
5. Site Plan
6. Landscape Plan
7. Elevation

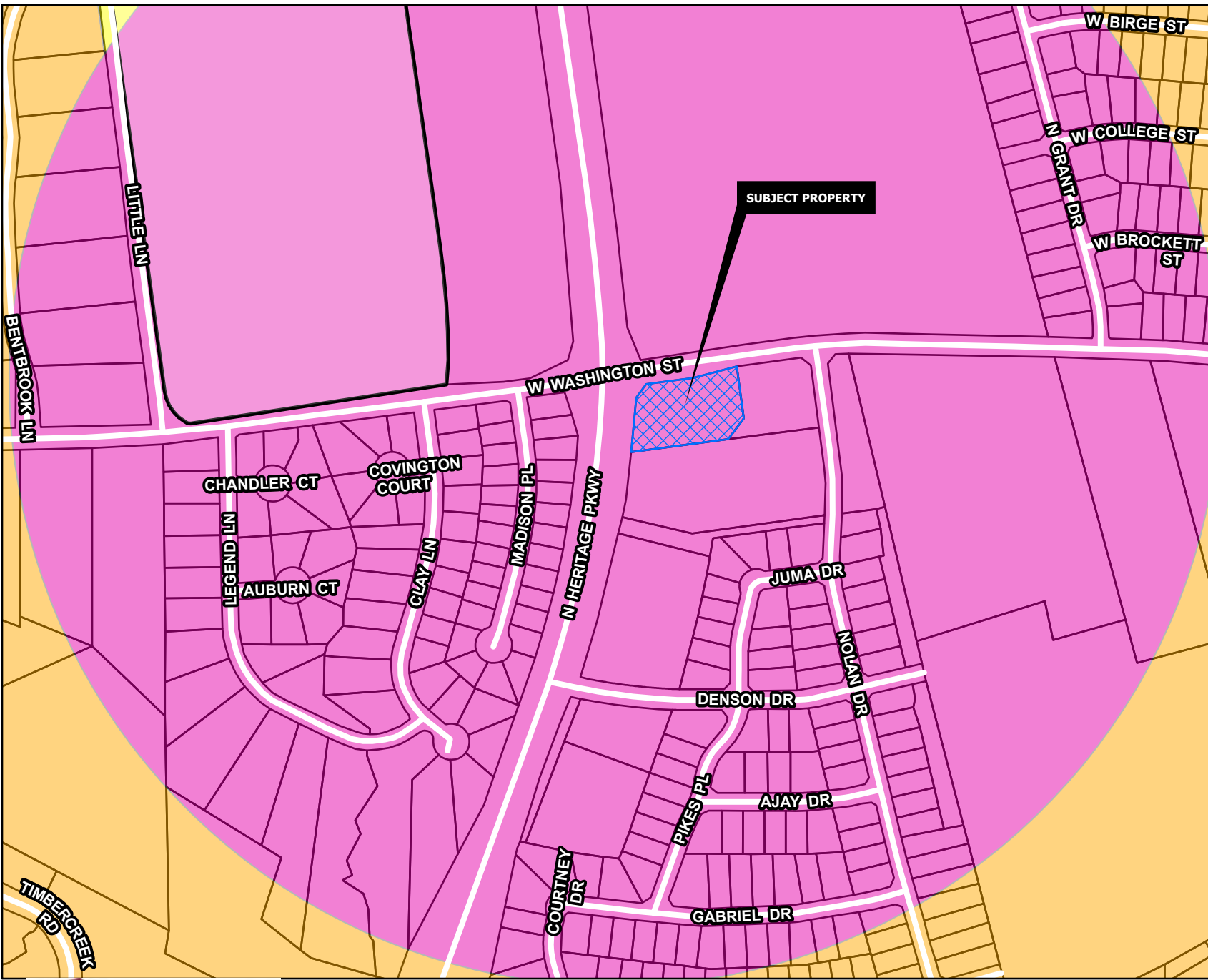




 Planning & Zoning	 R-4 Patio Home Residential	 C-O Office
 R-A Residential Agricultural	 R-2F Duplex Residential	 C-1 Retail Business
 R-E Estate Residential	 R-TH Townhome Residential	 C-2 General Commercial
 R-12 Single Family Residential	 MF-15 Multi-Family Residential	 M-1 Light Manufacturing
 R-6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

**CITY OF SHERMAN
ZONING MAP
2000 BLK W WASHINGTON ST**





COMMUNITY COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

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



Easement Line Table			Easement Line Table			Easement Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
B1	S 52°34'44" E	35.46'	L24	S 08°57'00" E	37.30'	L47	S 82°50'54" W	3.20'
B2	S 38°05'52" W	34.28'	L25	S 14°44'52" E	139.30'	L48	N 07°50'52" W	56.33'
B3	S 07°45'51" E	397.74'	L26	S 18°34'52" E	66.34'	L49	N 82°07'57" E	216.60'
B4	N 07°45'51" W	296.26'	L27	S 18°01'04" E	51.04'	L50	N 52°50'52" W	28.39'
B5	S 02°57'48" W	43.87'	L28	S 67°45'51" E	8.76'	L51	N 52°50'52" W	22.17'
B6	N 02°57'48" E	34.05'	L29	S 02°57'48" W	32.02'	L52	N 82°07'57" E	213.79'
L7	S 82°07'57" W	333.65'	L30	S 02°57'48" W	66.10'	L53	N 07°50'52" W	30.60'
L8	S 12°36'46" W	72.87'	L31	S 07°45'51" E	116.60'	L54	N 82°07'57" E	113.00'
L9	S 13°54'38" W	331.16'	L32	S 07°45'51" E	291.94'	L55	S 07°50'52" E	20.00'
L10	S 01°01'47" W	66.05'	L33	S 37°45'51" E	7.60'	L56	S 82°07'57" W	38.07'
L11	S 01°01'47" W	22.83'	L34	S 07°45'51" E	7.22'	L57	N 07°50'52" W	20.01'
L12	N 67°45'51" W	17.63'	L35	S 22°45'50" E	7.64'	L58	N 82°07'57" E	46.00'
L13	S 73°36'44" W	86.11'	L36	S 30°57'58" E	17.97'	L59	S 07°50'52" E	20.01'
L14	N 18°23'54" W	7.04'	L37	N 16°46'30" E	184.05'	L60	N 82°07'57" E	12.17'
L15	N 00°17'53" E	69.01'	L38	N 13°06'50" E	234.10'	L61	N 07°50'52" W	210.82'
L16	N 03°28'27" E	33.73'	L39	N 13°06'50" E	102.10'	L62	N 07°50'52" W	163.33'
L17	N 03°28'27" E	33.73'	L40	N 04°55'40" E	288.69'	L63	S 82°07'57" W	167.23'
L18	N 08°05'54" W	123.18'	L41	N 38°06'40" E	60.69'	L64	S 38°06'40" E	25.98'
L19	S 82°07'57" W	8.12'	L42	N 82°07'57" E	126.78'	L65	S 07°50'52" W	15.00'
L20	N 82°07'57" E	8.50'	L43	N 74°30'13" E	140.21'	L66	S 82°05'44" W	223.00'
L21	N 08°05'54" W	110.94'	L44	N 82°07'57" E	178.66'	L67	S 12°36'46" W	62.65'
L22	N 71°58'58" E	21.86'	L45	N 52°51'44" W	27.95'	L68	S 11°05'52" W	33.03'
L23	S 17°00'47" E	43.87'	L46	N 07°45'51" W	176.99'			

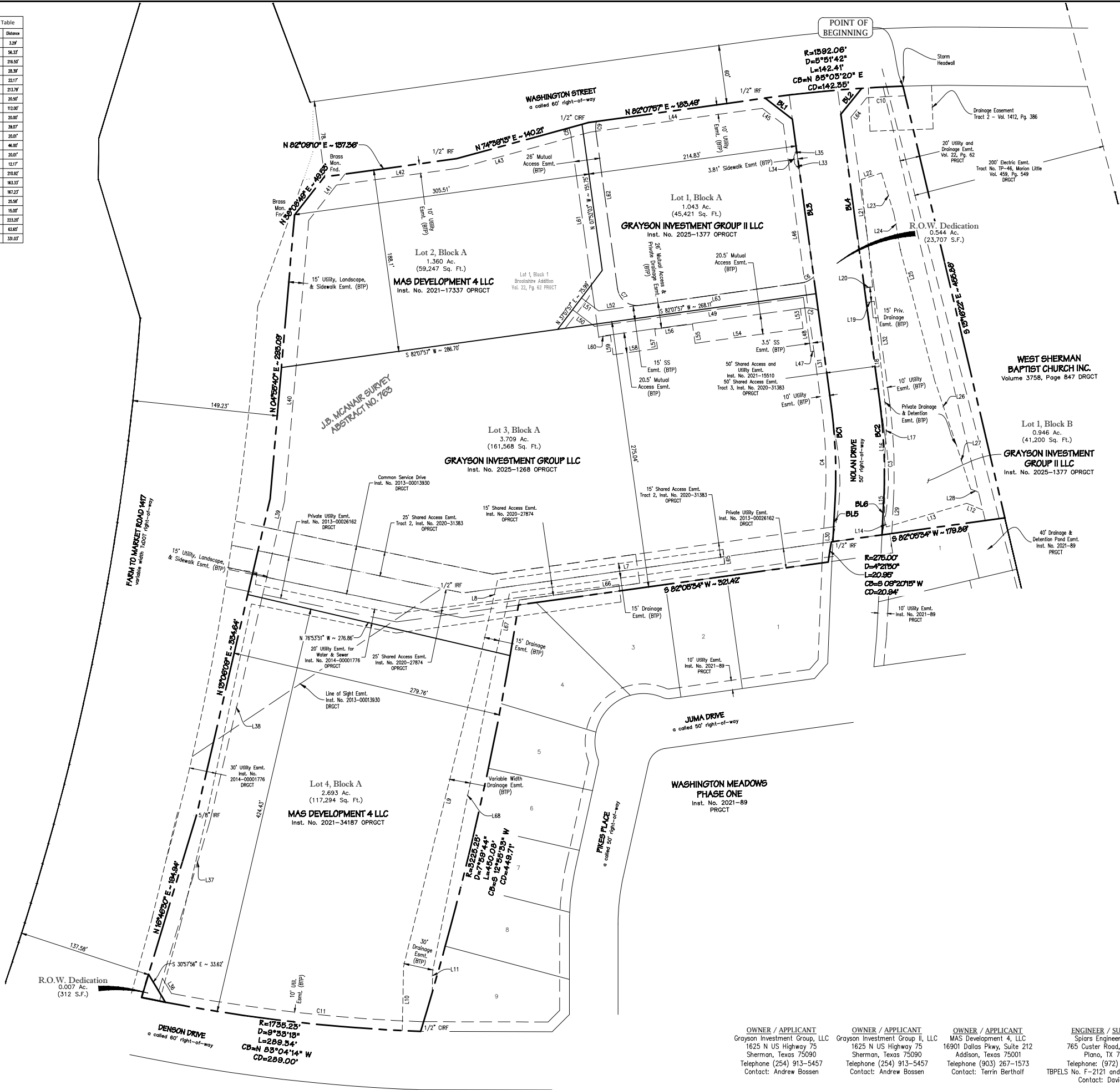
Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
B1	95.82'	515.00'	107°38'38"	N 02°22'02" W	95.86'
B2	105.12'	565.00'	107°38'38"	N 02°22'02" W	104.98'
C3	106.96'	575.00'	107°38'38"	N 02°22'02" W	106.83'
C4	93.96'	505.00'	107°38'38"	N 02°22'02" W	93.83'
C5	15.09'	25.00'	34°35'31"	N 80°34'18" W	14.87'
C6	15.10'	25.00'	34°35'31"	N 64°50'01" E	14.87'
C7	31.42'	20.00'	90°00'00"	S 52°52'03" E	28.28'
C8	7.27'	25.00'	18°39'10"	N 16°17'38" W	7.24'
C9	10.29'	25.00'	27°55'18"	S 03°55'38" W	10.22'
C10	38.71'	1381.26'	17°36'46"	S 87°14'45" W	38.70'
C11	260.87'	1725.22'	87°40'01"	S 83°38'13" E	260.72'

LEGEND	
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
	IRF IRON ROD FOUND
	CIRF CAPPED IRON ROD FOUND
	CM CONTROL MONUMENT
	R.O.W. RIGHT OF WAY
	OPRGCT OFFICIAL PUBLIC RECORDS GRAYSON COUNTY TEXAS
	DRGCT DEED RECORDS GRAYSON COUNTY TEXAS
	PRGCT PLAT RECORDS GRAYSON COUNTY TEXAS

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

NOTES:

- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plot of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The owner and builders must comply with all other local, state, and federal regulations regarding developments of this type.



FINAL PLAT

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

OWNER / APPLICANT
Grayson Investment Group, LLC
1625 N US Highway 75
Sherman, Texas 75090
Telephone (254) 913-5457
Contact: Andrew Bossen

OWNER / APPLICANT
Grayson Investment Group II, LLC
1625 N US Highway 75
Sherman, Texas 75090
Telephone (254) 913-5457
Contact: Andrew Bossen

OWNER / APPLICANT
MAS Development 4, LLC
16901 Dallas Pkwy, Suite 212
Addison, Texas 75001
Telephone (903) 267-1573
Contact: Terrin Bertholf

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Revised by updated Plat Date: 4/5/2026 3:04 PM

Revised by updated Plat Date: 4/5/2026 3:04 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

THENCE S 13°16'22" E, with the west line of said West Sherman Baptist Church tract, 455.88 feet, to a 1/2" iron rod capped "SPARSENG" set for the northeast corner of Washington Meadows Phase One, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2021-89, of the Plat Records of Grayson County, Texas, and the southeast corner of said Lot 1;

THENCE along the line of said Washington Meadows Phase One, the following five (5) courses and distances:

- 1) S 82°05'34" W, 179.89 feet, to a 1/2" iron rod found for corner,
- 2) Around a non-tangent curve to the left having a central angle of 04°21'50", a radius of 275.00 feet, a chord of S 09°20'15" W - 20.94 feet, an arc length of 20.95 feet, to a 1/2" iron rod capped "SPARSENG" set for corner,
- 3) S 82°05'34" W, 321.42 feet, to a 1/2" iron rod capped "SPARSENG" set for the northwest corner of Lot 4, of said Washington Meadows Phase One,
- 4) Around a non-tangent curve to the right having a central angle of 07°59'44", a radius of 3225.25 feet, a chord of S 12°55'33" W - 449.71 feet, an arc length of 450.08 feet, to a point for the southwest corner of Lot 9, of said Washington Meadows Phase One, from which a 1/2 inch capped iron rod found bears N 6°03'12" W, 0.96 feet, and
- 5) Around a non-tangent curve to the right having a central angle of 09°33'13", a radius of 1735.23 feet, a chord of N 83°04'14" W - 289.00 feet, an arc length of 289.34 feet, to a 1/2" iron rod capped "SPARSENG" set in the east line of Farm to Market Road 1417, a variable width right-of-way;

THENCE with said east line of Farm to Market Road 1417, the following four (4) courses and distances:

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

THENCE, with the south line of said West Washington Street, the following four (4) courses and distances:

- 1) N 82°09'10" E, 137.36 feet, to a 1/2" iron rod found for corner,
- 2) N 74°39'13" E, 140.21 feet, to a 1/2" capped iron rod found corner,
- 3) N 82°07'57" E, 183.49 feet, to a 1/2" iron rod found for corner, and
- 4) Around a tangent curve to the right having a central angle of 05°11'42", a radius of 1392.06 feet, a chord of N 85°03'20" E - 142.35 feet, an arc length of 142.41 feet, to the POINT OF BEGINNING, with the subject tract containing 448,438 square feet or 10.295 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands this _____ day of _____, 2026.

MAS Development 4, LLC

By: _____
SIGNERS NAME, TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public, State of Texas

Witness our hands this _____ day of _____, 2026.

Grayson Investment Group, LLC

By: _____
SIGNERS NAME, TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public, State of Texas

Witness our hands this _____ day of _____, 2026.

Grayson Investment Group II, LLC

By: _____
SIGNERS NAME, TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public, State of Texas

CITY COMMISSIONERS APPROVAL

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

Chairman Secretary

CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the _____ day of _____, 20____, the Grayson County Commissioners Court by appropriate minute order did find that this final plat of _____ is in compliance with applicable state and county subdivision regulations and did approve the same for filing in the plat records of Grayson County, Texas.

Certified this _____ day of _____, 20____

County Clerk
Grayson County, Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

FINAL PLAT

**W. WASHINGTON
MEDICAL ADDITION**

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

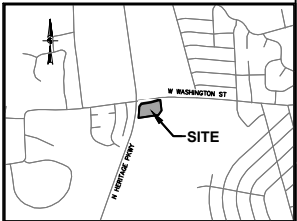
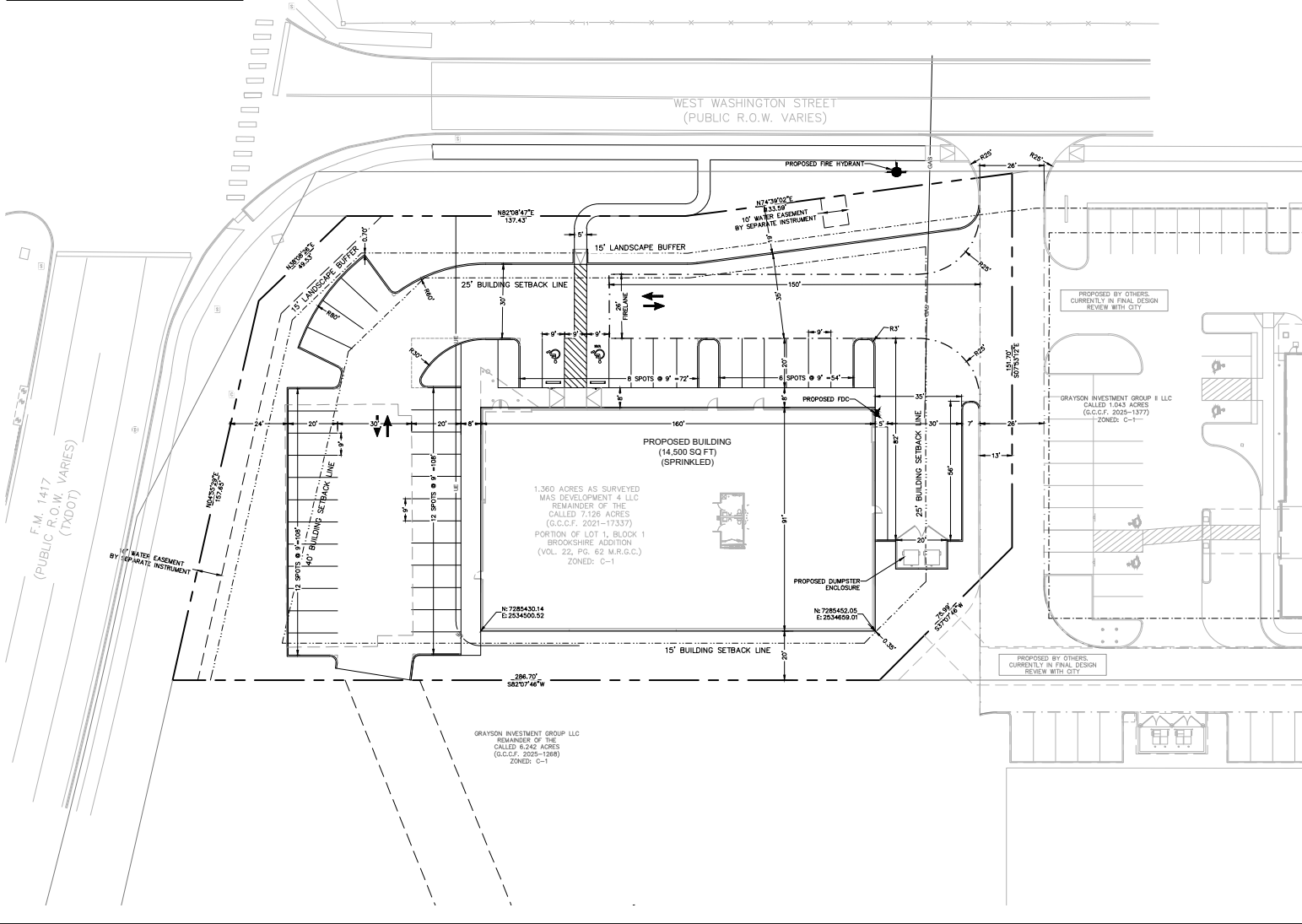
OWNER / APPLICANT
Grayson Investment Group, LLC
1625 N US Highway 75
Sherman, Texas 75090
Telephone (254) 913-5457
Contact: Andrew Bossen

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Grayson Investment Group II, LLC
1625 N US Highway 75
Sherman, Texas 75090
Telephone (254) 913-5457
Contact: Andrew Bossen

OWNER / APPLICANT
MAS Development 4, LLC
16901 Dallas Pkwy, Suite 212
Addison, Texas 75001
Telephone (903) 267-1573
Contact: Terrin Bertholf

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

SITE DATA	
ZONING	C-1 (RETAIL BUSINESS)
PARCEL ID NUMBER	370164
TOTAL SITE AREA	80.2428F
DEVELOPED AREA	59.2125F
PERVIOUS SURFACE AREA	16.1178F
IMPERVIOUS SURFACE AREA	43.1245F
BUILDING AREA	14,500SF
F.A.R.	0.1441
BUILDING SETBACK	FRONT/REAR 15' 0"
SIDE/REAR (C/OFFSET)	25' 0"
SIDE	15' 0"
REAR	30' 0"
TOTAL GROUND FLOOR AREA	14,500 S.F.
PARKING RATIO REQUIRED	RETAIL: 2,300 S.F. 1 SPACE / 730 S.F.
	STORAGE: 1,100 S.F. 1 SPACE / 100 S.F.
PARKING REQUIRED	24 SPACES
PARKING PROVIDED	41 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES



LOCATION MAP	
NOT-TO-SCALE	
SCALE: 1" = 20'	
SITE LEGEND	
---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY
---	EASEMENT
---	FIRE LANE
---	PROPOSED CURB
---	PROPOSED WHEEL STOP
---	ADA PARKING

- SITE PLAN NOTES**
- THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL, MEP, STRUCTURAL AND LANDSCAPE PLANS FOR FINAL DESIGN LAND USE AND FEATURES.
 - THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE.

REVISIONS	
1	4
2	5
3	6

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

PAPE-DAWSON

201 MAIN ST, STE 901 #F1, WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

Owner / Developer: AUTOZONE DEVELOPMENT, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-6115 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel: 413-930-4215
Cindy.searcy@construction.com

AutoZone Store No. 11146
F.M. 1417
SHERMAN, TX 75092

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MICHAEL STEPHENSON, P.E. #138539
JULY 27, 2008
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

07/27/2026

7N HUB

C1.0

DIMENSIONAL SITE PLAN

WEST WASHINGTON STREET

F.M. 1417

10' WATER EASEMENT

STEEL EDGING, TYP.

(3) CM

(2) YP

(3) CM

(13) BH

(1) SO

(2) RB

SOD

(2) YP

(3) SO

(30) BH

(2) CP

(1) YP

(2) RB

(1) YP

(2) RB

SOD

(6) CE

(2) SO

TRA

CURB, TYP.

(3) CP

STEEL EDGING, TYP.

TRA

(1) CM

CONCRETE WALK, TYP.

GROSS FLOOR AREA: (14,500 SQ FT)

TRASH ENCLOSURE

(12) BH

STEEL EDGING, TYP.

PL

SOD

GRAYSON INVESTMENT GROUP LLC
REMANANCE OF THE
CALLED A LAND ACRES
60 C.C.P. 2000 (M.B.
ZONED C-1

1417 WEST WASHINGTON STREET
1417 WEST WASHINGTON STREET
1417 WEST WASHINGTON STREET

[illegible]

2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
4. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND BEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTARY IRRIGATION. HEAD-TO-HEAD IRRIGATION SHALL BE USED TO IRRIGATE TURF PLANTING AREAS.
5. ALL PLANTS PLANTED SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TO THE FACTOR OF THE PLANT SPECIES, SENSORY CAPABILITY, AND A MICRO-CONTROLLER PROGRAMMED IRRIGATION CONTROLS FEATURING SENSORY INPUT CAPABILITIES.

FIVE (5) FEET OF PAVING, OBS. WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURERS RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TREES AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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

OVERALL SITE:
PERMITTING AUTHORITY:
ZONING:
SITE USE:
TOTAL SITE LANDSCAPING:

PARKING LOT LANDSCAPE PROVIDED:
PARKING LOT TREES REQUIRED:
 (1 TREE / PARKING ISLAND)
PARKING LOT TREES PROVIDED:

STREET TREES PROVIDED:
*(ORNAMENTALS USED WHERE OVERHEAD UTILITY CONFLICT EXISTS)

STREET TREES PROVIDED:
*(ORNAMENTALS USED WHERE OVERHEAD UTILITY CONFLICT EXISTS)

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E: 2534727.74
ELEV: 731.75



SYMBOL	CODE	QTY	BOTANICAL /	CAL.
			COMMON NAME	

CANOPY TREES					
	SO	6	Quercus shumardii Shumard Red Oak	3" Cal.	
	CE	6	Ulmus crassifolia Cedar Elm	3" Cal.	
	CP	5	Pistachia chinensis Chinese Pistache	3" Cal.	
ACCENT TREES					
	RB	6	Cercis canadensis texensis Texas Redbud	Min. 6' Ht.	
	CM	7	Lagerstroemia indica Crape Myrtle	Min. 6' Ht.	
	YP	6	Ilex vomitoria Yaupon	Min. 6' Ht.	
BOTANICAL / COMMON NAME					
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SPACING</u>
	SHRUBS				

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SOD

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.


NORTH


Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

PAPE-DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AutoZone Store No. 11146
FM 1417

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103



07/01/2026

7N HUB

LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORA CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATION LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES AND DETAILS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINERED AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, GENERALLY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS SHARPED ROOTS).
 3. ANY PLANT DEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNUSUALLY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD OR FORM LINES OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (ENIGLE TRUNK) TREES SHALL BE AS FOLLOWS: 36 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTITRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE AND PROJECTIONS PERFECTLY COINCIDE SHALL BE REJECTED.
 8. PREVIOUSLY HEAVILY PRUNED TREES OR SHRUBS: 1000 SHALL BE CUT FROM HEALTHY MATURE TURF WITHIN THE SOIL THICKNESS OF 3/4" TO 1" EACH PACHET OF 500 SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING: "THIS TURF IS FREE OF WEEDS."
 9. SEED: PROVIDE BLENDS OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND VIGOR. SEEDS OF WEEDS SHALL BE LESS THAN 0.5% TO A MODERATE CONTENT OF 5% TO 10% DEPENDENT ON NOT EXCEEDING 15% PERCENT. SEEDS OF TOXIC SUBSTANCES TOXIC TO PLANTS, TOXIC TO HUMANS OR ANIMALS, AND/OR SEEDS THAT SHALL BE USED.
 10. FERTILIZER: GRANTS FERTILIZER COMBING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 11. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 12. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DOWNT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
 13. TREE STAKING AND GUYING:
 - a. STAKES: 1/2" LONG GREEN METAL POSTS.
 - b. GUY AND TIE WIRE: ASTM A164 CLASS 1 GALVANIZED STEEL WIRE, 2-STRAND TWISTED, 0.16 INCH DIAMETER.
 - c. STAPLING: STAPLING GALVANIZED WYON OR CARVAT AT LEAST 1/2 INCH WIDE, WITH GRIMMETTS TO PROTECT TREE TRUNKS FROM DAMAGE.
 - d. STAKE ENDING: PROFESSIONAL STEEL ENDING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 - e. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAKING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED INSTRUCTIONS.

METHODS

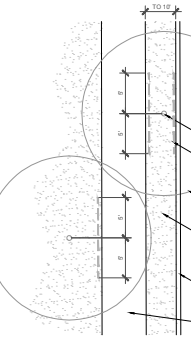
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURE, CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXEL, PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG TERM MAINTENANCE.
 - d. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 3. FORBIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-BRIDGING:
 - i. NITROGEN (STANDARD ORGANIC AMENDMENT - 4 CYL YDS. PER 1,000 S.F.)
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-BRIDGING:
 - i. NITROGEN (STANDARD ORGANIC AMENDMENT - 4 CYL YDS. PER 1,000 S.F.)
 - ii. 15-15-15 FERTILIZER (OR SIMILAR, SLOW RELEASE) - 10 LBS PER CYL YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - iv. IRON SULFATE - 2 LBS PER CYL YD.
 4. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOIL AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 8" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 17" OF WALLS SHALL BE AT LEAST 2" OVER THE TOP OF THE WALL.

6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRUNK, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.

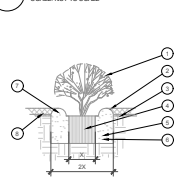
GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING AND EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1 1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID RUIN TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT GROUND HEIGHT 4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK.
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1 1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1 1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. EXPOSED ROOTS WITH A DIAMETER OF 1/2" OR GREATER SHALL BE PROTECTED BY BURIAL AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRP LINES WITHIN 24 HOURS.
 - d. ALL EXPOSED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING:
 - a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL PLUS TWO TO FOUR INCHES.
 - b. SCARP THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GRADE THAT MAY BE CAUSED BY THE EXCAVATION OF THE HOLE.
 - c. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAKE A 1/2" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - d. INITIAL THE TREE ON A LEVEL, UNDISTURBED SURFACE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - e. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROOTS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORIED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 - f. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUM LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING:
 - i. 1 1/2" TREES: TWO STAKES PER TREE
 - ii. 2" TREES: TWO STAKES PER TREE
 - iii. TREES OVER 4" CALIPER: GUYAS NEEDED
 - iv. TREES OVER 6" CALIPER: THREE STAKES PER TREE
 - g. TREE STAKES PER TREE MINIMUM QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 - h. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB AND GROUND COVER PLANTING:
 1. DO THE PLANTING HOLES THREE TO FOUR INCHES WIDE AND 2" DEEP DEEPER THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE, BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INITIAL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. SEEDING:
 1. SOIL VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOIL TO TWO HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOIL TO FORM A SOIL MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF 500 STRIPS: DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOIL TO FORM A GOOD CONTACT OF THE SOILS ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOIL THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOIL.
7. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAR AND ALL WORK AREA IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
8. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLASH, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.
 2. WHEN THE SPECIFIED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPAIR, REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEED PERIODS WILL COMMENCE.
9. LANDSCAPE MAINTENANCE:
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESEEDING OF AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REPLACEMENT OF LITTER, TREATING TO THE IRRIGATION SYSTEM DUE TO FAULTY PLANTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTING. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD AREAS AROUND PLANTS BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL PLANTS SHALL BE CLAIMED PRIOR TO FINAL ACCEPTANCE.
 - c. SPOILED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FINAL ACCEPTANCE.
 - d. SPOILED AREAS MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE.
10. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENT:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SO, SEEDS, SODS, OR PLOWED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS AFTER ANNUAL PLANTS). THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATES IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 3. PROVIDE A MINIMUM OF 10 COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUMS, OR CONTRACTOR CONSULTANT DRAWING MARKUPS.

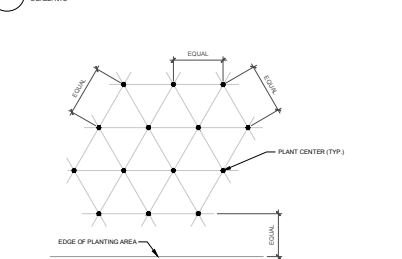
OPEN LANDSCAPE



ROOT BARRIER - PLAN VIEW



SHRUB AND GROUND COVER PLANTING



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS. REFER TO PLAN LEGEND FOR SPACING DISTANCE BETWEEN PLANTS)

STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA COVERED BY TOTAL PLANTS

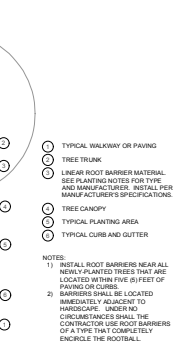
PLANT	AREA COVERED	PLANT SPACING	AREA COVERED
1"	0.12	18"	1.56
2"	0.25	24"	2.25
3"	0.44	30"	3.41
4"	0.67	36"	4.79
5"	1.00	42"	6.35

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SFT / 0.12 = 833 PLANTS
STEP 2: 833 PLANTS / 1.56 = 533 PLANTS

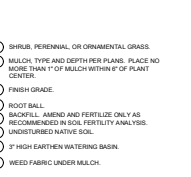
PLANT SPACING



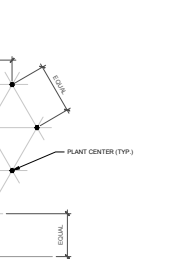
PARKWAY OR ISLAND



TREE PLANTING



PLANTING AT PARKING AREA



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS. REFER TO PLAN LEGEND FOR SPACING DISTANCE BETWEEN PLANTS)

STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA COVERED BY TOTAL PLANTS

PLANT	AREA COVERED	PLANT SPACING	AREA COVERED
1"	0.12	18"	1.56
2"	0.25	24"	2.25
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EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SFT / 0.12 = 833 PLANTS
STEP 2: 833 PLANTS / 1.56 = 533 PLANTS

STEEL ENDING



UTILITY NOTE

- THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO BE USED FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE OWNER IF ANY CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

REVISIONS

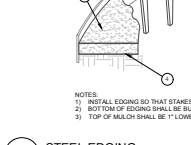
NO.	DATE	DESCRIPTION
1	07/01/2026	7N HUB
2		LP-2
3		

AutoZone Store No. 11146

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SHERMAN, TX 75092
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For Bidding & Contractor Information Contact:
Dodge Data & Analytics: Tel: 41-930-4215
Cindy.scarcy@construction.com

PAPE-DAWSON

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1022880



07/01/2026

7N HUB
LP-2

CE-1



Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 4800 TEXOMA PARKWAY (Permit No. 000480-2026)**

The request of Star Midway LLC (Owner), Victoria Scott (Representative) and Old Republic (Surveyor) concerning the property located at 4800 Texoma Parkway, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Site Plan of SpaceX Antenna Yard.

Background:

The property is located at 4800 Texoma Parkway. The owner is requesting Site Plan approval for SpaceX Antenna Yard.

The following has been approved at this location:

- 9/16/2025 - Specific Use Permit to allow a Church or other place of worship in a C-2 (General Commercial) District. **Ord No. 6879.**
- 1/22/2025 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Secondhand store or rummage shop in a C-2 (General Commercial) District. **Ord No. 6810.**
- 10/23/2024 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in a C-2 (General Commercial) District. **Ord No 6788.**
- 10/17/2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Meeting hall in a C-2 (General Commercial) District. **Ord No 6672.**
- 06/20/2023 – Public Hearing and Zone Change from an M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District. **Ord No. 6619.**
- 5/16/2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Warehousing in a C-2 (General Commercial) District. **Ord No 6604.**
- 5/16/2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-2 (General Commercial) District. **Ord No. 6603.**

Origination:

The request of Star Midway LLC (Owner), Victoria Scott (Representative) and Old Republic (Surveyor).

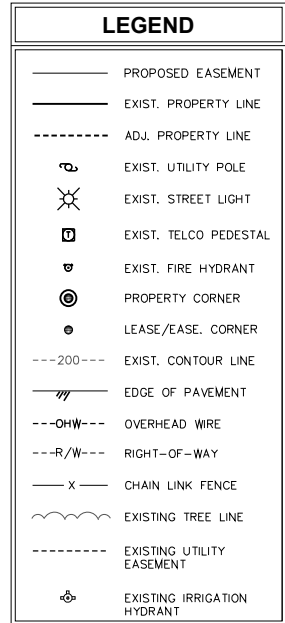
Staff Recommendation:

Staff has no recommendation on this item.

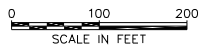
Attachments:

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

1. STATE PLAN SHOWN TAKEN FROM INFORMATION PROVIDED BY GRAYSON COUNTY GIS AND GOOGLE MAPS. TEP DOES NOT GUARANTEE OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE OR INJURY THAT MIGHT OCCUR. THE INFORMATION SHOWN IS INCORPORATED FOR REFERENCE ONLY.
2. THE LEASE AREA IS LOCATED IN ZONE "X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, ACCORDING TO FEMA COMMUNITY PLAN #48181C0290G, DATED 9/1/2022.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.



SCALE: 1" = 100'



	O	07-23-26			PRELIMINARY
	B	07-09-26			PRELIMINARY
	A	06-24-26			PRELIMINARY
	REV	DATE			ISSUED FOR:
DRAWN BY:			LEW	CHECKED BY:	THD

PROJECT INFORMATION:



SHEET NUMBER: C-1.1	REVISION: 0
	TEP#: 362309.1259046

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OR M&H ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

LEGAL DESCRIPTION

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property described as follows:

PARCEL 1

BEING 53.1534 acres of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Paterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, City of Sherman, Grayson County, Texas, and being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, County Records, Grayson County, Texas said 53.1534 acres of land consisting of 5 tracts as described individually by metes and bounds as follows:

TRACT 1 (42.8134 ACRES)

BEING all that certain lot, tract or parcel of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Patterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, all of Grayson County, Texas, and being all of Lots 1 and 3 of Block 1, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of U.S. Highway No. 75 (200 foot right of way), said point being the most Easterly Southeast corner of Lot 5 in Block 1 of said Midway Mall;

THENCE North 29° 38' 00" East and following along the Westerly right-of-way line of said U.S. Highway No. 75 for a distance of 183.05 feet to an "x" cut found in the top of a concrete curb for the Northeast corner of Lot 6 in Block 1, same being the Southeast corner of Lot 1, Block 1, said Midway Mall, for the POINT OF BEGINNING for this tract;

THENCE North 60° 22' 00" West and departing the Westerly right-of-way line of said U.S. Highway 75, and following the common line of said Lots 1 and 6, for a distance of 174.00 feet to a p.k. nail found in asphalt.

THENCE South 29° 38' 00" West and following the common line of said Lots 1 and 6, for a distance of 32.45 feet to a p.k. nail found in asphalt;

THENCE North 60° 22' 00" West and following the common line of said Lots 1 and 6, for a distance of 279.29 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and following the common line of said Lots 1 and 6, for a distance of 64.97 feet to a p.k. nail found in asphalt;

THENCE North 60° 26' 34" West and following the common line of said Lots 1 and 6, for a distance of 342.00 feet to an x-cut found on the top of a brick wall;

THENCE South 76° 55' 38" West and following the common line of said Lots 1 and 6, for a distance of 114.17 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 23" West and following the common line of said Lots 1 and 6, for a distance of 288.31 feet to a p.k. nail found in asphalt;

THENCE South 50° 36' 11" East and following the common line of said Lots 1 and 6, for a distance of 168.19 feet to a p.k. nail found in asphalt and the beginning of a curve to the left;

THENCE Southeasterly along said curve to the left, and following the common line of said Lots 1 and 6, through a central angle of 16° 31' 20" with a radius of 252.36 feet an arc length of 72.77 feet and a long chord bearing South 58° 51' 51" East at a distance of 72.52 feet to a p.k. nail found in asphalt, the end of said curve;

THENCE South 22° 52' 29" West and following the common line of said Lots 1 and 6, for a distance of 18.57 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE in a Southwesterly direction along said curve to the right, and following the common line of said Lots 1 and 6, through a central angle of 22° 42' 10" with a radius of 131.00 feet an arc length of 51.91 feet and a long chord bearing South 34° 13' 34" West at a distance of 51.57 feet to a x-cut found in the top of a concrete curb at the end of said curve, and being in the Easterly right-of-way line of Frisco Road, said point also being the beginning of a non-tangent curve to the left;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and along said non-tangent curve to the left, through a central angle of 04° 20' 01" with a radius of 500.00 feet an arc length of 37.82 feet and a long chord bearing North 46° 26' 14" West at a distance of 37.81 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE North 48° 36' 10" West for a distance of 222.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, for the beginning of a curve to the right;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and continuing along said curve to the right, through a central angle of 50° 30' 00" with a radius of 640.00 feet an arc length of 564.09 feet and a long chord bearing North 23° 21' 11" West at a distance of 546.01 feet to a 5/8" iron rod found at the end of said curve;

THENCE North 01° 53' 49" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 260.60 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road along said curve to the left, through a central angle of 20° 49' 05" with a radius of 841.56 feet an arc length of 305.78 feet and a long chord bearing North 08° 30' 43" West at a distance of 304.10 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a reverse curve to the right;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road with said reverse curve to the right, through a central angle of 19° 55' 11" with a radius of 660.80 feet an arc length of 229.74 feet and a long chord bearing North 08° 57' 41" West at a distance of 228.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 00° 59' 55" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 274.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line for the intersection of said Frisco Road and Fallon Drive;

THENCE North 45° 59' 55" East and departing the Easterly right-of-way line of said Frisco Road along said cut-back line for Fallon Road for a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Southerly right-of-way line of said Fallon Drive;

THENCE South 89° 00' 05" East along the Southerly right-of-way line of said Fallon Drive for a distance of 1026.91 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 88° 08' 17" West and continuing along the Southerly right of way line of said Fallon Drive for a distance of 266.54 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly and continuing along the Southerly right of way line of said Fallon Drive along said curve to the right, through a central angle of 56° 00' 00" with a radius of 360.00 feet an arc length of 351.86 feet and a long chord bearing South 60° 08' 17" East at a distance of 338.02 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE South 32° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 175.32 (174.68) feet to an "x"-cut found in the concrete gutter for the beginning of a non-tangent curve to the right;

THENCE Southwesterly along said curve to the right and departing the Southerly right-of-way line of said Fallon Drive, through a central angle of 31° 23' 18" with a radius of 20.00 feet an arc length of 10.96 feet and a long chord bearing South 36° 41' 10" West at a distance of 10.82 feet to an x-cut found in concrete gutter, for the end of said curve and the beginning of a compound curve to the right;

THENCE Southwesterly along said compound curve to the right, through a central angle of 27° 15' 11" with a radius of 188.14 feet an arc length of 89.49 and a long chord bearing South 66° 00' 25" West at a distance of 88.65 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE South 79° 38' 00" West along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 25.64 feet to a p.k. nail found in asphalt;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 136.64 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall, through a central angle of 77° 46' 17" with a radius of 254.94 feet an arc length of 346.05 feet and a long chord bearing North 49° 15' 08" West at a distance of 320.09 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 88° 08' 17" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 273.18 feet to a p.k. nail found in asphalt;

THENCE North 88° 00' 05" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 54.05 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 335.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in an expansion joint between concrete slabs;

THENCE South 60° 26' 34" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 891.68 feet to a p.k. nail found in asphalt for the beginning of a non-tangent curve to the left;

THENCE Northeasterly along said non-tangent curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 38° 03' 51" with a radius of 162.00 feet an arc length of 107.62 feet and a long chord bearing North 08° 39' 55" East at a distance of 105.66 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 247.42 feet to a "x"-cut found on the top of a concrete curb;

THENCE North 79° 38' 00" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 43.64 feet to a "y"-cut found on the top of a concrete curb, and the beginning of a curve to the left;

THENCE Northeasterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 26° 03' 02" with a radius of 216.14 feet an arc length of 98.27 feet and a long chord bearing North 66° 36' 29" East at a distance of 97.43 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 51° 50' 36" East for a distance of 13.11 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Southerly right-of-way line of Fallon Drive, and also being the beginning of a non-tangent curve to the left;

THENCE Southeasterly along said non-tangent curve to the left and following along the Southerly right of way line of said Fallon Road through a central angle of 06° 56' 46" with a radius of 405.00 feet an arc length of 49.10 feet and a long chord bearing South 39° 50' 02" East at a distance of 49.07 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, at the end of said curve, also being the beginning of a non-tangent curve to the right, same being the common corner of aforementioned Lot 1 and Lot 4 of Block 1 of Midway Mall Addition, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas

THENCE leaving Southerly right of way line of said Fallon Road, along the common line of said Lot 1 and Lot 4, through a central angle of 63° 44' 10" with a radius of 25.00 feet, an arc length of 27.81 feet and a long chord bearing North 75° 10' 31" West at a distance of 28.40 feet to a x-cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non-tangent curve to the right;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 22° 14' 05" with a radius of 244.14 feet, an arc length of 94.74 feet and a long chord bearing South 64° 49' 00" West at a distance of 94.15 feet to a x-cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non-tangent curve to the left;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 86° 18' 54" with a radius of 25.00 feet, an arc length of 37.66 feet and a long chord bearing South 32° 47' 25" West at a distance of 34.20 feet to a x-cut found at the top of a concrete curb, at the end of said curve,

THENCE South 10° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 194.98 feet to a x-cut found at the top of a concrete curb for corner, also being the beginning of a non-tangent curve to the right,

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 10° 03' 39" with a radius of 198.00 feet, an arc length of 34.77 feet and a long chord bearing South 05° 20' 14" East at a distance of 34.72 feet to a x-cut found at the top of a concrete curb, at the end of said curve;

THENCE North 89° 41' 34" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 37.42 feet to a 5/8" iron rod set for corner;

THENCE South 60° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 114.00 feet to a 5/8" iron rod set corner in the Westerly right-of-way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West, along said Westerly right-of-way line for a distance of 946.99 feet to the POINT OF BEGINNING AND CONTAINING 42.8134 ACRES OF LAND, more or less.

TRACT 2 (1.1255 ACRES)

BEING all that certain lot, tractor parcel of land situated in the John Hendrix Survey Abstract Number 503 and the W.F. Patterson Survey, Abstract Number 969, all of Grayson County, Texas, and being all of Lots 5 and 7, Block 1, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of U.S. Highway No. 75, said point being the most Easterly Southeast corner of Midway Mall;

THENCE North 89° 23' 33" West for a distance of 639.05 feet to an "x"-cut found on the top of a concrete wall;

THENCE South 02° 22' 31" West for a distance of 140.00 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 63° 30' 00" West for a distance of 13.90 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Easterly right-of-way line of Frisco Road, said point being the beginning of a non-tangent curve to the left;

THENCE Northwesterly along said non-tangent curve to the left, through a central angle of 14° 33' 31" with a radius of 500.00 feet an arc length of 127.05 feet and a long chord bearing North 33° 46' 52" West at a distance of 126.71 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a non-tangent curve to the left;

THENCE Northeasterly along said non-tangent curve to the left through a central angle of 30° 14' 08", with a radius of 159.00 feet an arc length of 83.91 feet and a long chord bearing North 30° 46' 10" East at a distance of 82.94, feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a non-tangent curve to the left;

THENCE Easterly along said non-tangent curve to the left through a central angle of 16° 11' 06" with a radius of 252.36 feet an arc length of 71.29 feet and a long chord bearing South 81° 18' 00" East at a distance of 71.05 feet to a p.k.. nail found in asphalt, to the end of said curve;

THENCE South 89° 23' 33" East 320.83 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left, through a central angle of 60° 50' 23" with a radius of 250.00 feet an arc length of 265.46 feet and a long chord bearing North 60° 18' 55" East at a distance of 253.17 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 29° 38' 00" East 62.71 feet to a p.k. nail found in asphalt;

THENCE South 60° 22' 00" East for a distance of 138.00 feet to an "x"-cut found on the top of a concrete curb, said being in the Westerly right-of-way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West along said Westerly right-of-way line, for a distance of 155.05 feet to the POINT OF BEGINNING AND CONTAINING 1.1255 ACRES OF LAND, more or less.

TRACT 3 (1.4847 ACRES)

BEING all that certain lot, tract or parcel of land situated in the Daniel Shelp Survey, Abstract Number 1097, Grayson County, Texas, and being a portion of Block 2, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of Thersea Drive, said point being North 88° 08' 17" West at a distance of 25.00 feet from the most Northerly Northeast corner of said Midway Mall;

THENCE South 01° 49' 21" West along said Westerly right-of-way line of Thersea Drive for a distance of 178.70 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southwesterly along said curve to the right, and continuing along said Westerly right-of-way line of Thersea Drive, through a central angle of 51° 45' 35" (49° 29' 18" per deed) with a radius of 175.00 feet, an arc length of 158.09 feet (151.16 feet per deed) and a long chord bearing South 27° 42' 10" West (South 28° 34' 01" West per deed) at a distance of 152.77 feet (148.50 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line at the intersection of Frisco Road and Fallon Drive;

THENCE South 53° 34' 58" West and continuing along the Westerly right of way line of said Thersea Drive for a distance of 3.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for corner for cut-back line for Fallon Drive;

THENCE North 79° 35' 33" West along said cut back line for a distance of 13.54 feet (13.52 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Northerly right-of-way line of Fallon Drive;

THENCE North 32° 08' 17" West along said Northerly right-of-way line for a distance of 156.50 feet (45.63 feet and North 31° 19' 57" West for a distance of 110.45 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the beginning of a non-tangent curve to the left;

THENCE Northwesterly along said non-tangent curve to the left, and along said Northerly right-of-way line, through a central angle of 56° 00' 00" with a radius of 422.76 feet an arc length of 413.20 feet and a long chord bearing North 60° 08' 17" West at a distance of 396.95 feet to a 5/8" rod with plastic cap stamped "Carter & Burgess" found in the Northerly line of the aforementioned Midway Mall;

THENCE South 88° 08' 17" East along the Northerly line of said Midway Mall for a distance of 520.28 feet to the POINT OF BEGINNING AND CONTAINING 1.4847 ACRES OF LAND (1.4592 acres per deed) more or less.

TRACT 4 (4.000 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.R. Patterson Survey, Abstract Number 969, Grayson County, Texas and being a portion of Block 4, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of said Midway Mall, said point also being the most Southerly corner of that certain tract of land, as described by deed to Amvets Post #47 as recorded in Volume 1707 at Page 292 of the Deed Records of Grayson County, Texas.

THENCE North 40° 26' 46" West along the Westerly line of said Amvets Tract, and the Westerly line of said Block 4 for a distance of 479.36 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the POINT OF BEGINNING for this description;

THENCE North 40° 26' 46" West and continuing along the Westerly line of said Block 4 for a distance of 125.26 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, and being the most Southerly corner of Lot 1 in Block 4 of the Replat of Midway Mall Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 12 at Page 15 of the Map Records of Grayson County, Texas;

THENCE North 41° 23' 50" East and departing the Westerly line of said Block 4 and following along the Southeasterly line of said Lot 1 in Block 4 of the Replat of Midway Mall Addition for a distance of 477.95 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of Frisco Road;

THENCE South 48° 36' 10" East along said Westerly right-of-way line of Frisco Road for a distance of 163.52 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly along said curve to the right, and continuing along said Westerly right-of-way line of Frisco Road through a central angle of 50° 58' 41" with a radius of 450.00 feet an arc length of 400.38 feet and a long chord bearing South 23° 06' 49" East at a distance of 387.30 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 02° 22' 36" West and continuing along said Westerly right-of-way line of Frisco Road for a distance of 10.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Northerly line of the aforementioned Amvets Tract;

THENCE North 87° 37' 29" West along the Northerly line of said Amvets Tract and departing said Westerly right-of-way line for a distance of 509.50 feet to the POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND, more or less.

TRACT 5 (3.7298 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.F. Patterson Survey, Abstract Number 969 and the T.J. Shannon Survey, Abstract Number 1136, Grayson County, Texas, and being a portion of Block 4 and Block 5, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, County Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of Midway Mall, said point also being the most Southerly corner of that certain tract of land described by Deed to Amvets Post #47, and recorded in Volume 1707, Page 292, said County Records;

THENCE North 40° 26' 46" West and following along the Westerly line of said Amvets Tract, the Westerly line of Block 4, Midway Mall and the Westerly line of Sherman East Ltd. Tract, as recorded in Volume 1792 at Page 410 of the Deed Records of Grayson County, Texas for a distance of 980.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for a point in the Easterly right-of-way line of Missouri-Kansas-Texas Railroad (M-K-T Railroad);

THENCE North 01° 53' 49" East and following along the Westerly line of said Sherman East Ltd. Tract, also the Westerly line of said Block 4 and the Easterly right-of-way line of said M-K-T Railroad for a distance of 900.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of said Sherman East Ltd. Tract and being the POINT OF BEGINNING for this description;

THENCE North 01° 53' 49" East and continuing along the Westerly right-of-way line of said M-K-T Railroad and the Westerly line of said Midway Mall, for a distance of 358.44 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Northerly along said curve to the right, and continuing along the Westerly line of said Midway Mall and the Easterly right-of-way line of said M-K-T Railroad, through a central angle of 09° 27' 02" with a radius of 2675.73 feet an arc length of 441.34 feet and a long chord bearing North 04° 56' 10" East at a distance of 440.84 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 28° 12' 21" West at a distance of 2.42 feet from a 5/8" found iron rod;

THENCE South 79° 09' 43" East and departing the Easterly right-of-way line of said M-K-T Railroad for a distance of 41.35 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 02° 13' 48" West at a distance of 3.34 feet from a brass monument found in concrete;

THENCE South 89° 00' 24" East for a distance of 93.85 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of said Frisco Road;

THENCE South 00° 59' 55" West along the Westerly right of way line of Frisco Road for a distance of 248.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Southerly along said curve to the left and continuing along the Westerly line of said Frisco Road through a central angle of 19° 55' 11" with a radius of 710.80 feet an arc length of 247.12 feet and a long chord bearing South 08° 57' 41" East at a distance of 245.88 feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a reverse curve to the right;

THENCE Southerly along said reverse curve to the right and continuing along the Westerly right of way line of said Frisco Road through a central angle of 20° 49' 05" with a radius of 791.56 feet an arc length of 287.61 feet and a long chord bearing South 08° 30' 44" East for a distance of 286.03 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE South 01° 53' 49" West and continuing along the Westerly line of said Frisco Road for a distance of 78.29 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of the aforementioned Sherman East Ltd. Tract;

THENCE North 88° 04' 08" West and departing the Westerly right-of-way line of said Frisco Road and following along the Northerly line of said Sherman East Ltd. Tract, for a distance of 141.78 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 01° 55' 52" East and continuing along the Northerly line of said Sherman tract for a distance of 56.21 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 88° 06' 11" West and continuing along the Northerly line of said Sherman tract for a distance of 118.22 feet to the POINT OF BEGINNING AND CONTAINING 3.7298 ACRES OF LAND, more or less.

DRAWN BY: B/VN
CHECKED BY: DRP

NO. DATE

1. 7/09/09

2. 8/20/09

3. 8/23/09

4. 9/02/09

5. DATE

REVISION

REVISED PER COMMENTS FULLBRIGHT & JAWORSKI

REVISED AMENDING TRACT 4 DESCRIPTION

REVISED AMENDING MISC DESCRIPTIONS

REV4/LINE1 REMOVE LOT 4

REV5/LINE1

REV5/LINE2

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE & INSURANCE GROUP

17330 Preston Road, Suite 150A
Dallas, Texas 75252
P: (469) 737-7000 F: (469) 737-7070
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SHEET

2 OF 3

PROJECT NUMBER

OR090362

NUMBER	DIRECTION	DISTANCE
L1	N 01°55'32" E	56.21'
L2	S 79°09'43" E	41.35'
L3	S 89°00'24" E	93.85'
L4	S 01°53'49" W	78.29'
L5	S 02°22'36" V	104.53'
L6	N 79°35'38" V	13.54'
L7	N 29°38'00" E	28.00'
L8	S 29°38'00" W	32.45'
L9	S 29°33'26" V	64.97'
L10	S 76°55'38" V	114.17'
L11	S 22°45'29" V	18.57'
L12	N 45°59'55" E	14.14'
L13	S 79°38'00" W	25.64'
L14	N 79°38'00" E	43.64'
L15	N 51°50'36" E	19.11'
L16	S 60°22'00" E	47.06'
L17	S 29°05'05" V	48.20'
L18	S 27°44'44" E	51.84'
L19	S 63°30'00" W	13.90'
L20	N 29°38'00" E	62.71'
L21	S 44°00'03" E	14.14'
L22	S 00°59'55" V	25.69'
L23	S 48°36'10" E	59.42'
L24	S 60°22'00" E	114.00'
L25	N 89°41'34" E	37.42'
L26	S 53°34'58" W	3.09'

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	09°27'02"	2675.73	441.34	440.84	N 04°56'10" E	
C2	19°55'11"	710.80	247.12	245.88	S 08°57'41" E	
C3	20°49'05"	791.56	287.61	286.03	S 08°30'44" E	
C4	50°58'41"	450.00	400.38	387.30	S 23°06'49" E	
C5	51°45'35"	175.00	158.09	152.77	S 27°42'10" W	
C6	56°00'00"	422.76	413.20	396.95	N 60°08'17" W	
C7	22°46'10"	131.00	51.91	51.57	S 34°13'34" W	
C8	04°20'01"	500.00	37.82	37.81	N 46°26'14" W	
C9	50°30'00"	640.00	564.09	546.01	N 23°21'11" W	
C10	20°49'05"	841.56	365.78	304.10	N 08°30'43" W	
C11	19°55'11"	660.80	229.74	228.58	N 08°57'41" W	
C12	56°00'00"	360.00	351.86	338.02	S 60°08'17" E	
C13	27°15'11"	188.14	89.49	88.65	S 66°00'25" V	
C14	77°46'17"	254.94	346.05	320.09	N 49°15'00" W	
C15	38°03'31"	162.00	107.62	105.66	N 08°39'53" E	
C16	26°03'02"	216.14	98.27	97.43	N 66°36'29" E	
C17	24°00'21"	405.00	169.69	168.45	S 48°21'50" E	
C18	14°33'31"	500.00	127.05	126.71	N 33°46'52" W	
C19	30°14'08"	159.00	83.91	82.94	N 30°46'10" E	
C20	16°11'06"	282.36	71.29	71.05	S 01°18'00" E	
C21	60°50'23"	250.00	265.46	253.17	N 60°18'53" E	
C22	00°37'14"	2675.72	28.99	28.99	N 09°58'18" E	
C23	01°18'16"	2675.72	60.91	60.91	N 10°56'03" E	
C24	50°30'00"	690.00	608.16	588.66	S 23°21'11" E	
C25	86°18'54"	25.00	37.66	34.20	S 32°47'25" V	
C26	22°14'05"	244.14	94.74	94.15	S 64°49'00" W	
C27	63°44'10"	25.00	27.81	26.40	N 75°10'31" W	
C28	10°03'39"	198.00	34.77	34.72	S 05°20'14" E	
C29	16°31'20"	252.36	72.77	72.52	S 58°51'51" E	
C30	31°23'18"	20.00	10.96	10.82	S 36°41'10" V	
C31	06°56'46"	405.00	49.10	49.07	S 39°50'02" E	

FLOOD NOTATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48181C0135 E WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1995, DOES NOT LIE WITHIN A SPECIAL FLOOD HAZRD AREA. BY TELEPHONE CALL DATED MAY 20, 2009, TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THAT THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY AGENCY.

GENERAL NOTES:

- (1) FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND NO EVIDENCE OF CEMETERY OR BURIAL PLOTS ON THIS SITE.
- (2) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (3) NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT OR SIDEWALK CONSTRUCTION OR REPAIR.
- (4) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- (5) ALL BUILDINGS TO BE SET BACK A MINIMUM 25' FROM ALL STREET RIGHT OF WAY LINES PER PLAT VOLUME 8, PAGE 8,.

STATEMENT OF ENCROACHMENTS

FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND ENCROACHMENTS, CONFLICTS OR PROTRUSIONS ON SUBJECT PROPERTY AS NOTED ON SURVEY:

- (1) CONCRETE PAVEMENT PROTRUSION ALONG SOUTH PROPERTY LINE OF TRACT 5.
- (2) BUILDING PROTRUSION ALONG WESTERLY PORTION OF TRACT 1 ONTO 25 FOOT UTILITY EASEMENT.

GRAYSON COUNTY TAX PARCELS OWNERSHIP IDENTIFICATION

- (1) Sherman Mall Associates- 31.97 acres in Lot 3 and Part of Lots 1 & 2 in Block 1 of Midway Mall Addition. PIDN 167413
- (2) Sherman Mall Associates- 11.97 acres in Lot 5 and Part of Lots 7 in Block 1 of Midway Mall Addition. PIDN 167415
- (3) Sherman Mall Associates- 1.46 acres in Block 2 of Midway Mall Addition. PIDN 167421
- (4) Sherman Mall Associates- 1.78 acres in Block 4 of Midway Mall Addition. PIDN 167423
- (5) Sherman Mall Associates- 4.45 acres in Block 4 of Midway Mall Addition. PIDN 167425
- (6) Sherman Mall Associates- 1.95 acres in Block 5 of Midway Mall Addition. PIDN 167427

PARKING TABULATION

TRACT 1
NORMAL PARKING = 2429
HANDICAP PARKING = 37
TOTAL PARKING = 2466
TRACT 2
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0
TRACT 3
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0
TRACT 4
NORMAL PARKING = 44
HANDICAP PARKING = 4
TOTAL PARKING = 48
TRACT 5
NORMAL PARKING = 47
HANDICAP PARKING = 0
TOTAL PARKING = 47
LOT 6
NORMAL PARKING = 299
HANDICAP PARKING = 11
TOTAL PARKING = 310
LOT 2
NORMAL PARKING = 613
HANDICAP PARKING = 13
TOTAL PARKING = 626
COMPOSITE TRACTS
NORMAL PARKING = 3,432
HANDICAP PARKING = 65
TOTAL PARKING = 3,497

BASIS OF BEARINGS PER
PLAT OF MIDWAY MALL
ADDITION RECORDED IN
VOLUME 8 AT PAGE 8 OF
THE MAP RECORDS OF
GRAYSON COUNTY, TEXAS.

LAND AREA

THE PROPERTY DESCRIBED
AS TRACTS 1, 2, 3, 4 & 5
HEREON CONTAINS 53.1534
ACRES OR 2,315,362
SQUARE FEET OF LAND,
MORE OR LESS.

PROPERTY IS ZONED
COMMERCIAL, RETAIL AND
CENTRAL BUSINESS DISTRICT

CONTACT SCOTT SHADDEN
(DIRECTOR OF DEVELOPMENT
SERVICES) PLANNING AND
ZONING DEPARTMENT
P.O. BOX 1106
SHERMAN TEXAS 75091
PHONE: 903-892-7333
FAX: 903-892-7274

According to the General
Zoning Ordinance Plan and
Map provided by the City
Of Sherman, Texas, the
property hereon is Zoned
for General Commercial Use
(C-2 District) and
accordingly the following
regulations apply to this
site:

(1) Floor area. The total
floor area of any building
or buildings on a lot in the
C- 2 District shall not
exceed the number of
square feet in the lot.

(2) Height regulations. No
building shall exceed 35
feet or 2 stories in height.

(3) Minimum requirements
for lot area, width and
setback:

- (i) Lot Area = 5,000 SF
- (ii) Lot Width = 50'
- (iii) Setback Front = 15'
- (iv) Setback Rear = 10'
- (v) Setback Side = 0'

(4) Where the side yards
of lots in the C-2 District
are abutting a residential
district, the side yard
setback shall not be less
than 15 feet.

(5) Rear yard. Where the
rear yards of lots in the
C-2 District are abutting a
Residential or C-1 District,
the rear yard setback shall
not be less than 15 feet.

TITLE NOTES

The property hereon was prepared with the benefit of Commitment for Title Insurance issued by Old Republic National Title Insurance Company, GF No. 32996, effective date of May 4, 2009 and issued date of May 14, 2009, the following matters of record are listed as exceptions to title coverage as outlined on Schedule B thereof:

(d) Easements, roadways, setback lines as revealed by plat recorded in Volume 8 at Page 8 of the Plat Records of Grayson County, Texas. (As shown on survey).

(e) Easement in favor of Texas Power & Light Company, recorded in Volume 889, Page 175 of the Deed Records of Grayson County, Texas, and easement in favor of Texas Power and Light Company and the General Telephone Company of the Southwest, recorded in Volume 1833, Page 288 of the Real Property Records of Grayson County, Texas. (As shown along the North line of Block 2).

(p) Appurtenant easements created by and described in that certain Construction Operation and Reciprocal Easement Agreement by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated January 12, 1985, recorded in Volume 1854, Page 659, Real Property Records of Grayson County, Texas, and First Amendment thereto, by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated February 11, 1985, recorded in Volume 1740, Page 167 of the Real Property Records of Grayson County, Texas, Assignment and Assumption of Reciprocal Easement Agreement to Sherman Mall Associates, an Indiana limited partnership, dated August 25, 1986, recorded in Volume 1854, Page 798, Real Property Records of Grayson County, Texas, Second Amendment to Construction, Operation and Reciprocal Easement Agreement by and between Sherman Mall Associates limited partnership, an Indiana limited partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated November 6, 1989, recorded in Volume 2072, Page 486, Real Property Records of Grayson County, Texas, Assignment and Assumption of Operating Agreements by and between Construction Developers, Inc., an Arkansas corporation and Dillard Texas Operating Limited Partnership, a Texas limited partnership, dated February 2, 1996, recorded in Volume 2444, Page 366 and Volume 2444, Page 371, Real Property Records of Grayson County, Texas. (Affects subject property and contains some graphically plottable matters within common area of mall)

(q) Consent to Encroachment and Indemnity granted to the City of Sherman, dated November 2, 1987, recorded in Volume 1946, Page 231 of the Real Property Records of Grayson County, Texas. (As shown on survey along East right of way line of Frisco Road).

(r) Deed of Dedication from Sherman Mall Associates, L.P., an Indiana limited partnership, for public use, dated December 12, 1997, recorded in Volume 2599, Page 79 of the Real Property Records of Grayson County, Texas. (This is dedication widening for Fallon Road right of way along the North portion of Block 5 (Tract 5) as shown, and does not affect subject property)

DRAWN BY: BVN
CHECKED BY: DRP

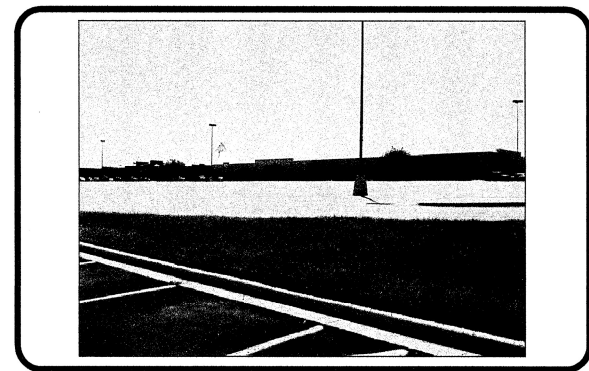
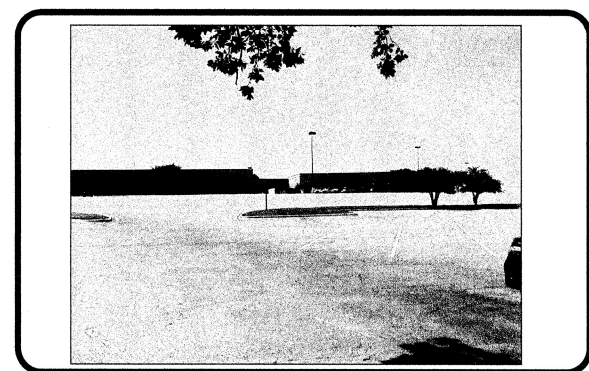
NO.	DATE	REVISION
1.	7/20/09	REV1/LINE2 REV2/LINE1 REV3/LINE2 REMOVE LOT 4
2.	9/02/09	REV1/LINE1 REV2/LINE2 REV3/LINE1 REV4/LINE2
3.	DATE	REV1/LINE1 REV2/LINE2 REV3/LINE1 REV4/LINE2
4.	DATE	REV1/LINE1 REV2/LINE2 REV3/LINE1 REV4/LINE2
5.	DATE	REV1/LINE1 REV2/LINE2 REV3/LINE1 REV4/LINE2

ALTA/ACSM LAND TITLE SURVEY
SHERMAN MALL ASSOCIATES, L.P.
MIDWAY MALL SITE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P: (469) 737-7000 F: (469) 737-7070
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SHEET
3 OF 3

PROJECT NUMBER
OR090362





July 27, 2026

City of Sherman
Development Services
Attn: Rob Rae, Development Services Director
317 S Travis St,
Sherman, TX 75090

VIA ELECTRONIC SUBMITTAL

RE: Building Permit Application for Satellite Earth Station Site Improvements
Site Address: 4800 Texoma Pkwy, Sherman, TX 75090
Parcel ID: 167413
Zoning District: General Commercial (C-2)
Starlink Project: Sherman, TX

Dear Director Rae:

On behalf of Space Exploration Technologies Corp, we are pleased to submit this request for a building permit to install satellite earth station antennas (“SESAs”) at the above referenced address. This facility will enhance broadband internet in the area capable of supporting streaming, video calls and other connectivity needs. The Federal Communication Commission (“FCC”) has recognized the importance of satellite technology in expanding access to broadband services, and it has adopted rules to help accelerate deployment.

Please refer to Section 25.104 of the FCC rules, which preempts state and local restrictions on certain satellite earth stations.¹ Per Section 25.104, Federal regulation preempts “[a]ny state or local zoning, land-use, building, or similar regulation that materially limits transmission or reception by satellite earth station antennas or imposes more than minimal costs on users of such antennas” unless “the promulgating authority can demonstrate that such regulation is reasonable.” [47 CFR § 25.104\(a\)](#). This regulation further provides that “[a]ny state or local zoning, land-use, building, or similar regulation that affects the installation, maintenance, or use of a satellite earth station antenna that is two meters or less in diameter and is located or proposed to be located in any area where commercial or industrial uses are generally permitted by non-federal land-use regulation

¹ <https://www.ecfr.gov/current/title-47/chapter-I/subchapter-B/part-25/subpart-A/section-25.104>

shall be presumed unreasonable and is therefore preempted.” [*Id.* § 25.104\(b\)](#). A copy of the FCC rule is attached for your information.

The proposed SESAs are less than two meters in diameter, and the proposed installation area is zoned for commercial and industrial uses. Therefore, the preemption provision of Section 25.104(b) is applicable to the installation of the proposed satellite earth station antennas at 4800 Texoma Pkwy, which means that no discretionary zoning or land use regulations may be applied.

Accordingly, we respectfully request that, consistent with FCC rules, the City of Sherman process this application as a standard building permit, subject only to applicable building and safety codes.

As outlined during our prior communications with you, beginning on June 30, 2026, this building permit application is being submitted consistent with the scope, materials, and review pathway outlined as part of those discussions.

The FCC requires that all authorizations related to SESAs must be completed within 90 days after filing. Based on a filing date of July 24th, 2026, the projected deadline for a decision is October 19th, 2026.

Our goal is to work collaboratively to secure timely approval of this permit. We are happy to respond promptly to any requests for clarification or additional information. Please let us know how we can support your review process.

We look forward to working with you on this important project to bring improved broadband service to your community.

Sincerely,

A handwritten signature in blue ink that reads "Hannah Borris". The signature is fluid and cursive, with the first name "Hannah" and last name "Borris" clearly legible.

Hannah Borris
Vice President – Land Use & Entitlements

hannah.borris@wirelesspolicy.com
(925) 364-0910
22500 SE 64th Place, Suite 130
Issaquah, WA 98027

Enclosures: Building Permit Application
Attachments: Construction Drawings
47 CFR § 25.104

1. SITE PLAN SHOWN TAKEN FROM INFORMATION PROVIDED BY GRAYSON COUNTY GIS AND GOOGLE MAPS. TEP DOES NOT GUARANTEE OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE OR INJURY THAT MIGHT OCCUR. THE INFORMATION SHOWN IS INCORPORATED FOR REFERENCE ONLY.
2. THE LEASE AREA IS LOCATED IN ZONE "X" DETERMINED TO BE OUTSIDE THE 1.0% ANNUAL FLOOD CHANCE FLOOD HAZARD, ACCORDING TO FEMA COMMUNITY PLAN #48181C0290Q, DATED 09/01/2022.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

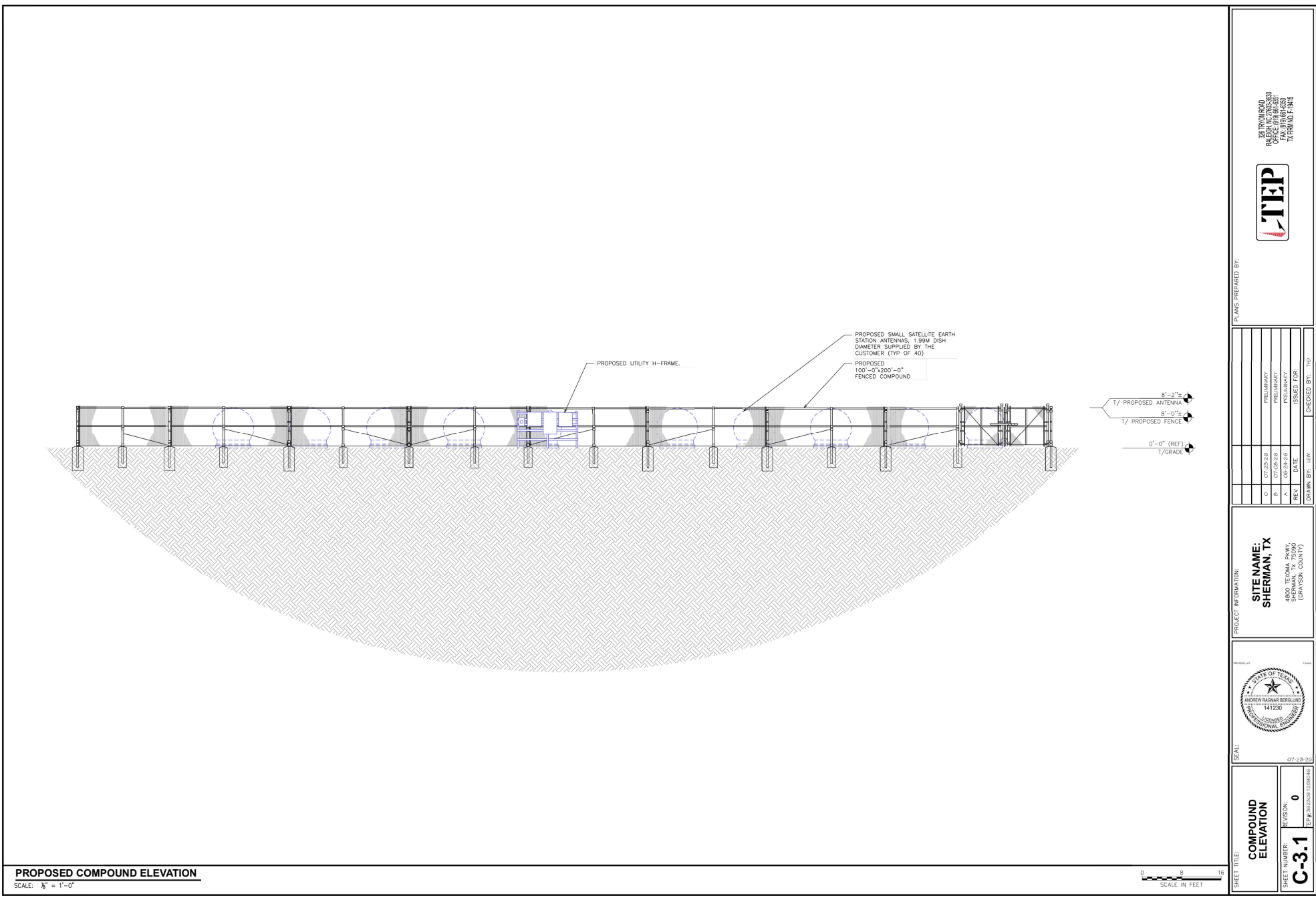


SCALE: 1" = 100'

0 100 200
SCALE IN FEET

SHEET TITLE: PROPOSED SITE PLAN	SHEET NUMBER: C-1.2	REVISION: 0
	TIP # : 4622028 / 2290046	

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES, DEPENDING ON THE JURISDICTION. PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES ARE PROVIDED BY TEP PCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. TEP ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP PCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.



105 TRIM ROAD
SUITE 200
OFFICE 817-861-5501
FAX 817-861-5501
TAYLOR, TX 76791-1943

PLANS PREPARED BY:

0	07-25-26	PRELIMINARY
B	07-26-26	PRELIMINARY
A	08-24-26	PRELIMINARY
REV	DATE	ISSUED FOR

DRAWN BY: LEW
CHECKED BY: THO

PROJECT INFORMATION:

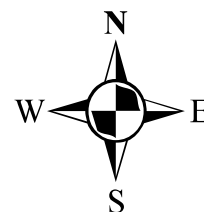
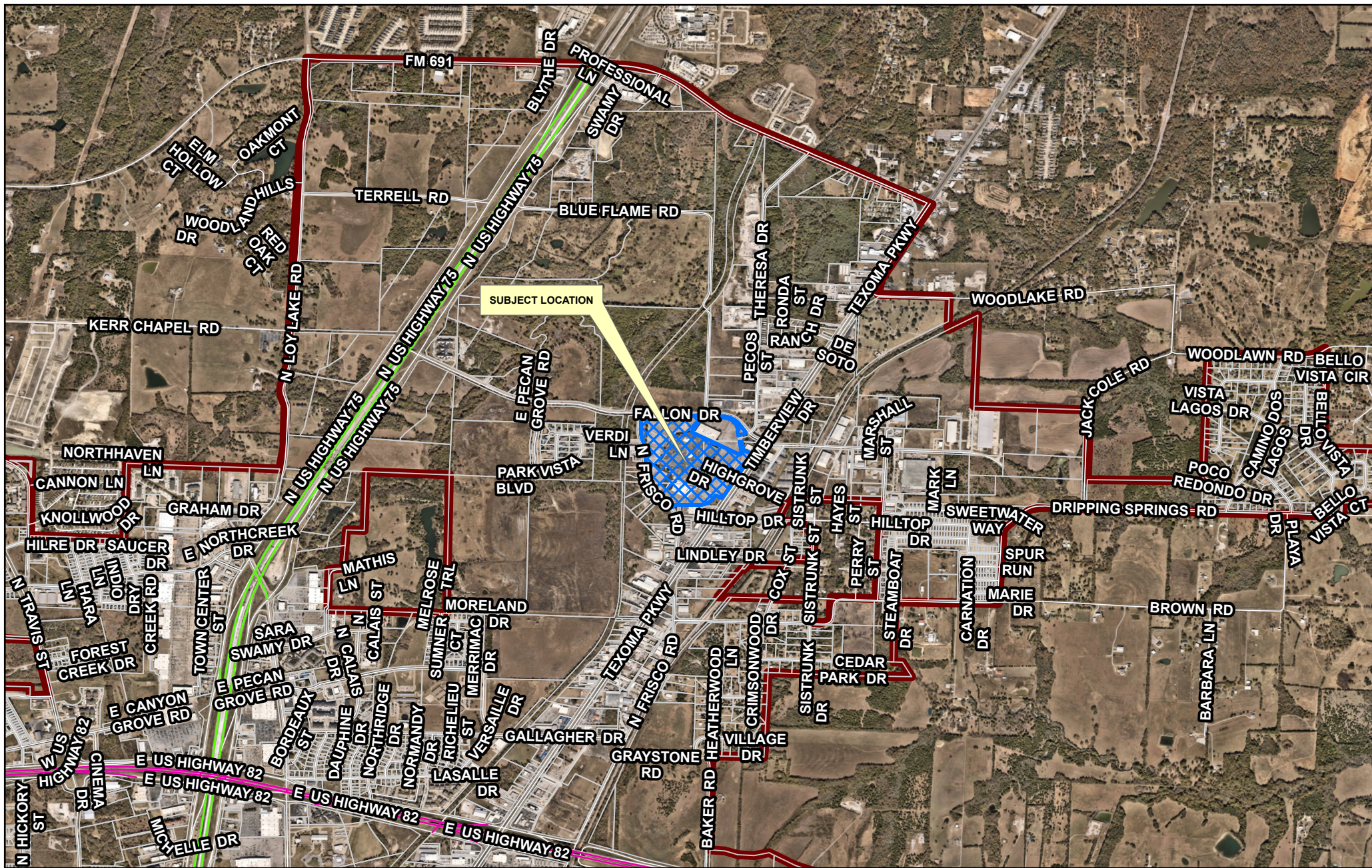
SITE NAME:
SHERMAN, TX
4800 TEXOMA PKWY,
SHERMAN, TX 75090
(GARRETT COUNTY)

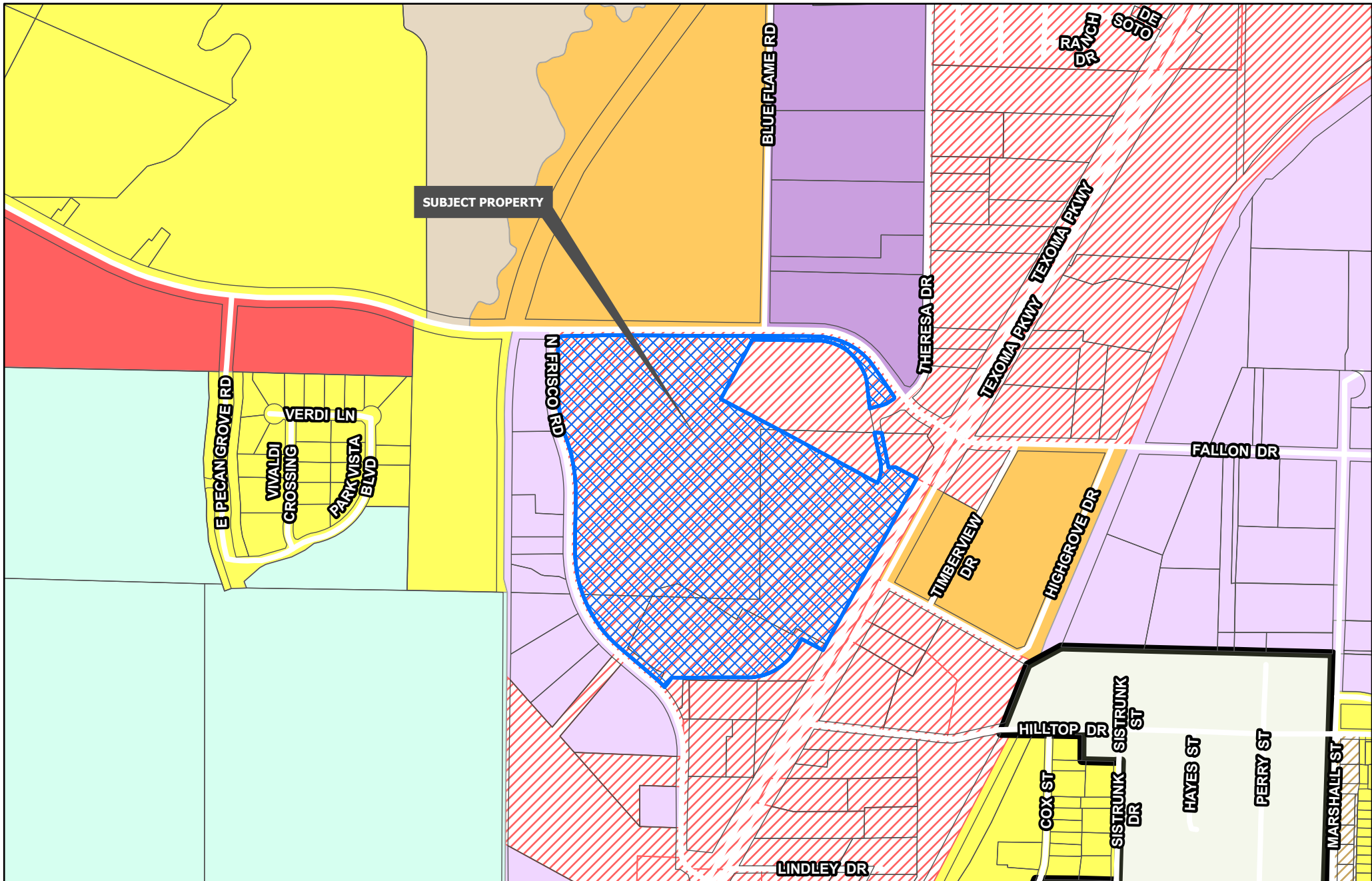
07-25-26

COMPOUND ELEVATION

SHEET NUMBER: C-3.1
REVISION: 0
EP# 26220001220004

THIS IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. ENGINEERING AND SURVEYING SERVICES ARE PROVIDED BY TEP OFCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. TEP ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR T&E ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OFCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

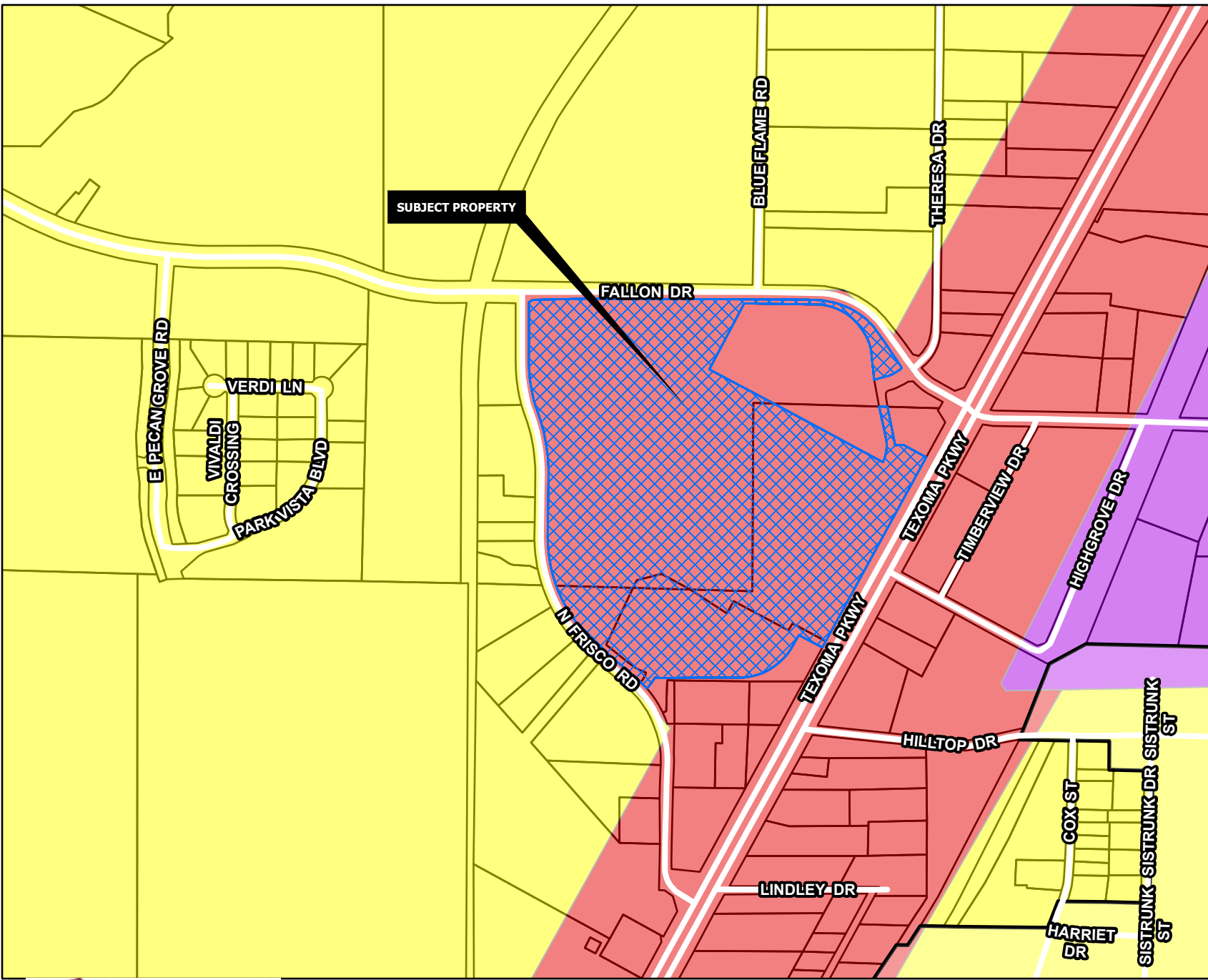




- | | | |
|--------------------------------|--------------------------------|----------------------------|
| Planning & Zoning | R-4 Patio Home Residential | C-O Office |
| R-A Residential Agricultural | R-2F Duplex Residential | C-1 Retail Business |
| R-E Estate Residential | R-TH Townhome Residential | 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
4800 TEXOMA PKWY**





REGIONAL COMMERCIAL

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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





Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 8/18/2026

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) TABLED FROM JULY 21, 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 14.10.001 to allow permanently placed portable storage containers in a C-2 (General Commercial) District/College Park Overlay 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' setback abutting residential in lieu of the required 60' 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.

City staff met with the applicant following the previous P&Z meeting and discussed revisions to the application. The applicant has proposed adding siding to the permanent storage buildings and either a flat TPO roof or a pitched roof to be consistent with the existing building.

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.

Since the item was tabled at the previous meeting, the applicant has modified the structures by adding siding consistent with the architectural requirements of the College Park Overlay. With these modifications, the structures are no longer classified as portable storage containers under the Zoning Ordinance. The applicant is now requesting approval of the structures as modified, including the applicable setback variance.

Origination:

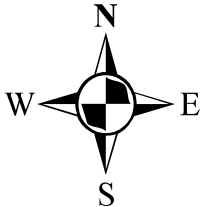
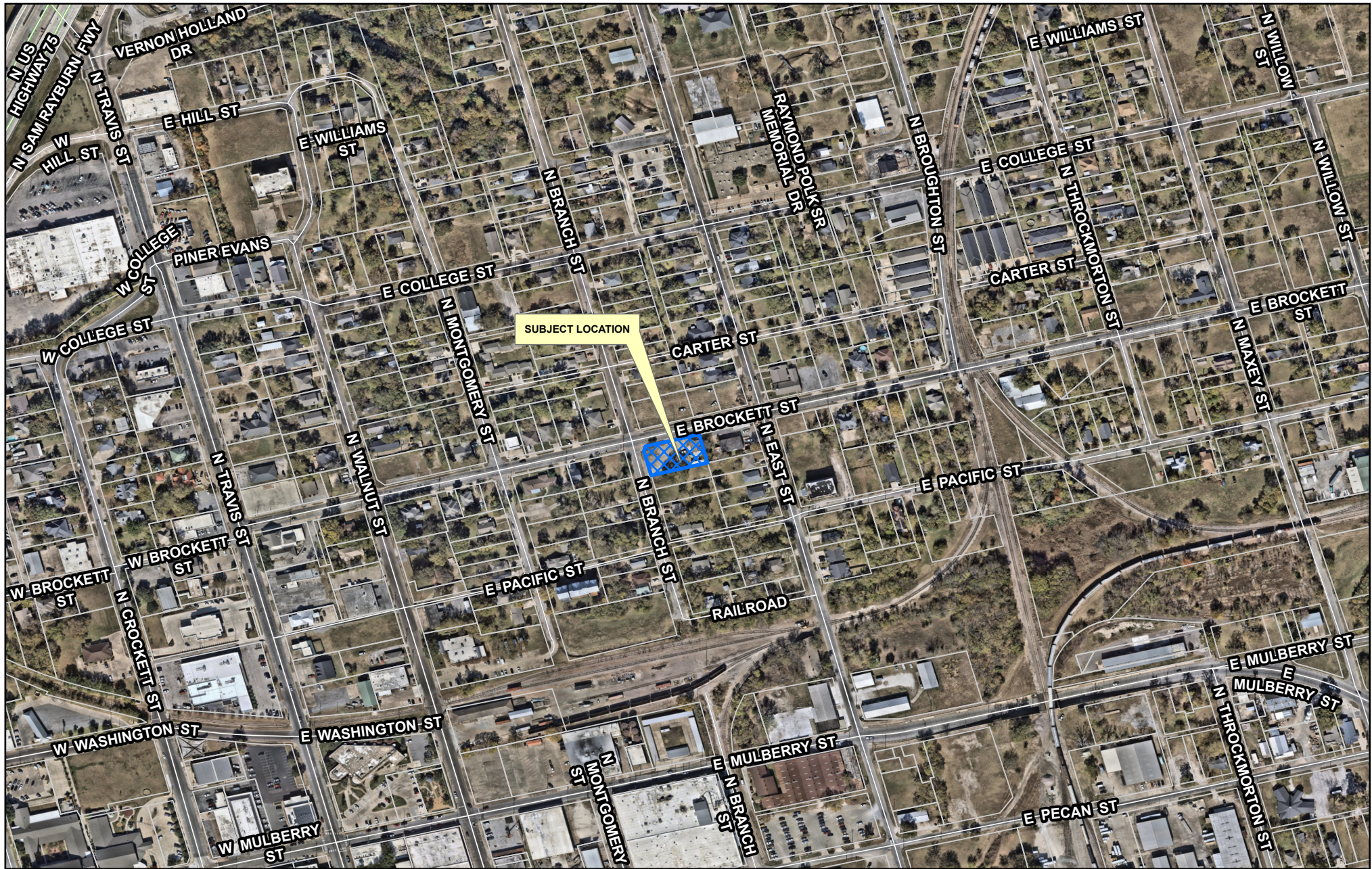
The request of Javier Neito (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor).

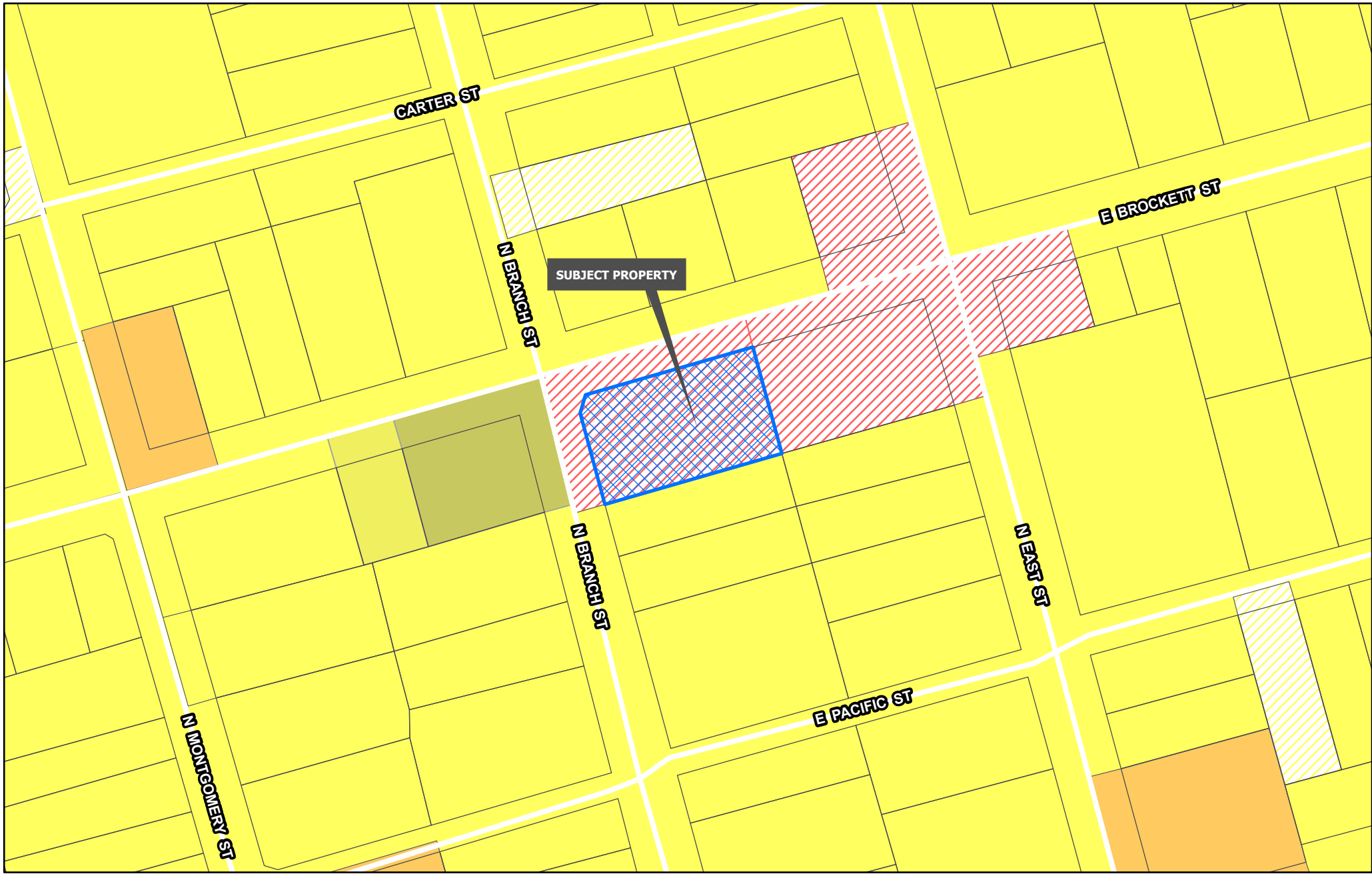
Staff Recommendation:

Staff has no recommendation.

Attachments:

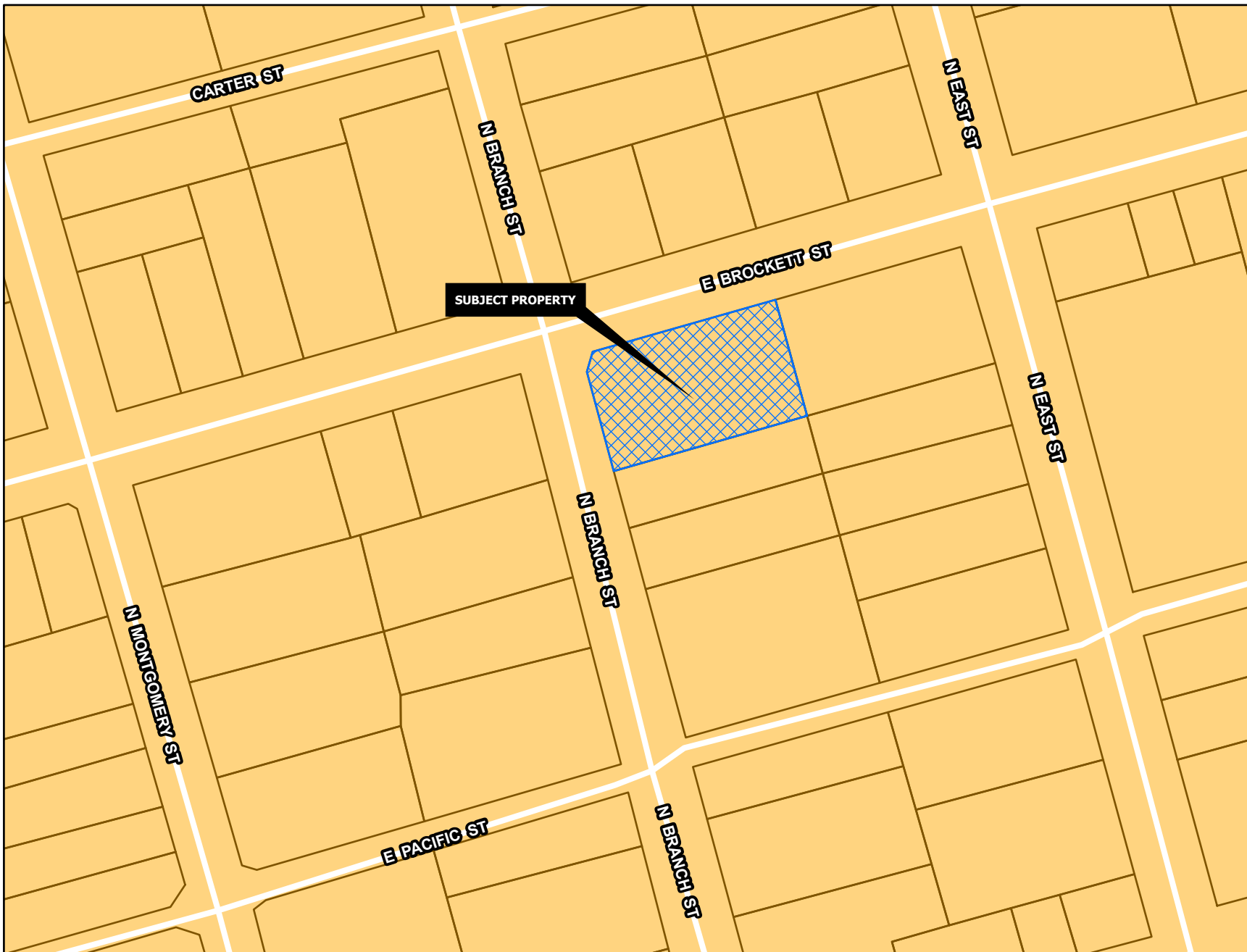
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Site Plan
7. Elevation





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





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

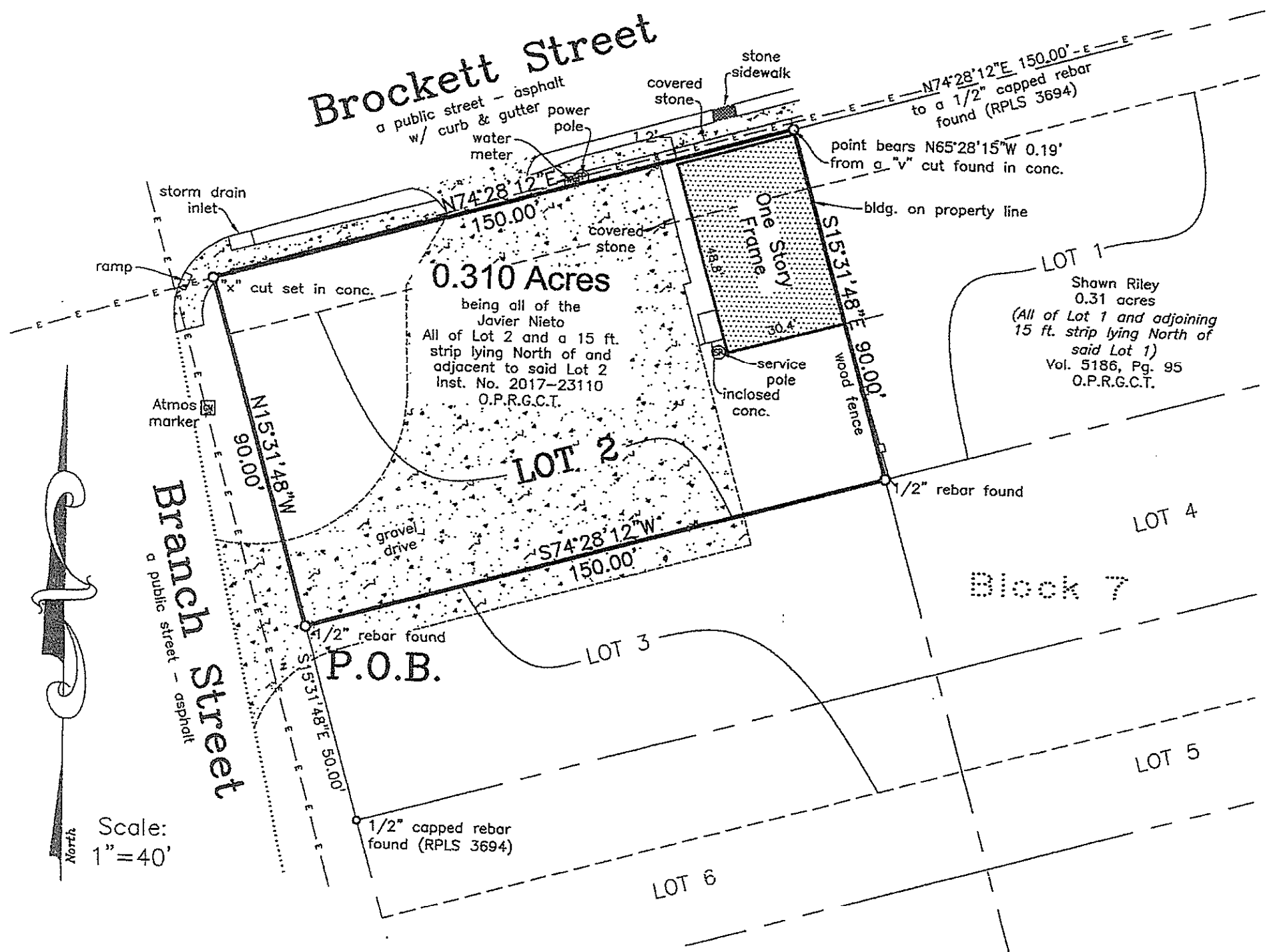
PROJECT #: 000416-2026

**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

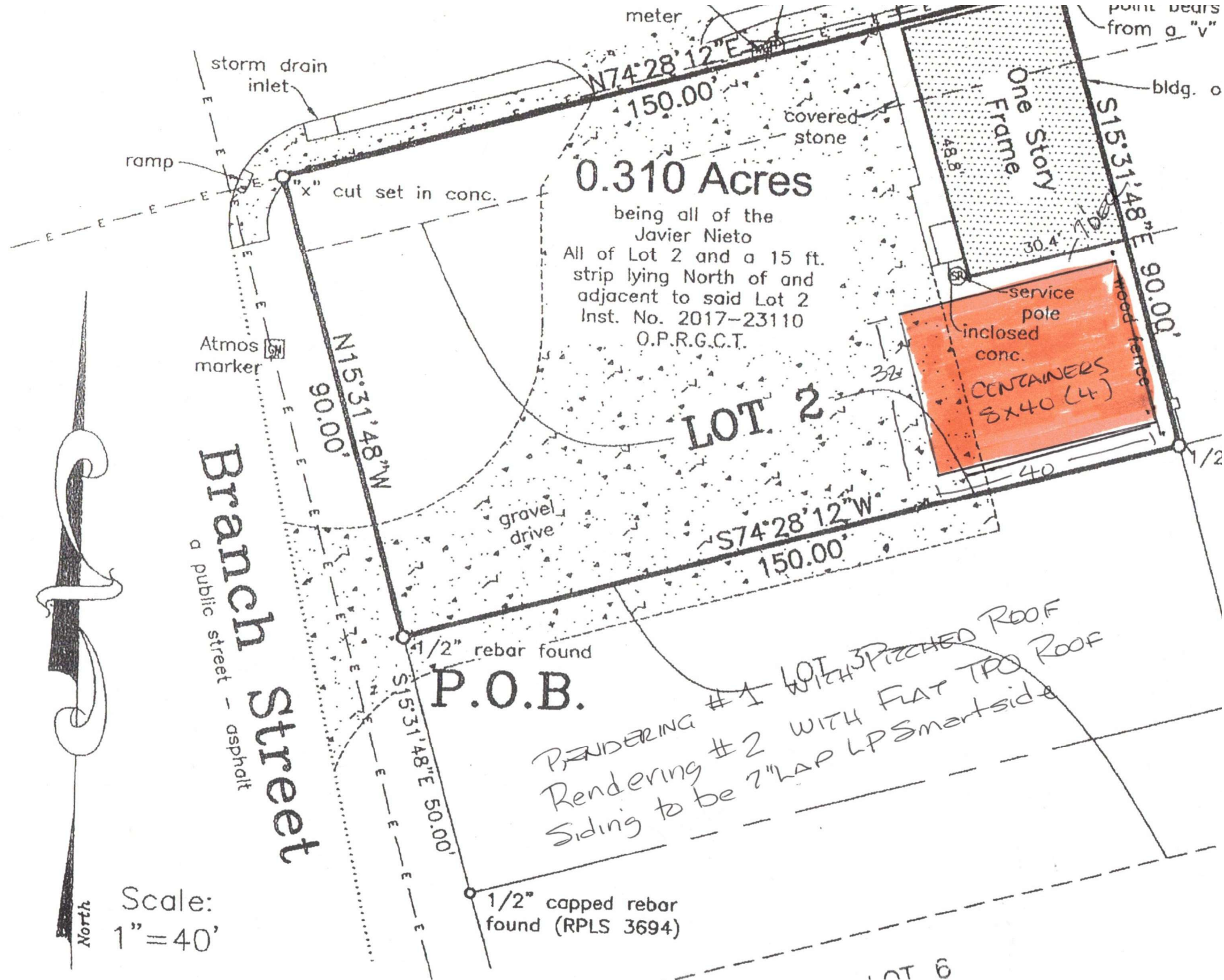
This survey is for the sole benefit of the Owners and Buyers Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will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

REQUIRED FOR RESUBMIT



North

Scale:
1" = 40'

Branch Street
a public street - asphalt

0.310 Acres

being all of the
Javier Nieto
All of Lot 2 and a 15 ft.
strip lying North of and
adjacent to said Lot 2
Inst. No. 2017-23110
O.P.R.G.C.T.

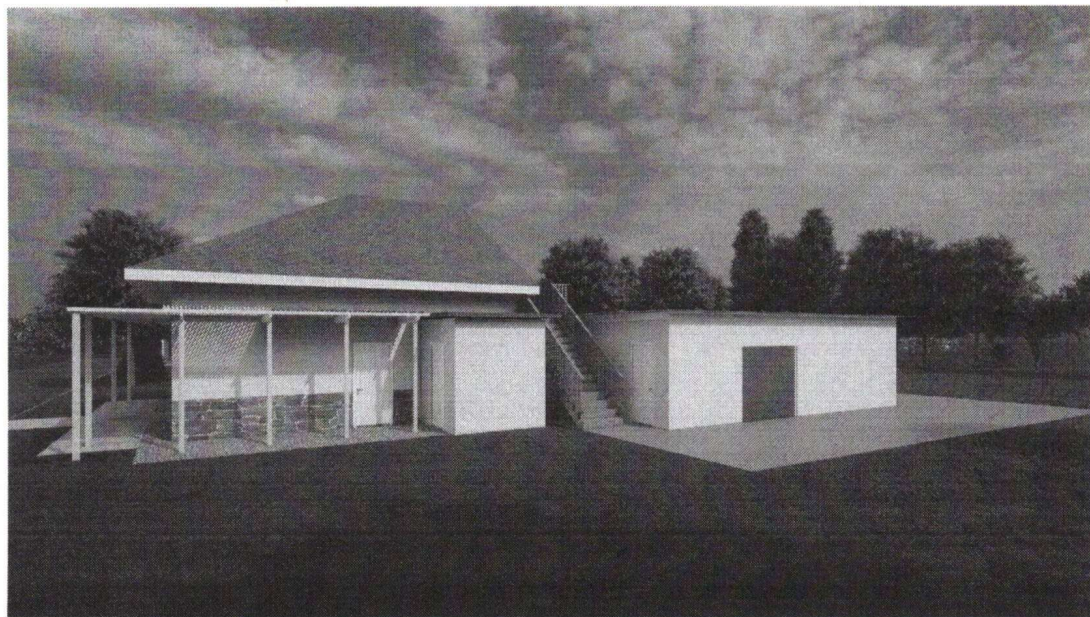
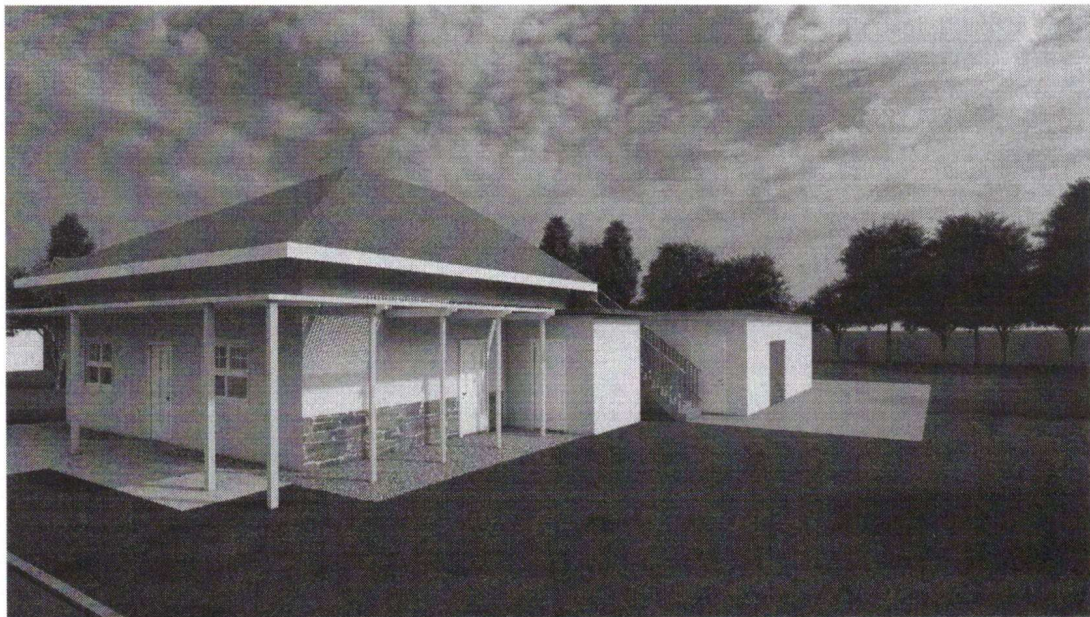
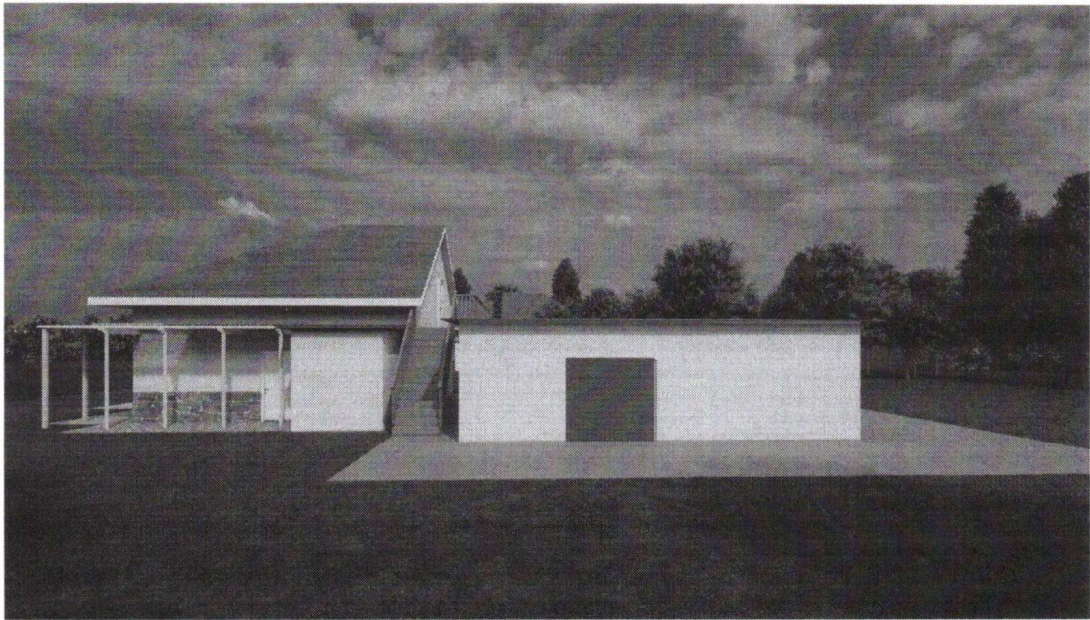
LOT 2

P.O.B.

Rendering #1 LOT WITH PITCHED ROOF
Rendering #2 WITH FLAT TPO ROOF
Siding to be 2" LAP LPSmartside

LOT 6

REQUIRED FOR RE SUBMITTAL

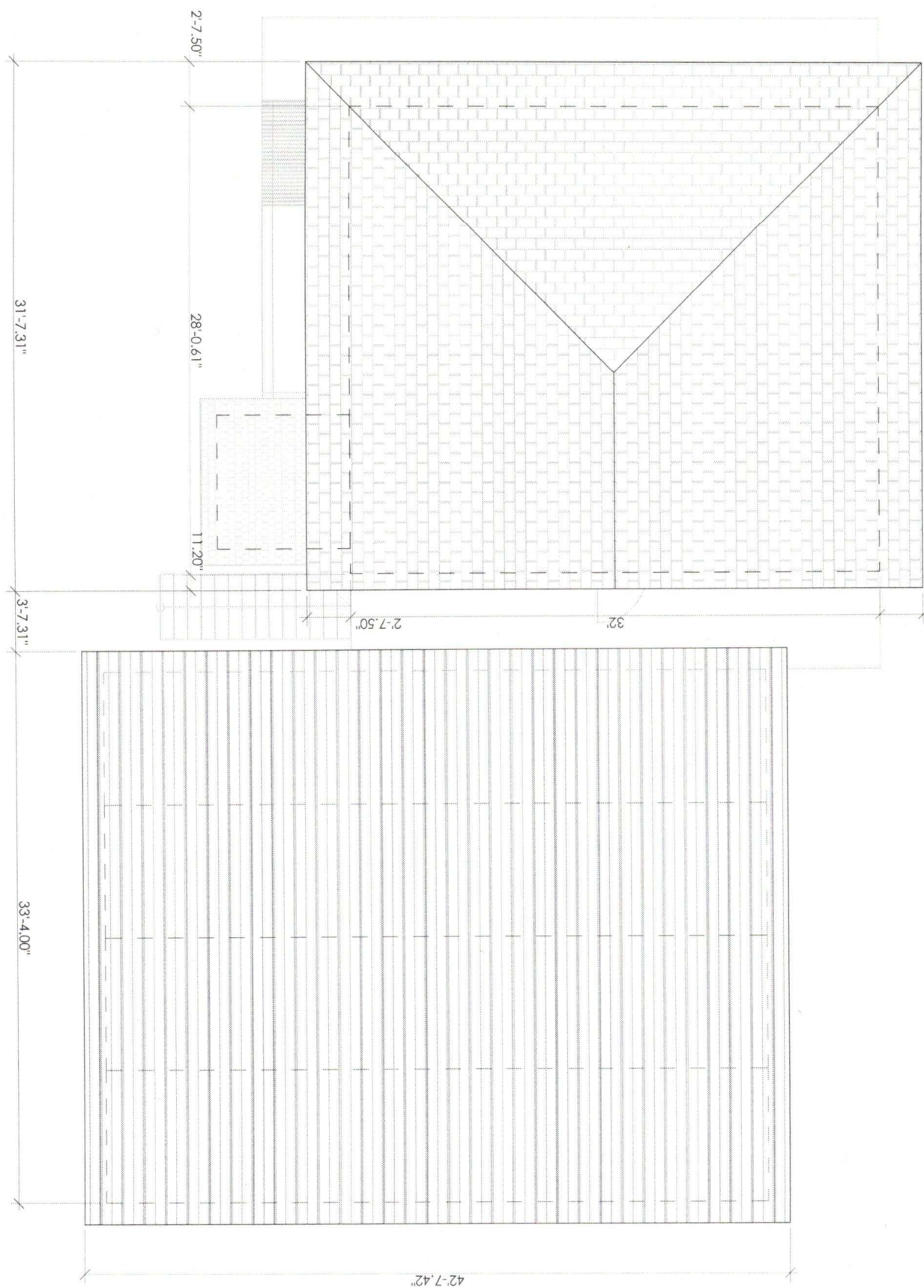


Renders
with TPO
Roof

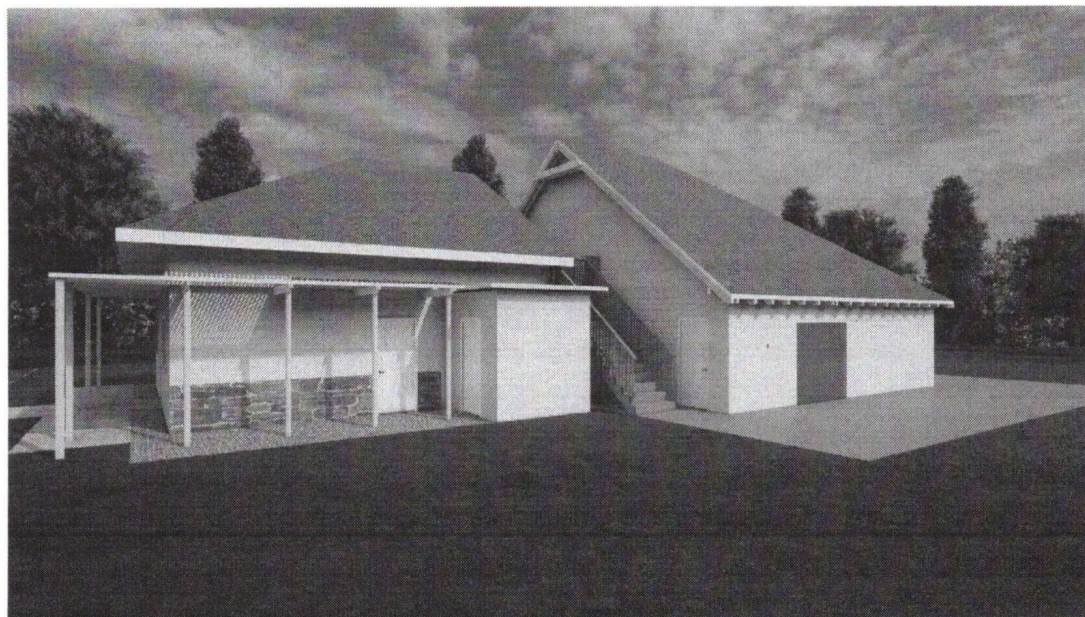
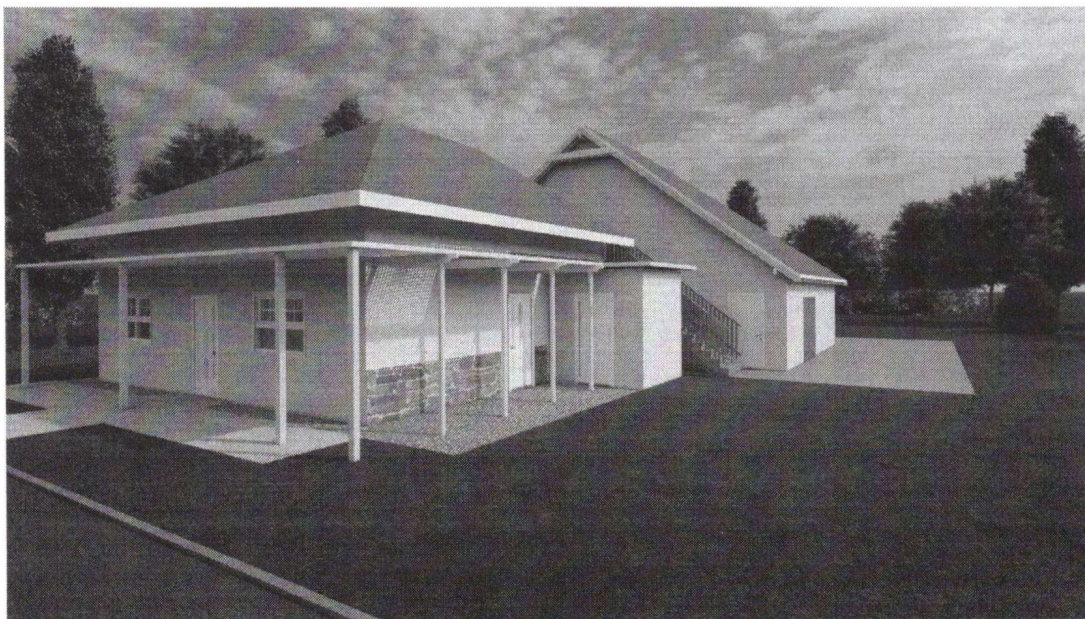
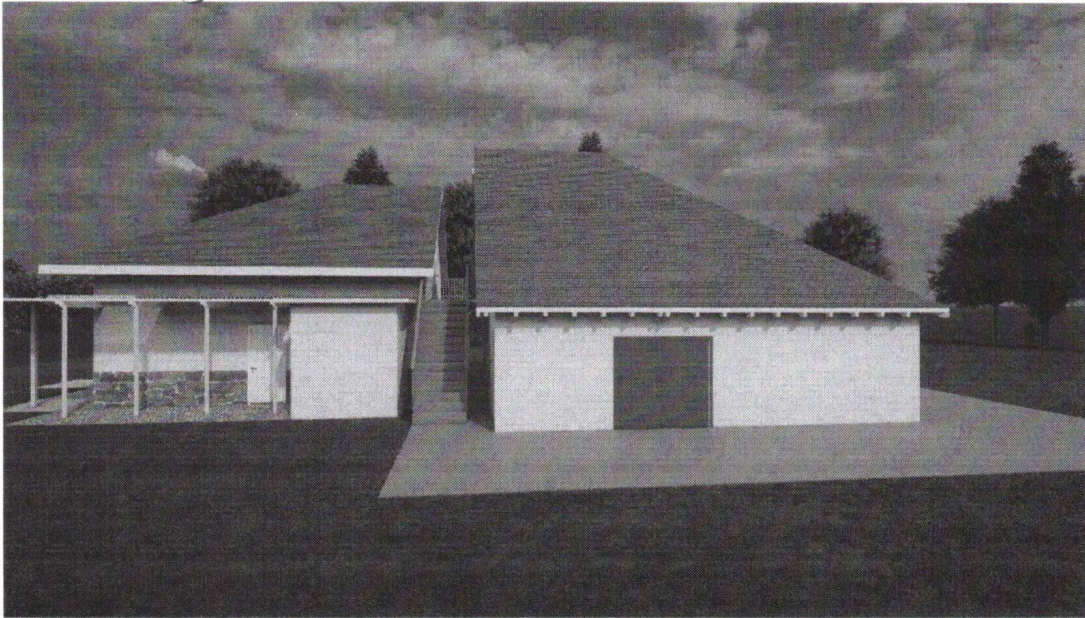
Renders

REQUIRED FOR RE SUBMITTAL

Top view plan
Scale - 1:50



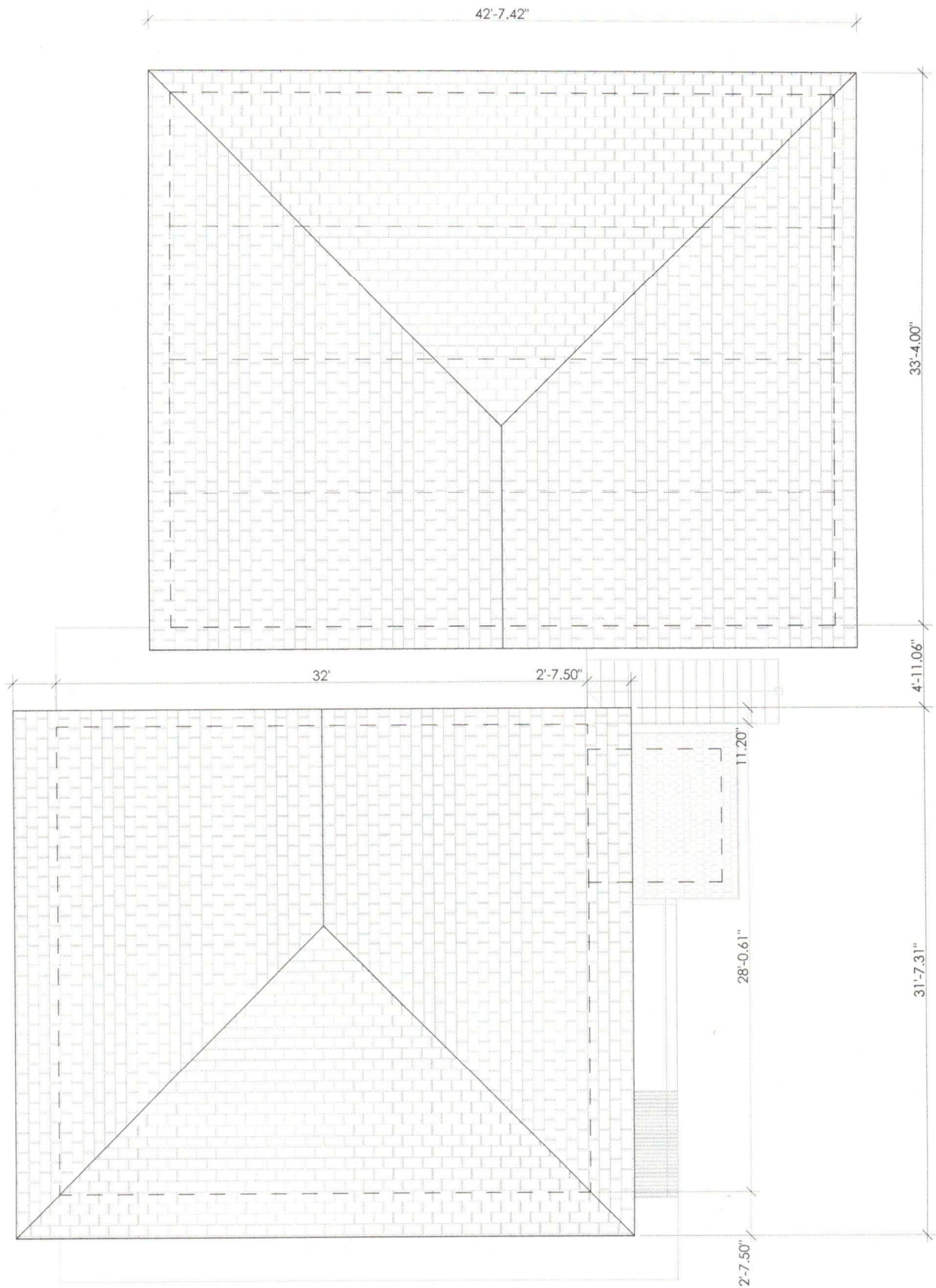
Siding on containers will be LP Smartside



Design for the building

Renders

REQUIRED FOR RESUBMITTAL



Top view plan
Scale - 1:50



Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 8/18/2026

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) TABLED FROM JULY 21, 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 contractor's 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 an indoor office with some indoor storage and a yard in the back that would have company vehicle parking and outdoor storage.

Origination:

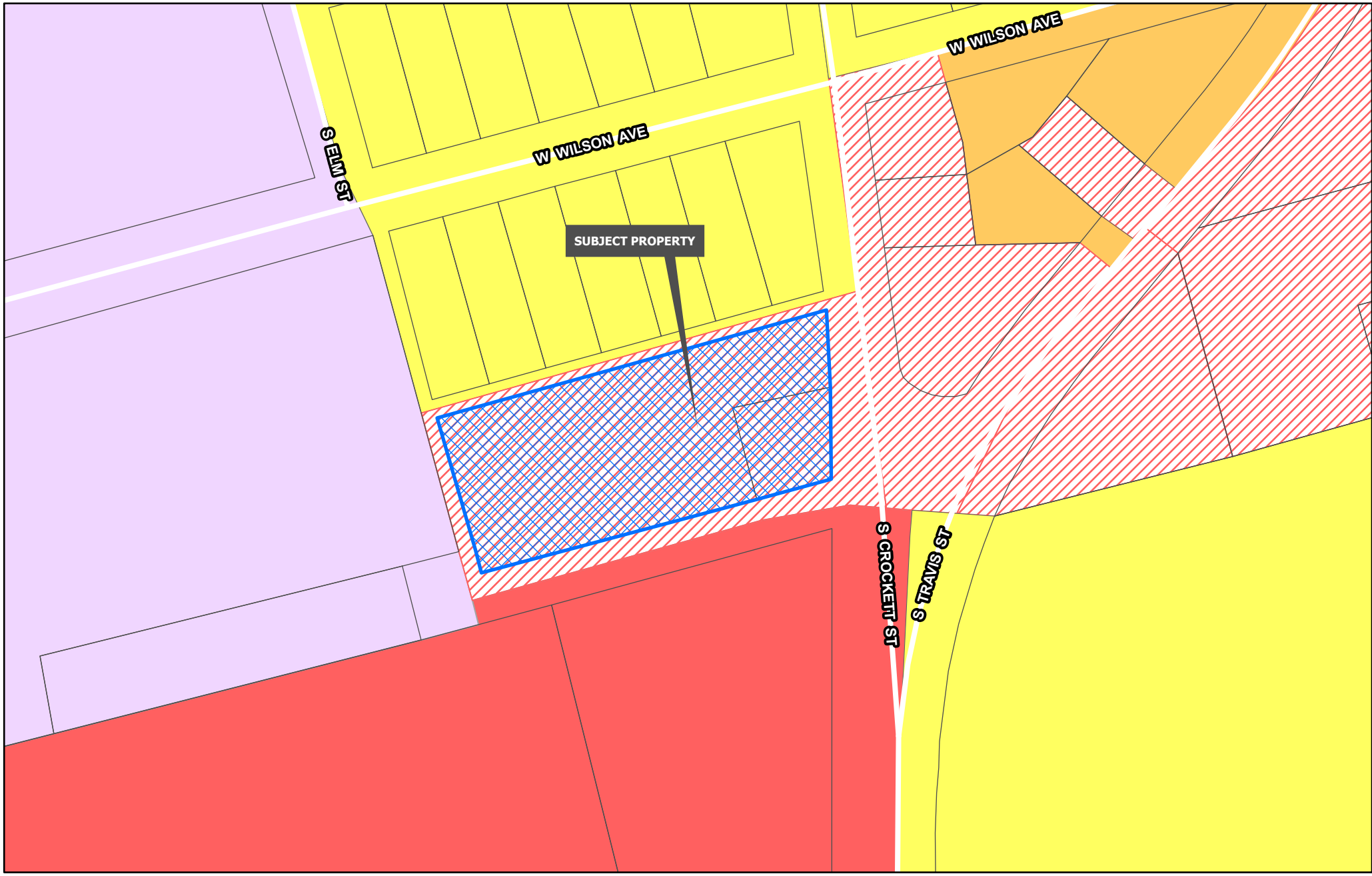
The request of TADLA Properties, LLC (Owner), Ervin Cable Construction (Applicant) and Pipeline Land Services, Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this item.

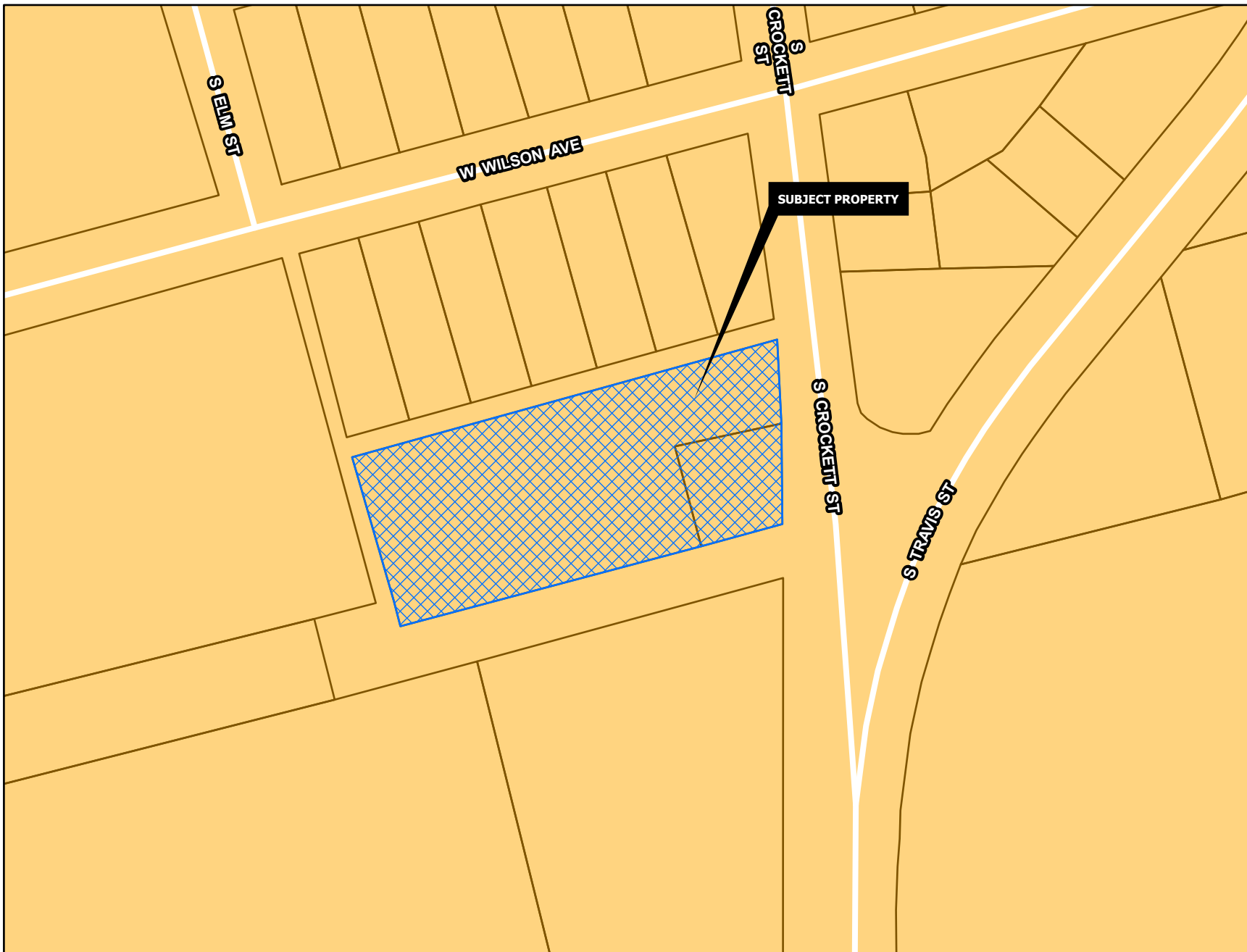
Attachments:

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



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
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	C-N Neighborhood Commercial	PD Planned Development





CORE NEIGHBORHOOD

Intent & Character

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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

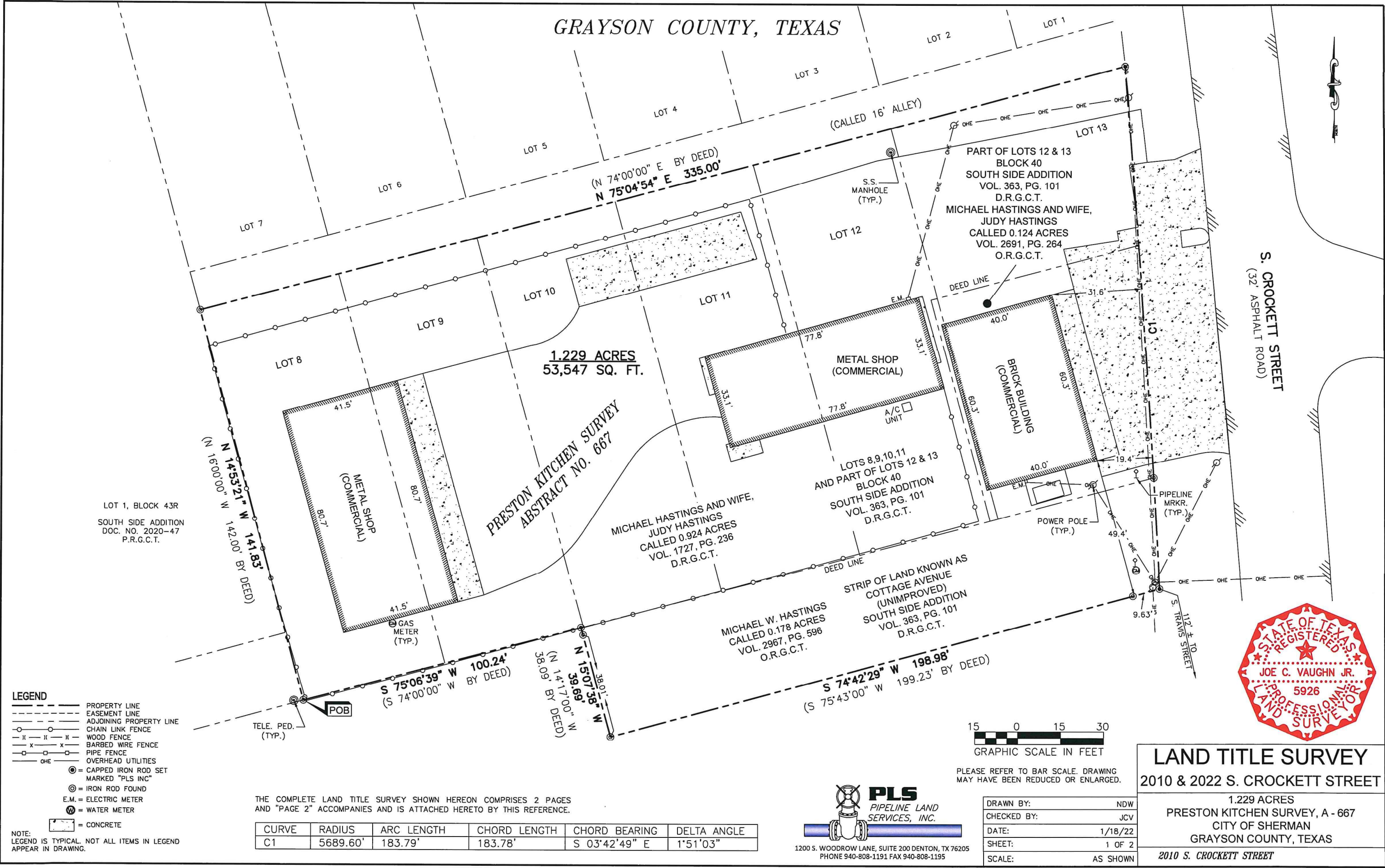
- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.



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.

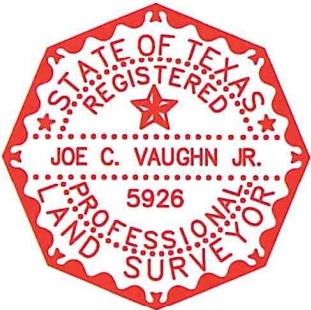
GENERAL NOTES

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

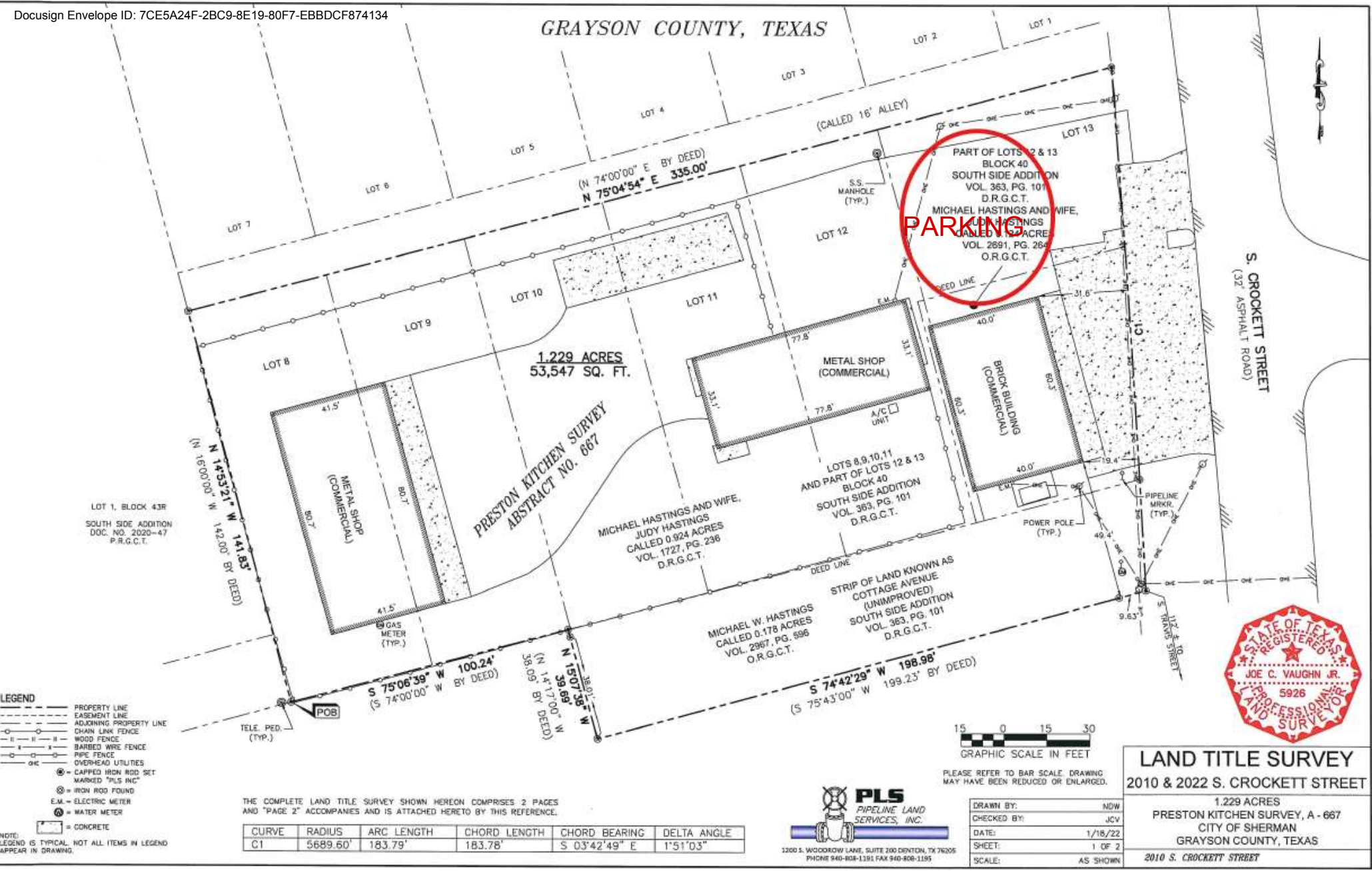
construction will be restored to their original condition or better in accordance with City of Sherman requirements.

Sincerely,

Mary Blackwell

Sr. Office Manager
Ervin Cable Construction

GRAYSON COUNTY, TEXAS





STAFF REVIEW LETTER

August 12, 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, August 18, 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. A Certificate of Occupancy shall be approved and issued by the City prior to any occupancy, use, or operation of the property or structure for the proposed use.
7. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
8. The 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. (*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. Platting of the property is required within 90 days of the Specific Use Permit approval.
14. 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

15. 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: 8/18/2026

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) TABLED FROM JULY 21, 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(Retail Business District) to R-1 (One-family Residential) District
- 11/8/1983 – Zone Change from R-2 (Multifamily Residential) District to C-1(Retail Business District)

Origination:

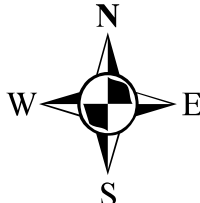
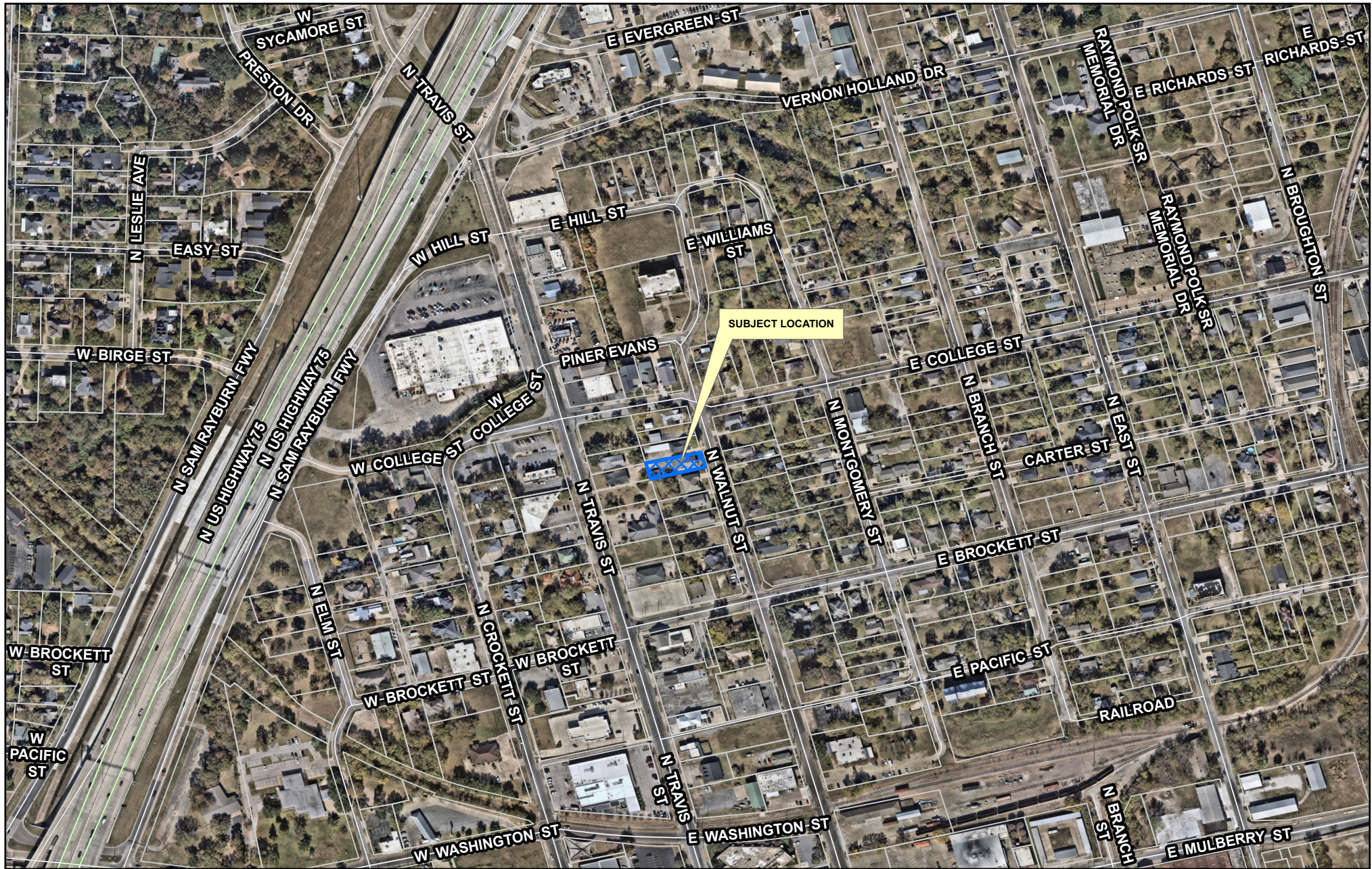
The request of 298 Investment, LLC (Owner), Princeley Jackai (Applicant) and Underwood Drafting & Surveying (Surveyor).

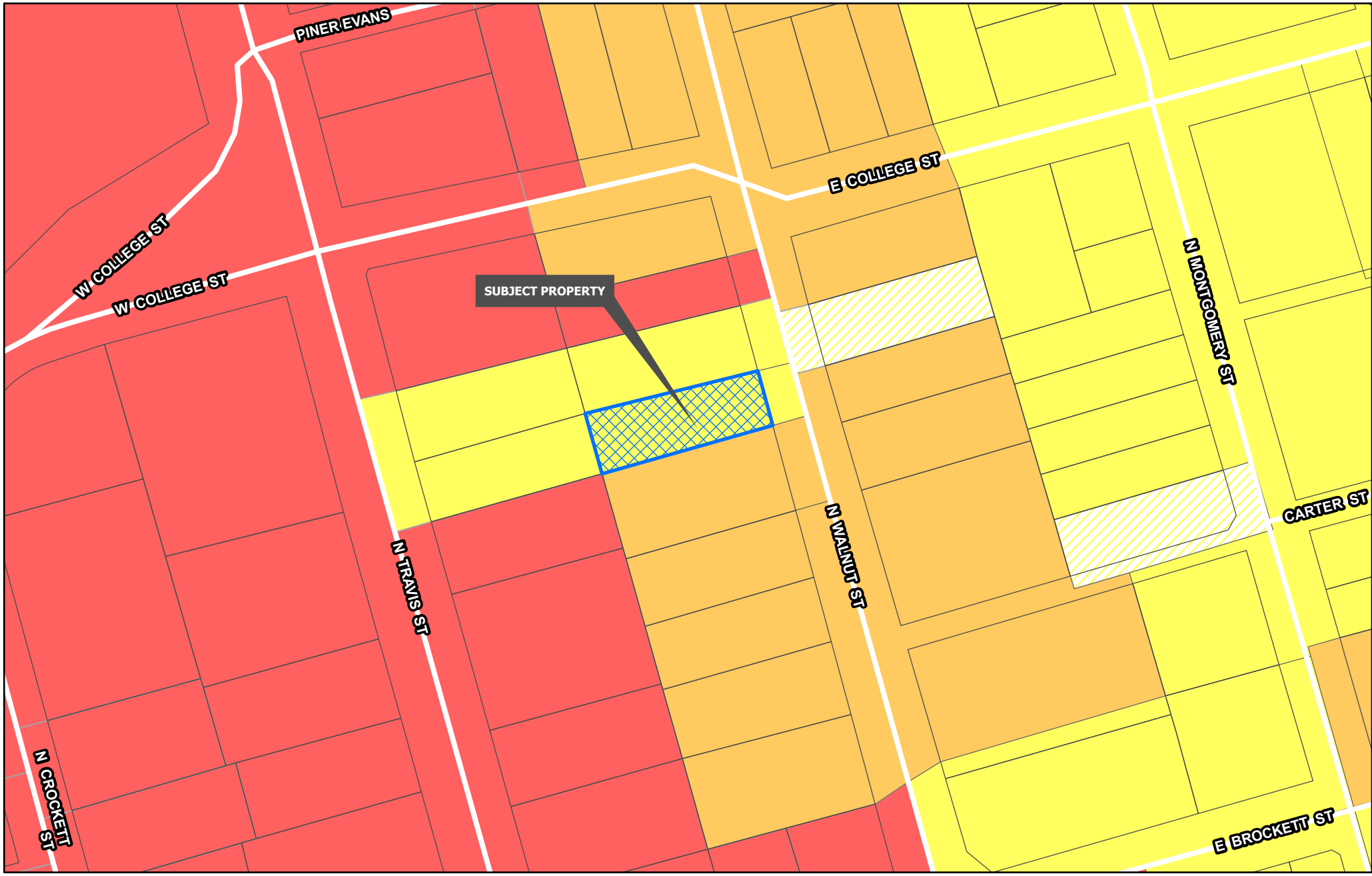
Staff Recommendation:

As of the posting of the agenda and meeting packet, staff has not received any updated documents from the applicant. Staff recommends that this item remain tabled until additional documentation is provided.

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





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

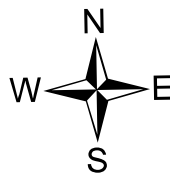
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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;

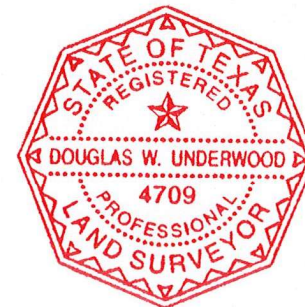
Thence South 15°09'35" East, along the west line of said Walnut Street, a distance of 49.89 feet to a set "X" cut in concrete for the southeast corner of said Parcel No. 2 and the northeast corner of a 75' X 150' Parcel No. 1 of lands conveyed to MWWF, LLC by deed of record in Volume 4543, Page 704,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

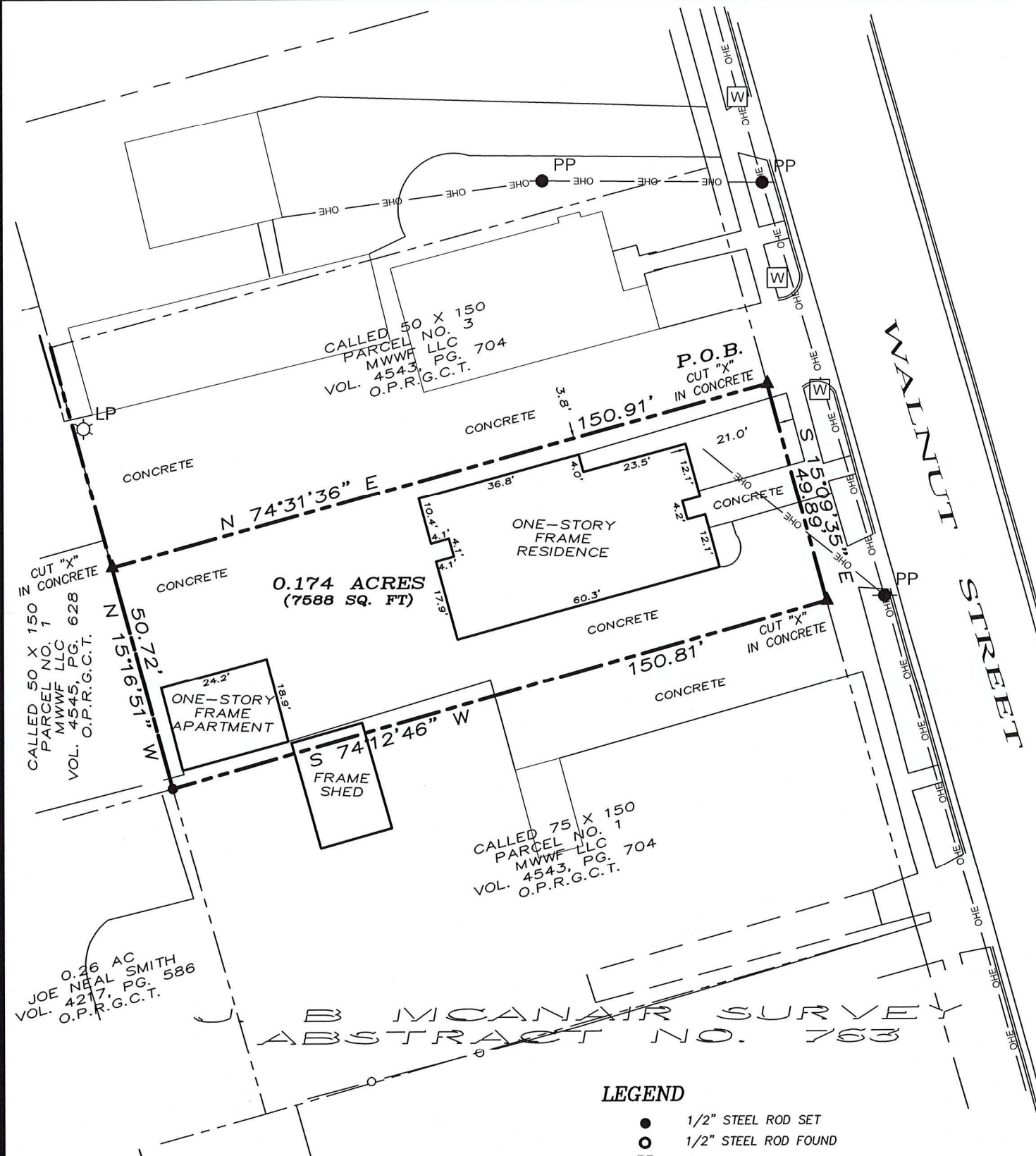
Thence North 15°16'51" West, along the east line of said Parcel No. 1 in Volume 4545, Page 628, a distance of 50.72 feet to a set "X" cut in concrete for the northwest corner of said Parcel No. 2 and the southeast corner of said Parcel No. 3;

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 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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Underwood Drafting & Surveying, Inc.
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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.

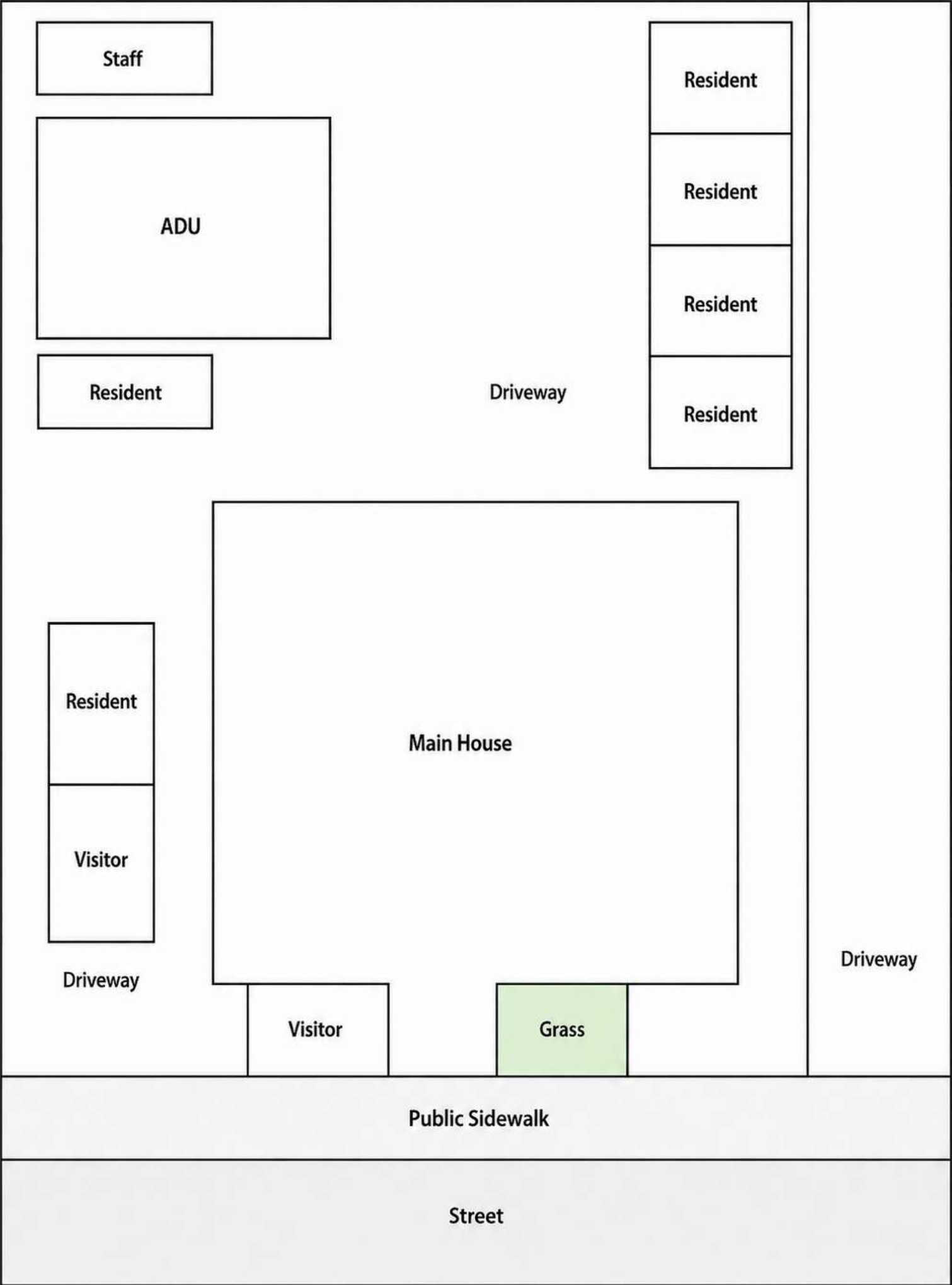
The proposed use will remain residential in nature. Residents will live together in a shared housing environment under written house rules addressing conduct, visitors, parking, noise, cleanliness, and property upkeep. The resident population may include veterans, individuals transitioning from housing 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

August 12, 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, August 18, 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. A Certificate of Occupancy shall be approved and issued by the City prior to any occupancy, use, or operation of the property or structure for the proposed use.
5. The property must be properly maintained in a state of good repair and neat appearance.
6. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
7. 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.
8. 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)*)
9. 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.
10. 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:

11. 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

12. 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

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 Princeley Jackai is the owner or lessee of the Property.
14. There shall be no more than 8 (eight) residents housed at this location at one time.
15. All vehicle maneuvering shall take place on-site. (*Sec. 14.04.003(2)*)
 - a. All parking must be located on this property.
16. 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. 15.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

303 WEST CHERRY STREET (Project No. 000444-2026)

The request of Sovereign Property Group Investment LLC (Owner), Afisu Olamintan (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 303 West Cherry Street, consisting of 0.45 acres in the Samuel Blagg Survey, Abstract No. 56 and currently zoned CO (Office) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.015 to allow a 0' rear setback in lieu of the required 25' for the proposed structure.

Planning and Zoning Commission

B. Site Plan of Bed and Breakfast.

Background:

The property is located at 303 West Cherry Street. The applicant is requesting a Variance and Site Plan approval for a Bed and Breakfast.

The following has been approved at this location:

- 6/9/1998- Zone Change to a C-O District (Office) District. **Ord. No. 4696**
- 6/19/1998- Specific Use Permit to allow a residence in a C-O (Office) District. **Ord No. 4697**

Origination:

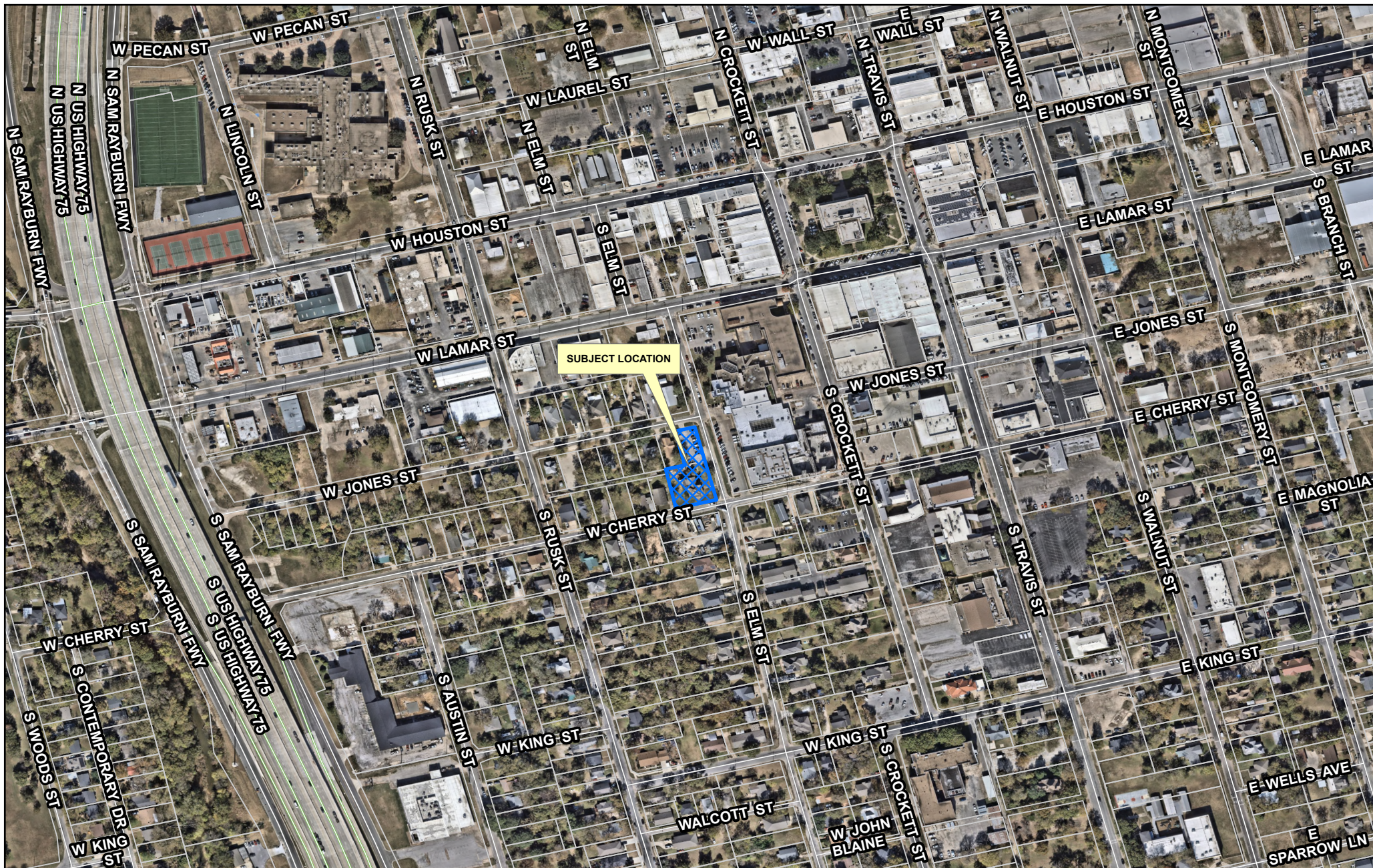
The request of Sovereign Property Group Investment LLC (Owner), Afisu Olamintan (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff does not recommend approval of the variance as the proposed building roof would overhang into the platted alley and the neighboring property.

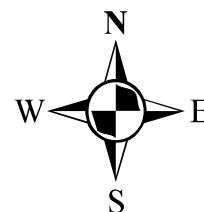
Attachments:

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

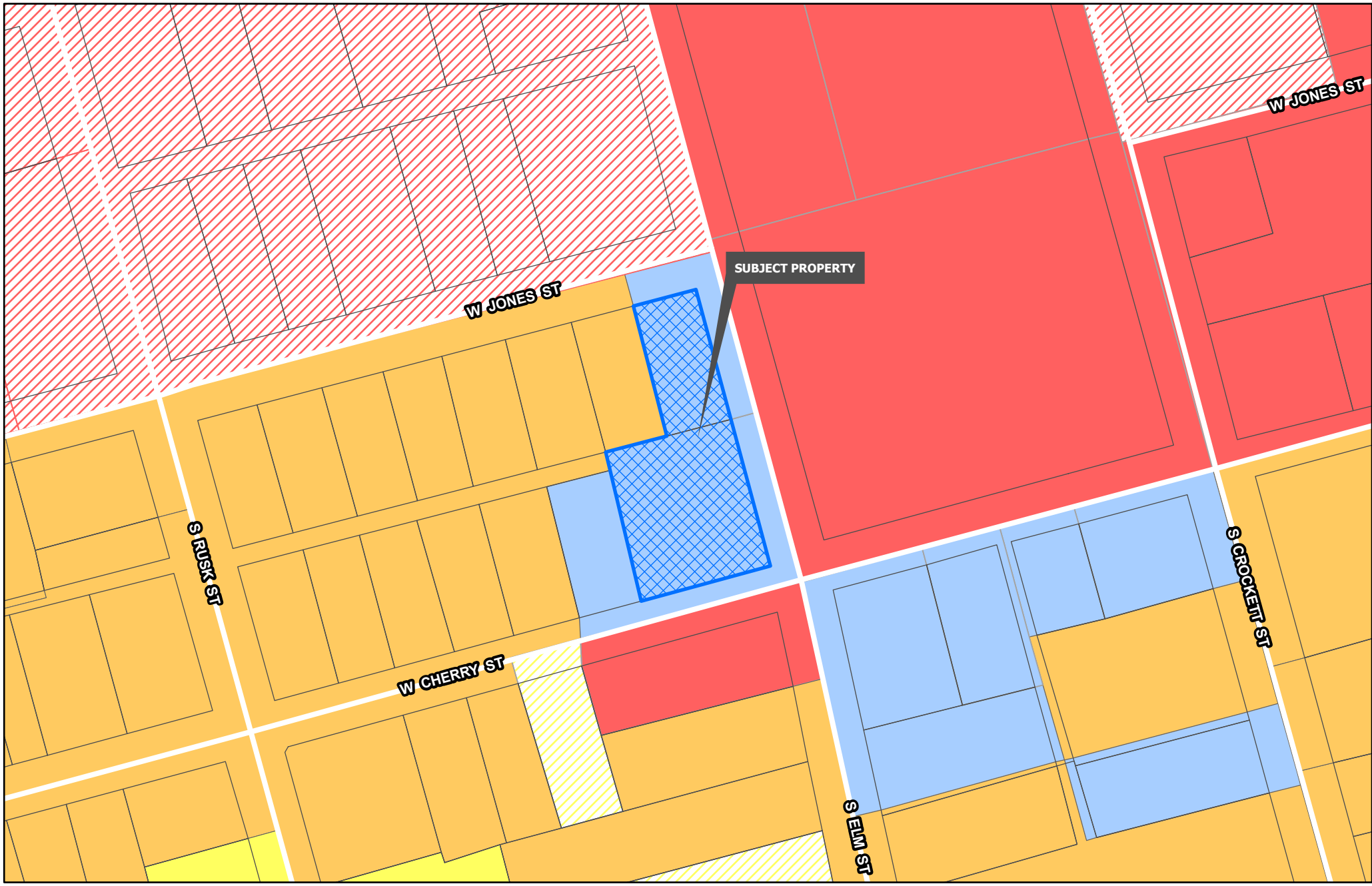


Development Services Department

**CITY OF SHERMAN
LOCATION MAP
303 W CHERRY ST**



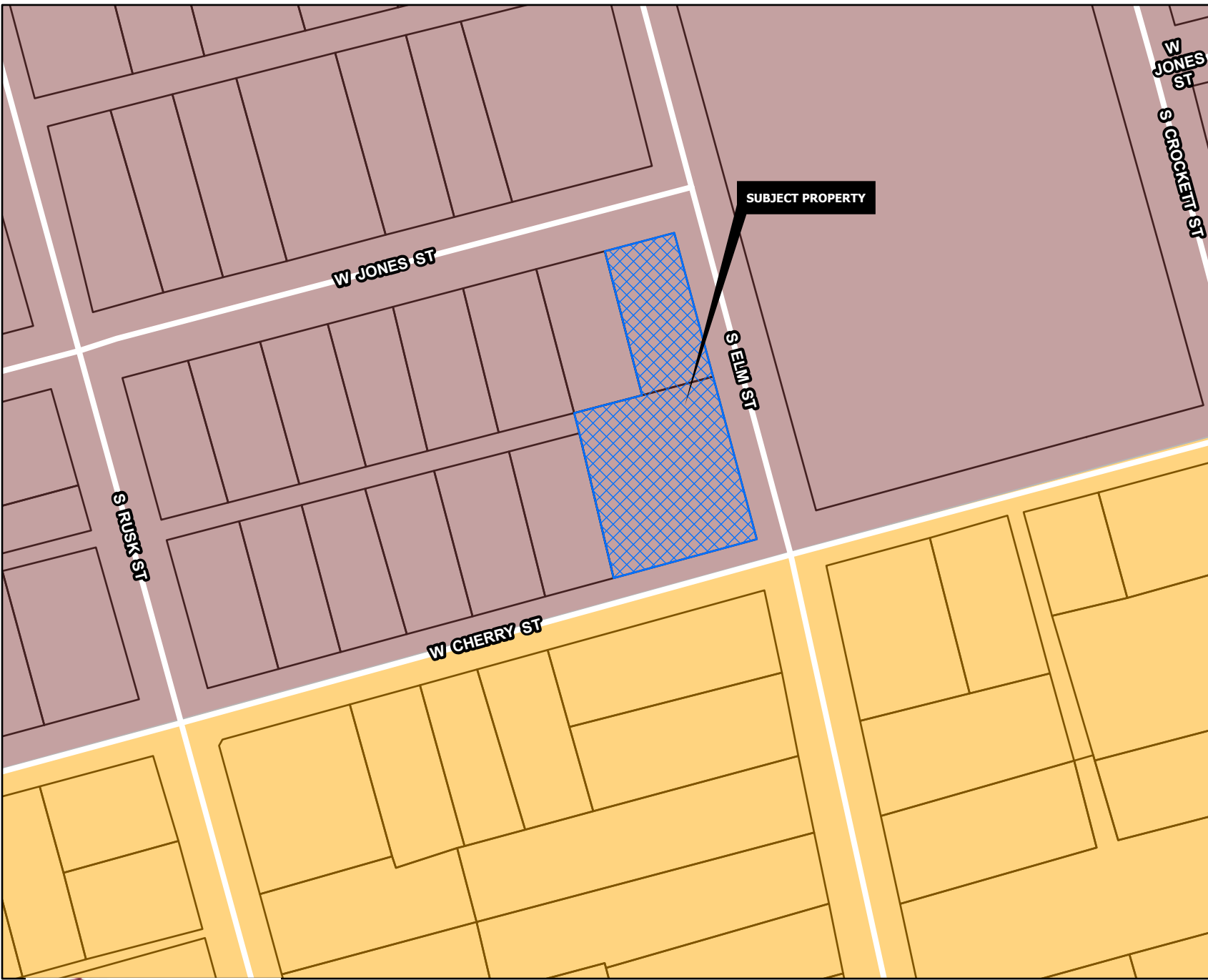
Date: 7/24/2026 2:11 PM



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
303 W CHERRY ST





DOWNTOWN

Intent & Character

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

Appropriate Land Use Types

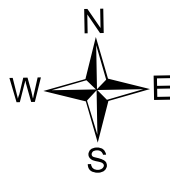
- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

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

Considerations

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

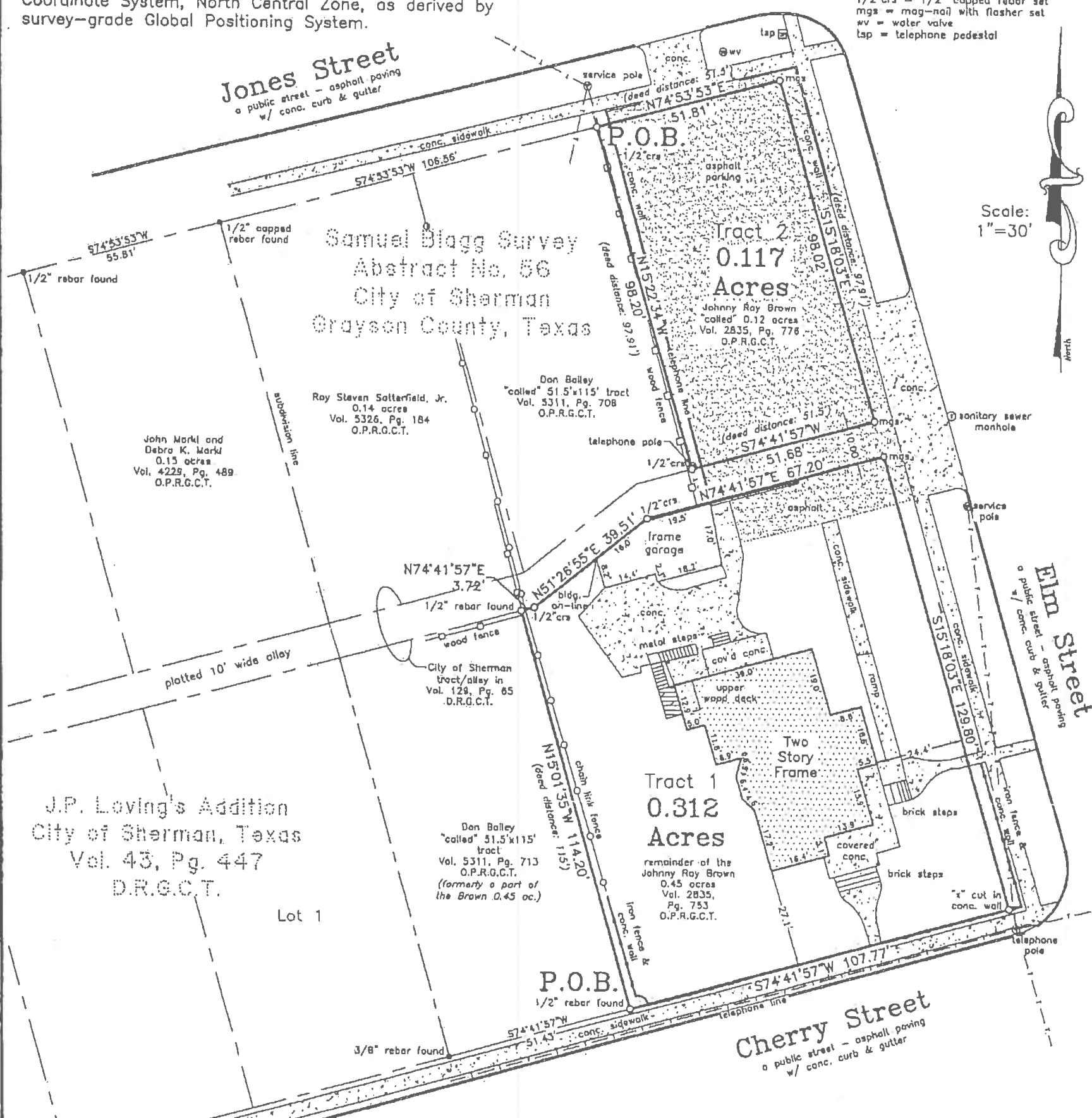




Bearing Base: Grid North, NAD83 Texas State Plane
Coordinate System, North Central Zone, as derived by
survey-grade Global Positioning System.

Legend:
1/2"crs = 1/2" capped rebar set
mgs = mag-nail with flasher set
wv = water valve
lap = telephone pedestal

Scale:
1"=30'



Owner: Johnny Ray Brown
Buyer: Jeremy Poet & Hannah Poet
Address: 303 W. Cherry Street & 302 W. Jones Street
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey 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 F, Revised Date: September 29, 2010.



Job No. BGS300622

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: June 17, 2022

Sale Summary 7/28/22

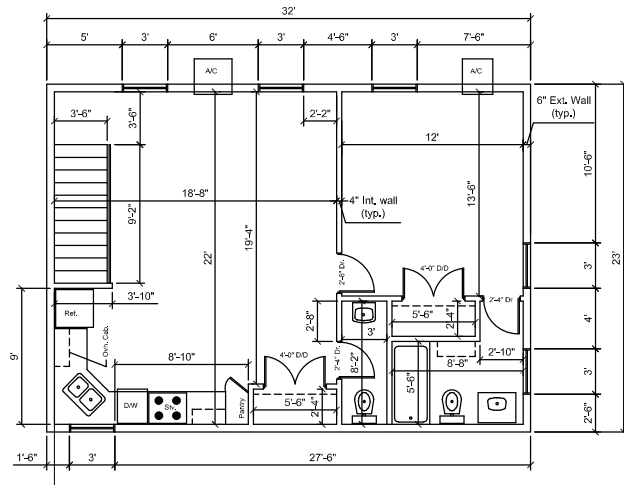
Garage Addition

303 W Cherry Street

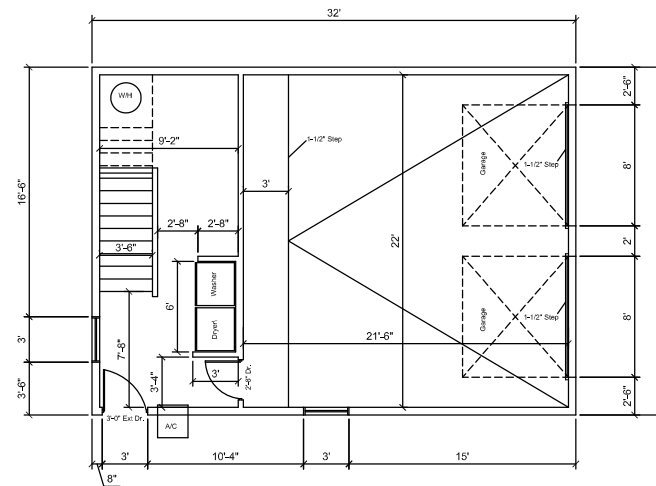
Sherman, Texas

PROJECT DESCRIPTION:

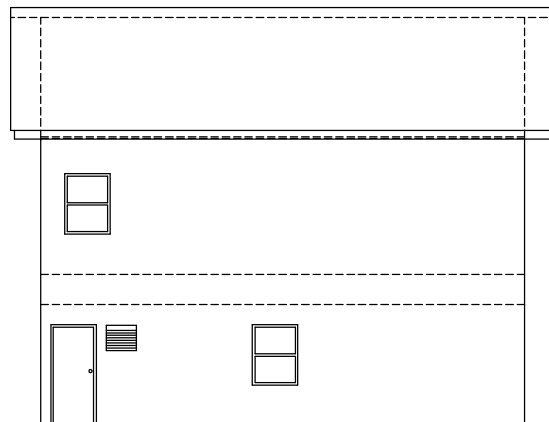
CONSTRUCT A NEW 2-STORY GARAGE BUILDING TO AUGMENT AN EXISTING 2-STORY BUILDING THAT WILL BE CONVERTED TO A BED & BREAKFAST BUSINESS IN DOWNTOWN SHERMAN.



2ND FLOOR PLAN



1ST FLOOR PLAN



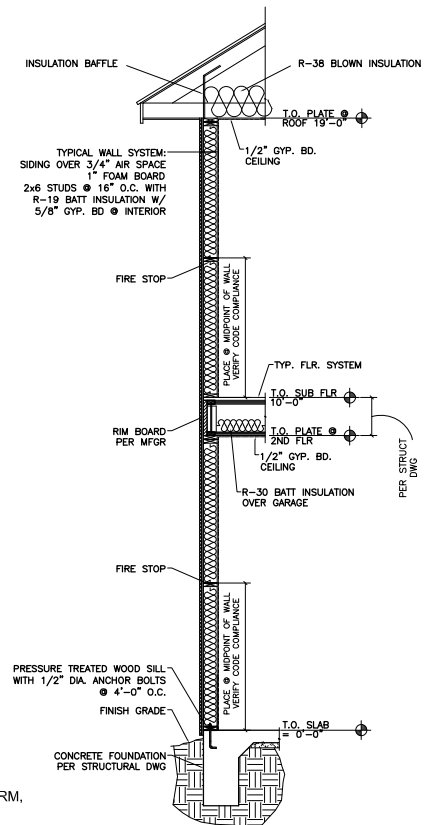
SIDE VIEW



FRONT VIEW

SUMMARY:
1 BEDROOM + LIVING RM,
2-CAR GARAGE

A/C AREA= 966 S.F.
GARAGE= 506 S.F.
TOT. AREA= 1,472 S.F.



WALL SECTION



APM & Associates, Inc.
Engineering • Planning • CM Services
FIRM REG # F-3091
1700 Pacific Avenue, Suite 1020, Dallas, Texas 75201. Phone (214) 748-4888
Title: **PLAN & ELEVATION**
Garage Addition: 303 W Cherry Street, Sherman, Texas



Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

811 NORTH EAST STREET (Project No. 000445-2026)

The request of Oluwafiropo Ropo-Tusin (Owner), ESS Global LLC (Applicant) and Copley Land Surveying (Surveyor), concerning the property located at 811 North East Street, consisting of 0.118 acres, being the North 37 feet of Lot 3, Block 1 in the Hall and Jones Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.008 to allow a 37' lot width in lieu of the required 40'.

Planning and Zoning Commission

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

Background:

The property is located at 811 North East Street. The owner is requesting a Zone Change and Variance.

The following has been denied at this property:

- 8/17/2021 - To allow a 37' wide lot in lieu of the required 60' and a 5,180 square foot lot area in lieu of the required 6,000 square foot for a residential dwelling in an R-1 (One-Family Residential) District/(College Park) Overlay District. **Denied**

Origination:

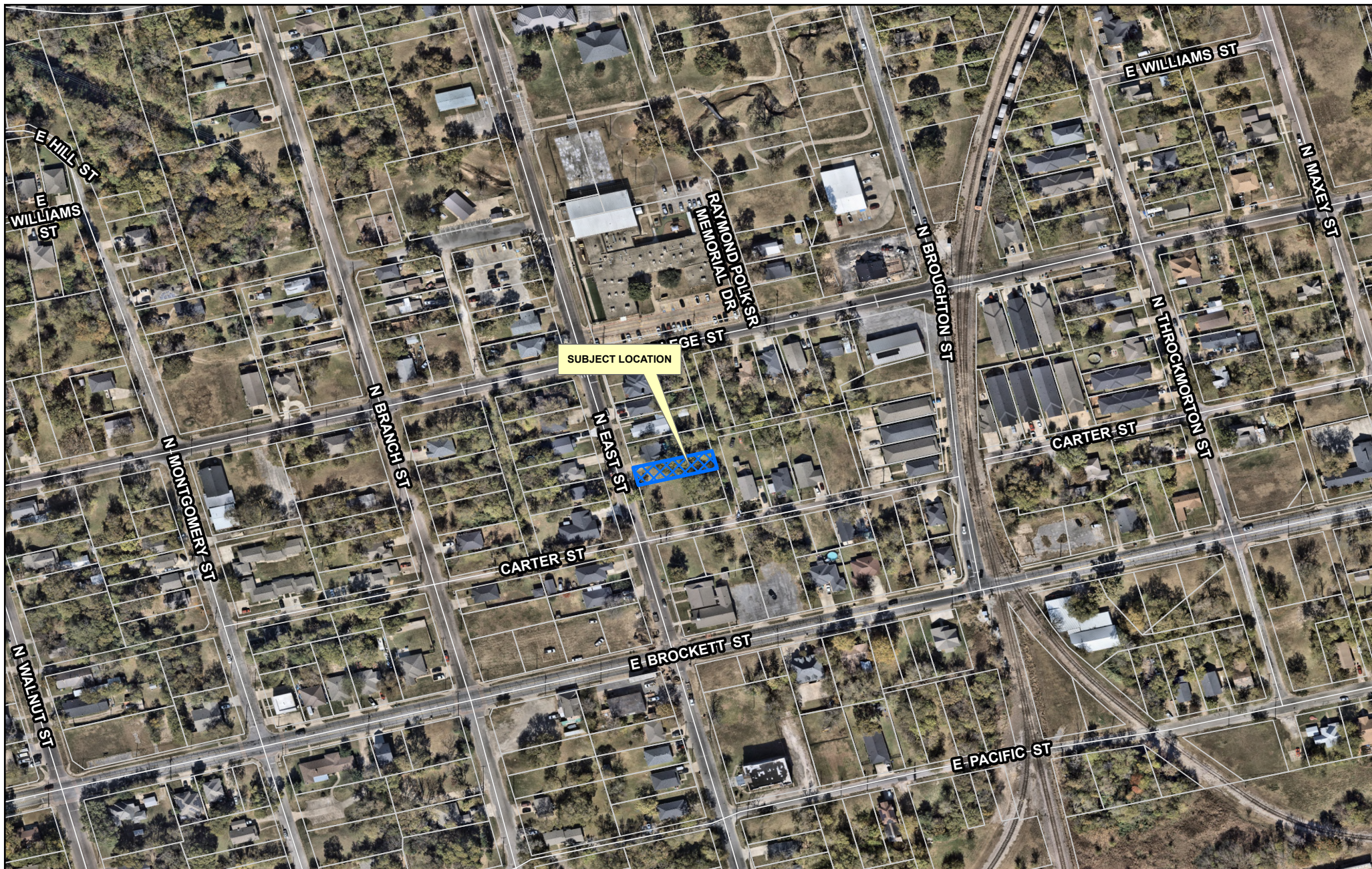
The request of Oluwafiropo Ropo-Tusin (Owner), ESS Global LLC (Applicant) and Copley Land Surveying (Surveyor).

Staff Recommendation:

Staff recommends that the Board of Adjustment deny this request.

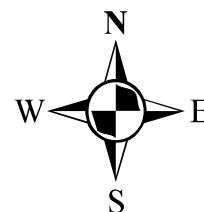
Attachments:

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

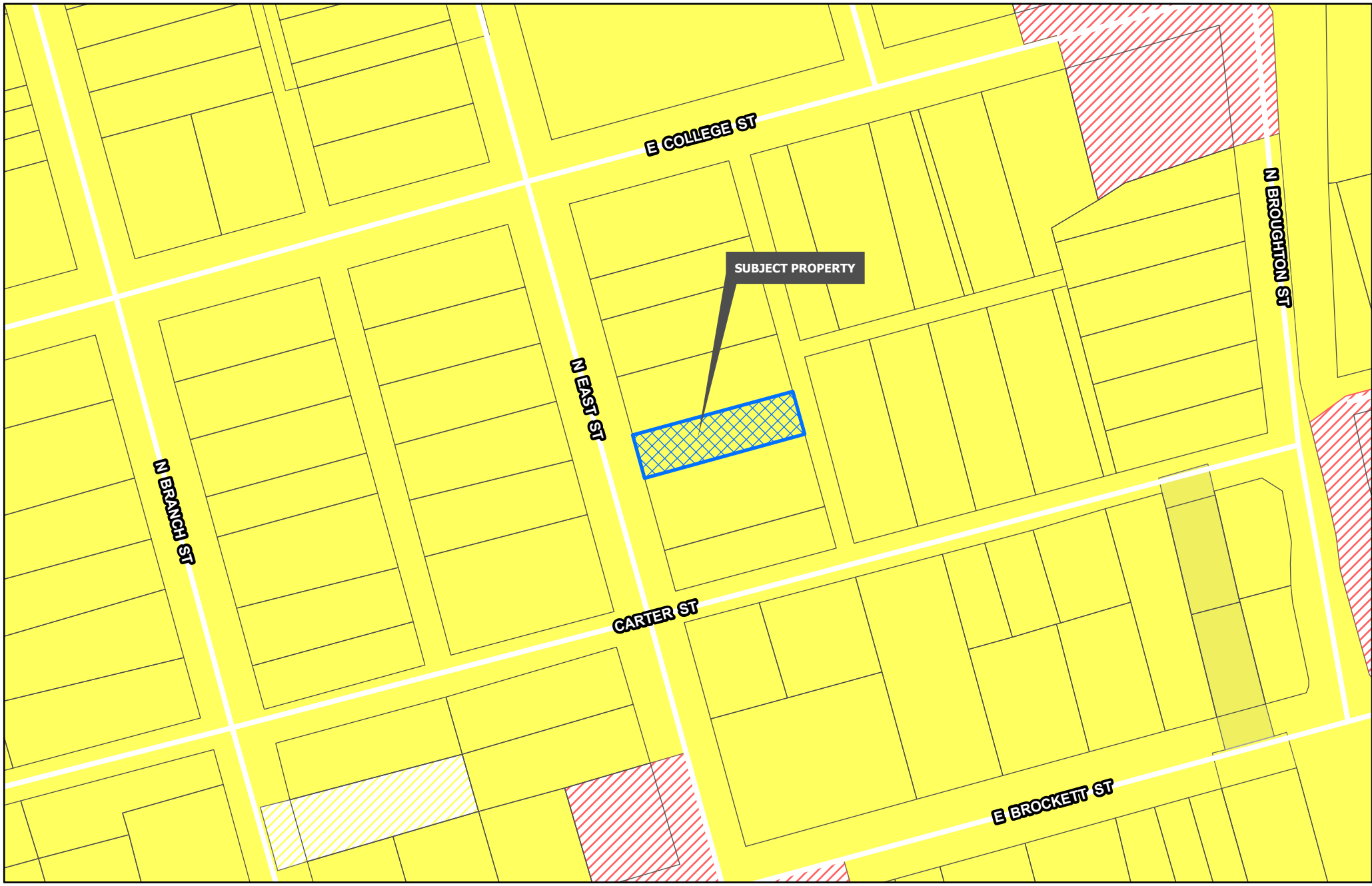


Development Services Department

**CITY OF SHERMAN
LOCATION MAP
811 N EAST ST**



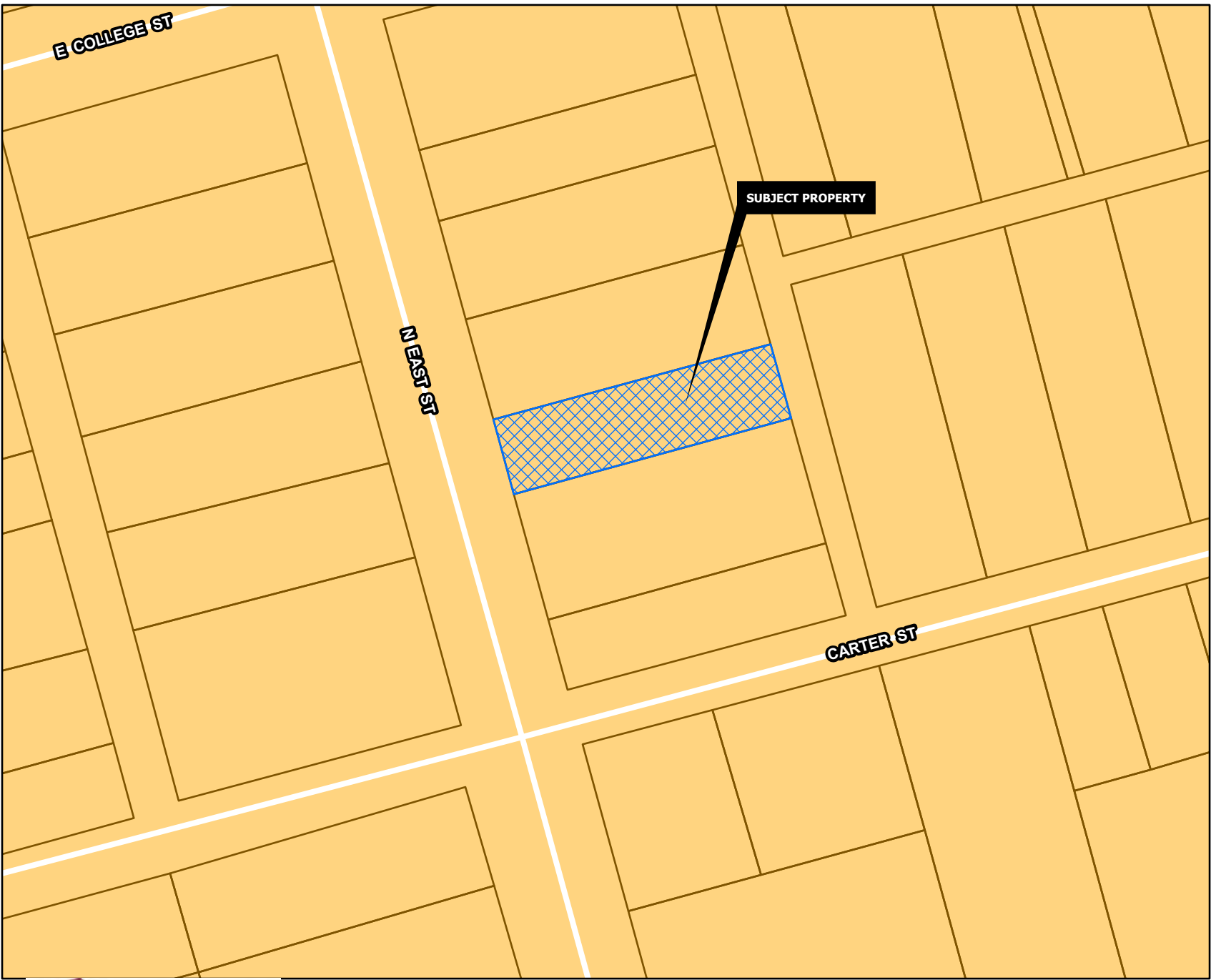
Date: 7/24/2026 2:11 PM



 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
811 N EAST ST





CORE NEIGHBORHOOD

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

Appropriate Land Use Types

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

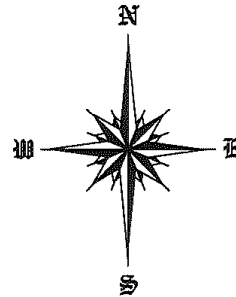
Compatible Zoning Districts

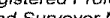
- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

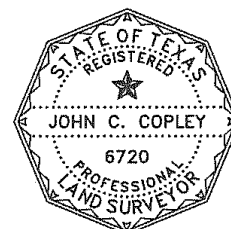
Considerations

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






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



CLS Job# 21010026

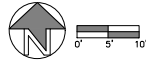
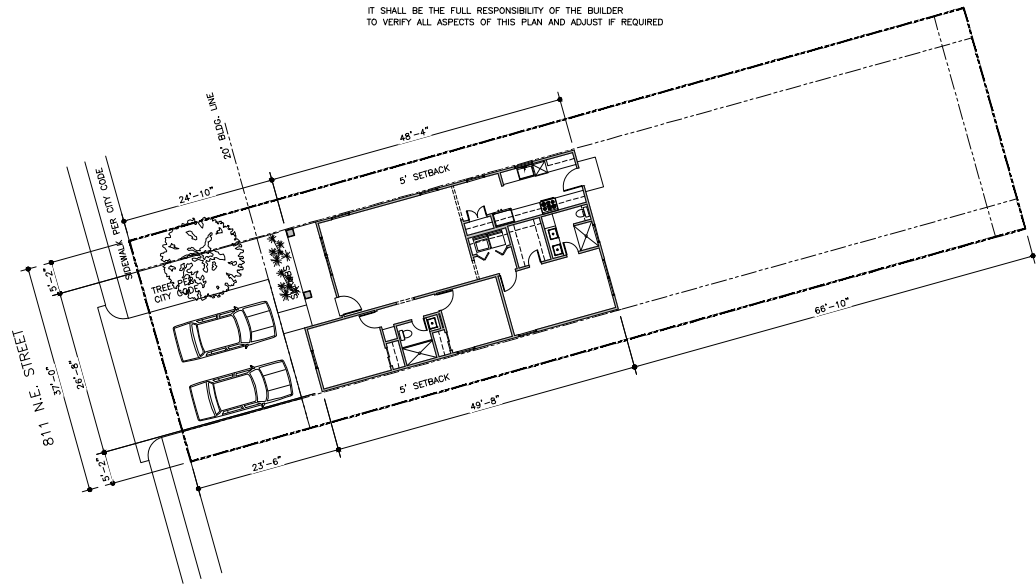
811 N East ~~Street~~ Sherman Tx 75090

Project Narrative

Base on the Survey, The Current Size of the Lot is 37 width and 140 Long.

I am requesting a Variance in width size to meet the 40 Feet width requirement of a R4 Zoning and also a rezoning From Current R5 to R4.

So I can build a Single family home of about 1600 Sqf or Less.



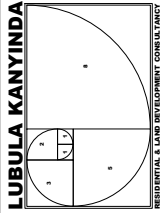
NOTE:
MIN. 2% SLOPE
AWAY FR. BLDG.
LANDSCAPING MUST BE
PER CITY ORDINANCE

SITE PLAN:
SCALE: 1"=10'-0"
811 N. EAST STREET
LOT 3, BLOCK 1 OF
HALL AND JONES ADDITION
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
DATE: SEPTEMBER 2024

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER
TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED

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

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LUBULA KANYINDA
8142 MOSSBERG DRIVE
ARLINGTON, TEXAS 76002
PH: 682.551.6960
EMAIL: dkon.kanyinda@live.com
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PROJECT TITLE:

A NEW HOUSE

811 N. EAST STREET
SHERMAN, TEXAS ZIP

REVISIONS:

NO.	DATE	REVISION
1	09/01/24	ISSUED FOR PERMIT

DRAWN BY:

PROJ. COORD.:

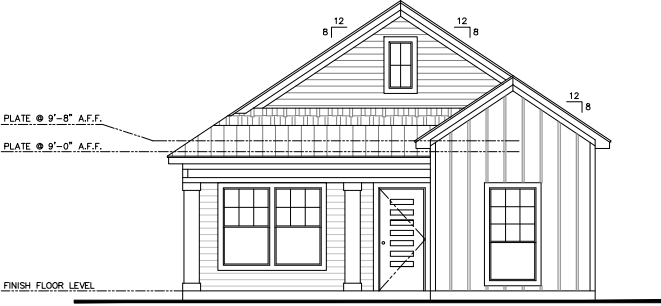
PROJ. COORD.:

DWG. TITLE:

SITE PLAN

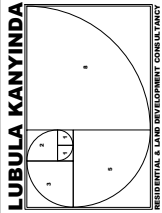
SHEET#:

SITE



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

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ARLINGTON, TEXAS 76002
PH: 682.551.6960
EMAIL: dkon.kanyinda@live.com
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PROJECT TITLE:

A NEW HOUSE

811 N. EAST STREET
SHERMAN, TEXAS ZIP

REVISIONS:

DRAWN BY:

PROJ COORD.:

PROJ COORD.:

DWG TITLE:

**EXTERIOR ELEVATIONS
ROOF PLAN, NOTES**

SHEET#:

3.0



Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1422 WEST HOUSTON STREET (Project No. 000452-2026)

The request of Willow Bend Holdings (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1422 West Houston Street, consisting of 0.524 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 Automobile repair, body work or painting in a C-2 (General Commercial) District.

Background:

The property is located at 1422 West Houston Street. The property owner is requesting a Specific Use Permit for Automobile repair, body work or painting.

The following has been approved at this location.

- 11/18/2025 - Zone Change from C-1 (Retail Business) District to C-2 (General Commercial) District. **Ord. No 6911**
- 11/18/2025 - Specific Use Permit under Section 14.06.009 to allow Automotive Repair, body work, or painting in a C-2 (General Commercial) District. **Ord No. 6912**
- 11/18/2025 - Public Hearing and Variance under Section 14.02.017 to allow 1' side set back in lieu of the required 15'.
- 11/18/2025 - Public Hearing and Variance Under Section 14.02.017 to allow a 6.89' side set back in lieu of the required 15'.

Origination:

The request of Willow Bend Holdings (Owner) and Copley Land Surveying (Surveyor).

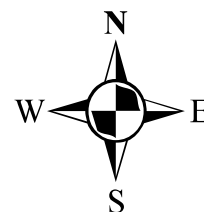
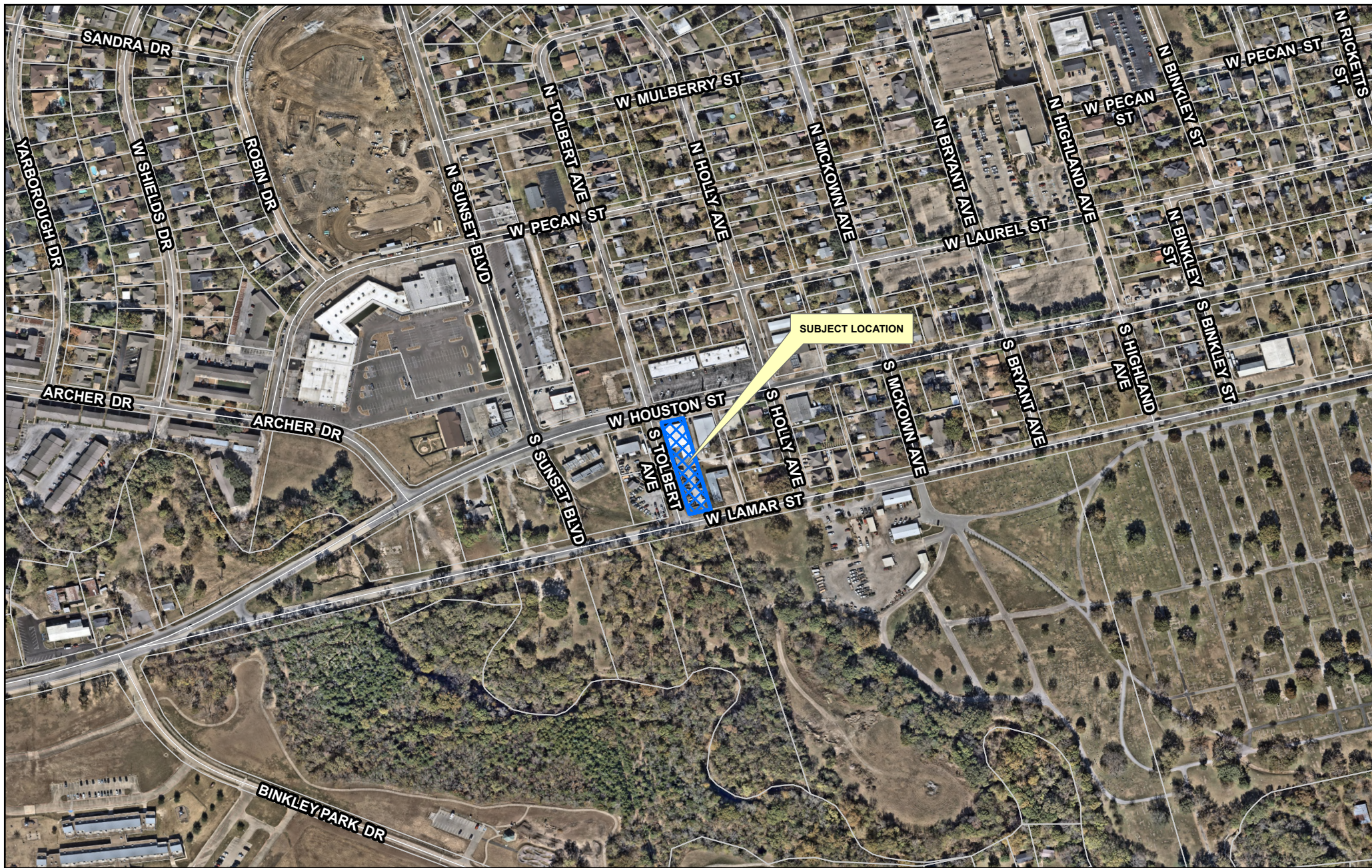
Staff Recommendation:

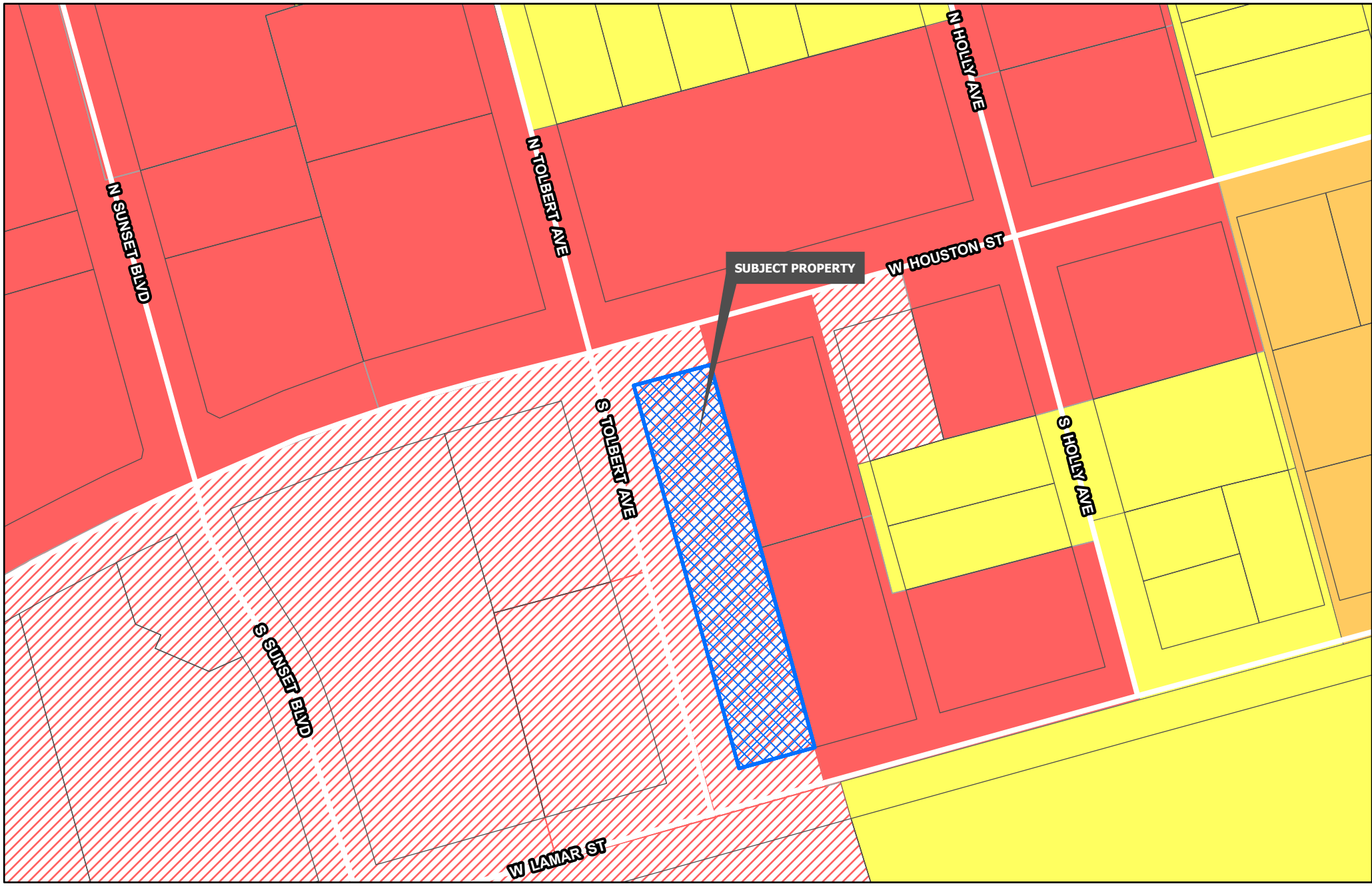
Staff has no recommendation for this item.

Attachments:

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

6. Site Plan/Landscape Plan
7. Elevation
8. Staff Review Letter

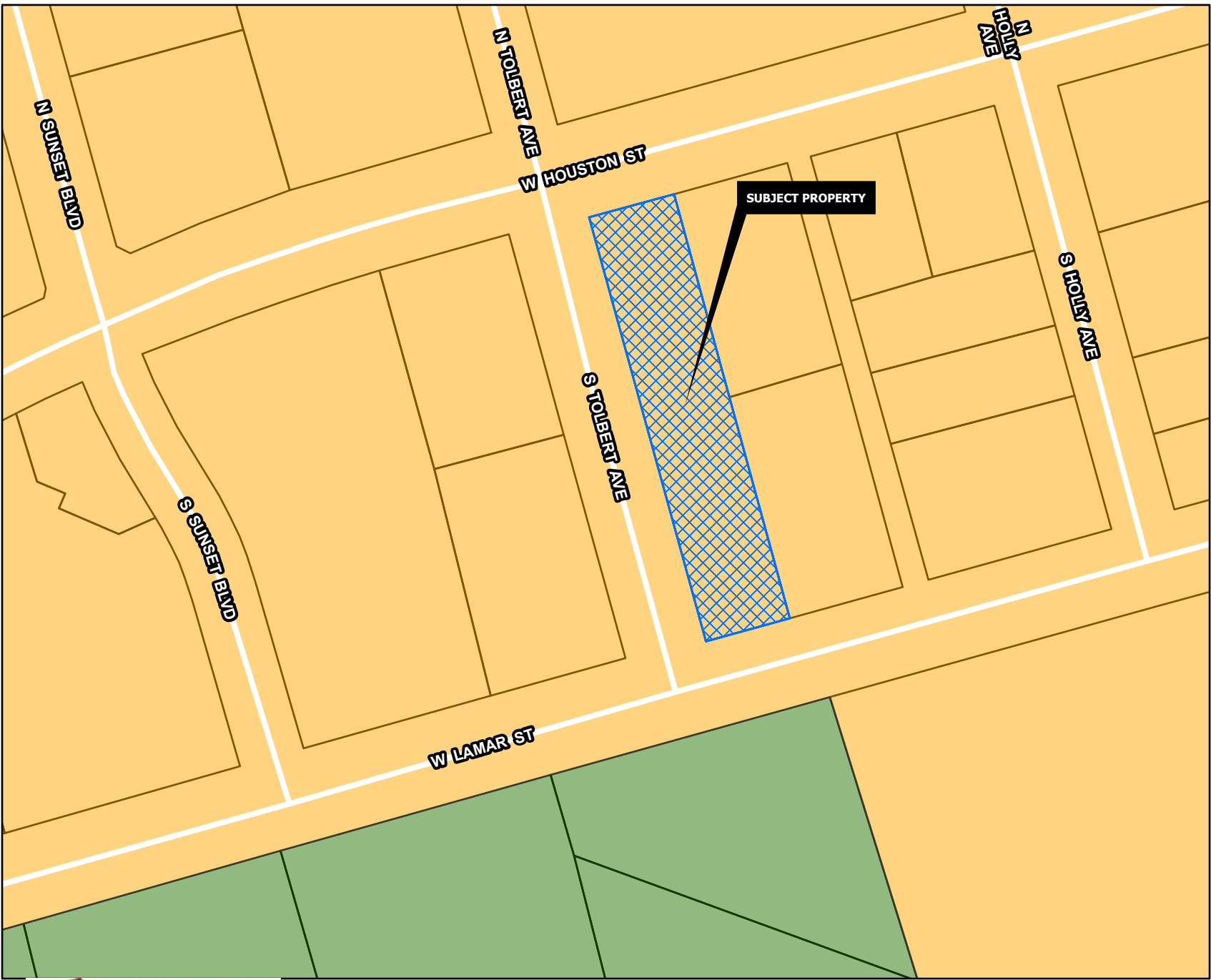




- | | | |
|--------------------------------|--------------------------------|----------------------------|
| Planning & Zoning | R-4 Patio Home Residential | C-O Office |
| R-A Residential Agricultural | R-2F Duplex Residential | C-1 Retail Business |
| R-E Estate Residential | R-TH Townhome Residential | 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
1422 W HOUSTON ST





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

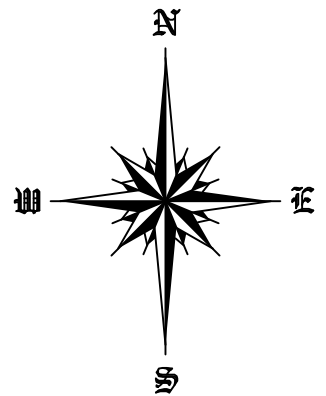




~ PROPERTY ADDRESS ~
1422 W. HOUSTON STREET
SHERMAN, TEXAS

CLS Job# 25090320

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



e. RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY OF
RECORD IN VOLUME 840, PAGE 73, DEED RECORDS,
GRAYSON COUNTY, TEXAS.
AFFECTS THE SUBJECT TRACT, AS THE DOWN GUY
ANCHOR SHOWN

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McNair Survey, Abstract No. 763, and being a all of a 0.52 acre tract of land conveyed to Texas Aquastore, INC. by deed of record in Volume 5658, Page 361, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found maintaining the intersection of the south line of W. Houston Street, and the east line of S. Tolbert Avenue, and the northwest corner of said 0.52 acre tract.

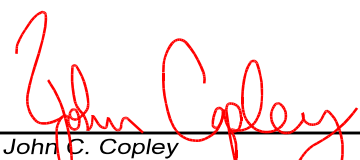
Thence **North 74°20'26" East**, along the south line of said W. Houston Street, and the north line of said 0.52 acre tract, a distance of **66.00 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 for the northeast corner of said 0.52 acre tract and the northwest corner of a 0.37 acre tract of land conveyed to Andrus-Sims Partnership, by deed of record in Volume 3170, page 668, of said Official Public Records;

Thence **South 15°36'10" East**, along the east line of said 0.52 acre tract and the west line of said 0.37 acre tract, passing a 1/2" steel rod found maintaining the southwest corner of said 0.37 acre tract, and the northwest corner of a 87.60' x 160' tract of land conveyed to Bobby D. Cathey and Patsy F. Cathey by deed of record in Volume 4955, Page 21 of said Official Public Records, at a distance of **186.19 feet**, continuing along the west line of said 87.60' x 160' tract for a total distance of **346.07 feet** to a 1/2" steel rod found in the north line of W. Lamar Street, maintaining the southeast corner of said 0.52 acre tract and the southwest corner of said 87.60' x 160' tract;

Thence **South 74°15'34" West**, along the north line of said W. Lamar Street and the south line of said 0.52 acre tract, a distance of **66.00 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 for the southwest corner of said 0.52 acre tract and the intersection of the north line of said W. Lamar Street and the east line of said S. Tolbert Street;

Thence **North 15°36'10" West**, along the east line of said S. Tolbert Street and the west line of said 0.52 acre tract, a distance of **346.16 feet** to the **Point-of-Beginning** and containing **0.524 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 C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 9/22/2025
DATE OF LAST REVISION: 9/29/2025



Legend

- SD STORM DRAIN INLET
- SC SEWER CLEANOUT
- GA GUY ANCHOR
- PP POWER POLE
- GM GAS METER
- AC AIR CONDITIONER
- FD FIRE HYDRANT
- WV WATER VALVE
- BCM BURIED CABLE MARKER
- BFS BURIED FIBER OPTIC SIGN
- TV TELEPHONE VAULT
- TV TELEPHONE VAULT

- BL BOUNDARY LINE
- PL PROPERTY LINE
- OHE OVERHEAD ELECTRIC
- B BUILDING
- SF STOCKADE FENCE
- AS ASPHALT
- G GRAVEL
- C CONCRETE

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

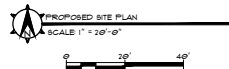
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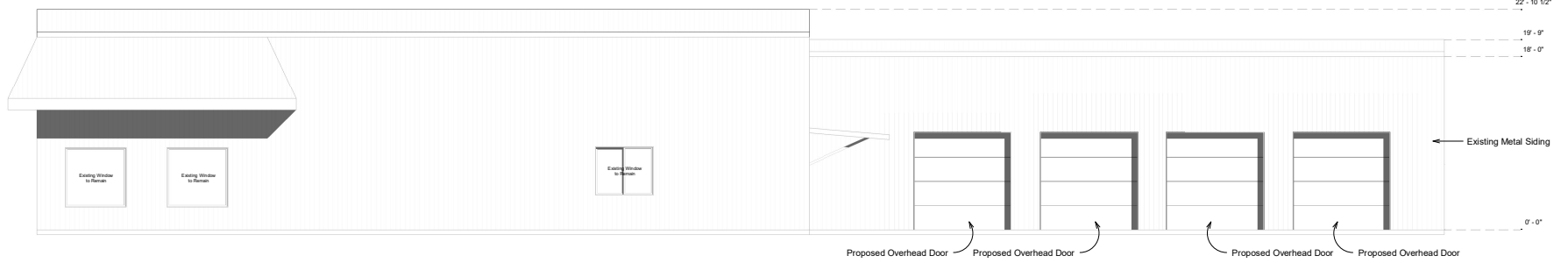
Copyright © 2025
Copley Land Surveying, Inc.
All rights reserved.



GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.
2. PROPOSED AUTO SHOP WILL NOT PROVIDE "QUICK SERVICE".

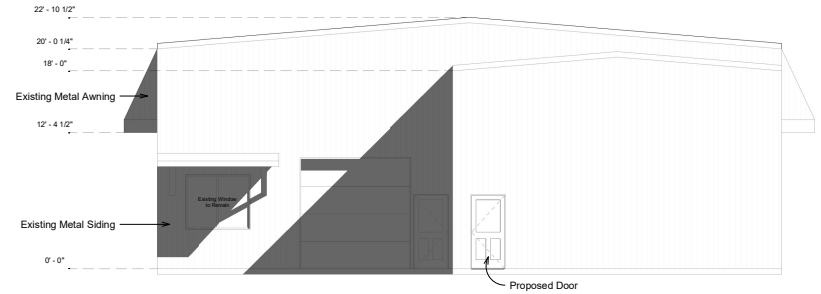




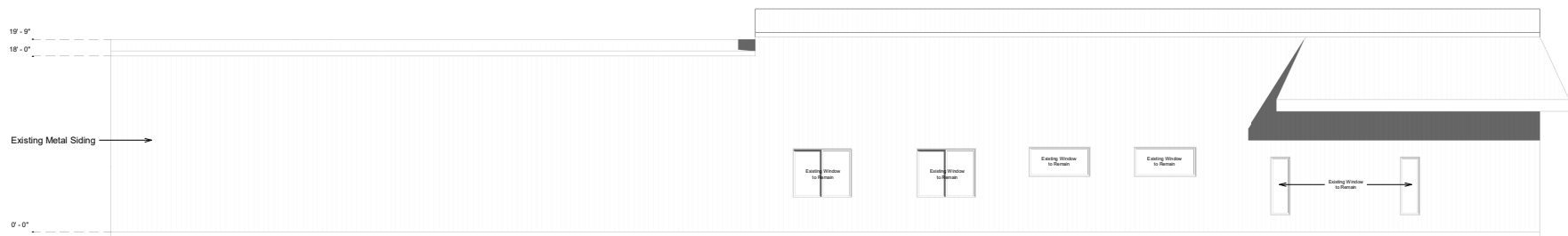
Right Elevation



Front Elevation



Rear Elevation



Left Elevation

Exterior Elevations

Project Location: Spur 316
Drawing Title: Exterior Elevations
Drawing Number: A7
Scale: 3/16" = 1'-0"

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THIS DOCUMENT IS THE PROPERTY OF S&S ARCHITECTS & DESIGN, P.C. 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 S&S ARCHITECTS & DESIGN, P.C. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

Project Address:
1422 W. Houston Street
Sherman, TX 75092

501 Spur 316, # 102
Pottsboro, TX 75076
903.647.9851
ssas@findingsanddesign@gmail.com





Right Elevation



Front Elevation



Rear Elevation



Left Elevation

Conceptual

STAFF REVIEW LETTER

August 12, 2026

Sent via email

Gareb Tahir
1504 W Houston St
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile repair, body work or painting in a C-2 (General Commercial) District located at 1422 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 18, 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. The property must be properly maintained in a state of good repair and neat appearance.
7. 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.
8. 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)*)
9. 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.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Engineering

Informational Comments:

11. Platting of the property is required prior to building permit being issued for any additions. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
12. 20'x20' Right of Way corner clip will be required upon platting on northwest property corner at the intersection of Houston Street and Tolbert Street upon platting. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
13. 20'x20' Right of Way corner clip will be required upon platting on southwest property corner at the intersection of Houston Street and Tolbert Street. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*

14. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
15. Existing approaches that are to be removed shall have curb replaced, to City and TxDOT standard, as a part of this project.
16. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
17. Should paving be placed on existing gravel parking area on southern portion of subject property, Civil Engineering or Architectural plans for grading and drainage shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

Solid Waste Services

18. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.04.004(d)(4)) of the City of Sherman's Zoning Ordinance.
- a. Dumpster Enclosure and dimensions for the enclosure must be shown on Site Plan.

Additional Comments

19. 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 Gareb Joseph Tahir, Sparx Automotive is the owner or lessee of the property.
20. 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.
21. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
22. No work shall be performed outside the service bay structures designated for auto repair.

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. 18.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

18987 WEST HIGHWAY 82 (Project No. 000454-2026)

The request of Steve Long (Owner), Christy Simmons (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 18987 West Highway 82, consisting of 1.41 acres in the James M. Hambright Survey, Abstract No. 538, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District/75 & 82 Overlay District to C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located at 18987 West Highway 82. The applicant is requesting a Zone Change from R-A (Residential Agricultural) District/75 & 82 Overlay District to C-2 (General Commercial) District/75 & 82 Overlay District.

This property was annexed into the Sherman City Limits in 2011 as R-A (Residential Agricultural)

Origination:

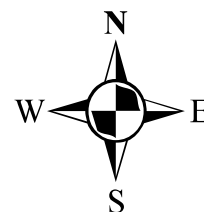
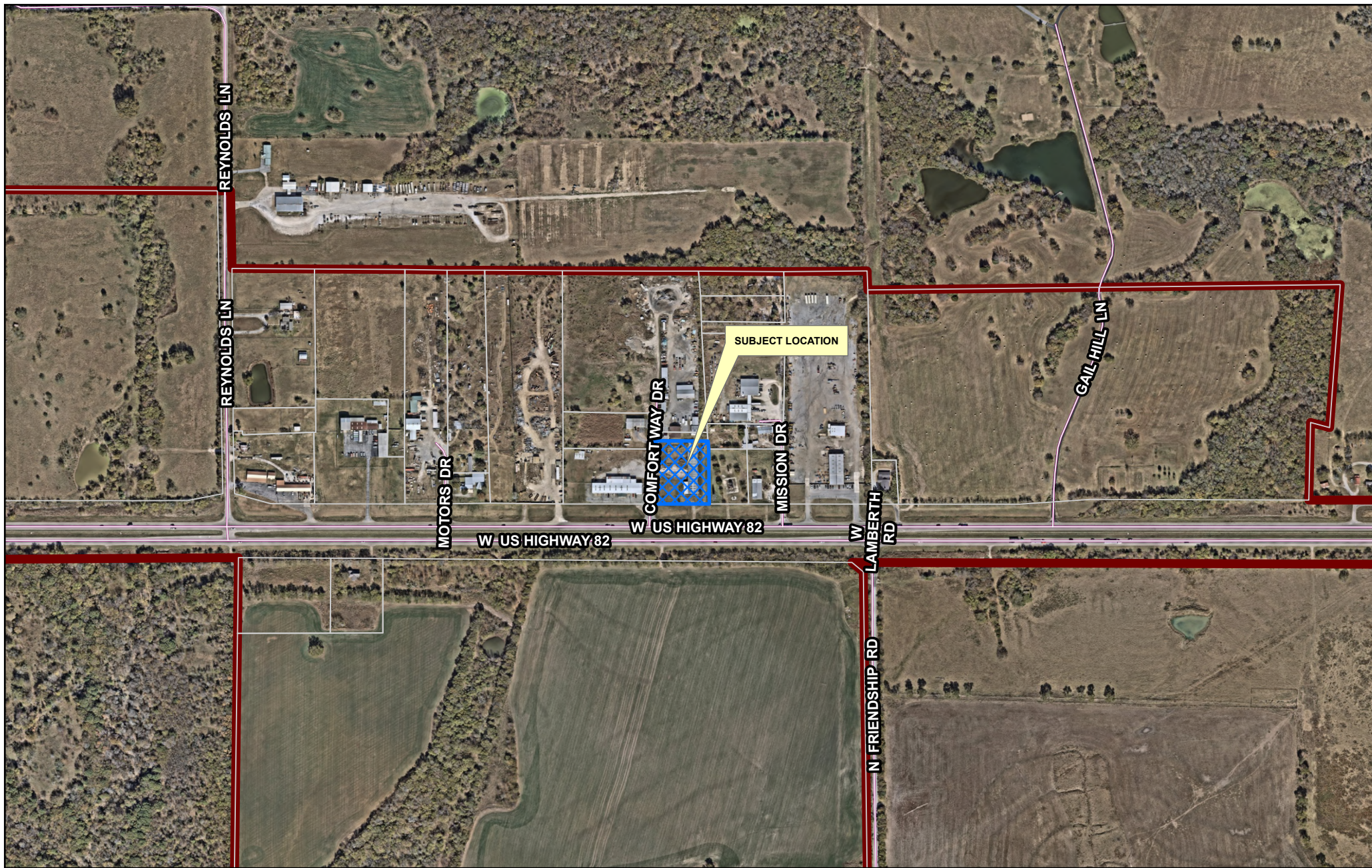
The request of Steve Long (Owner), Christy Simmons (Applicant) and Underwood Drafting & Surveying (Surveyor).

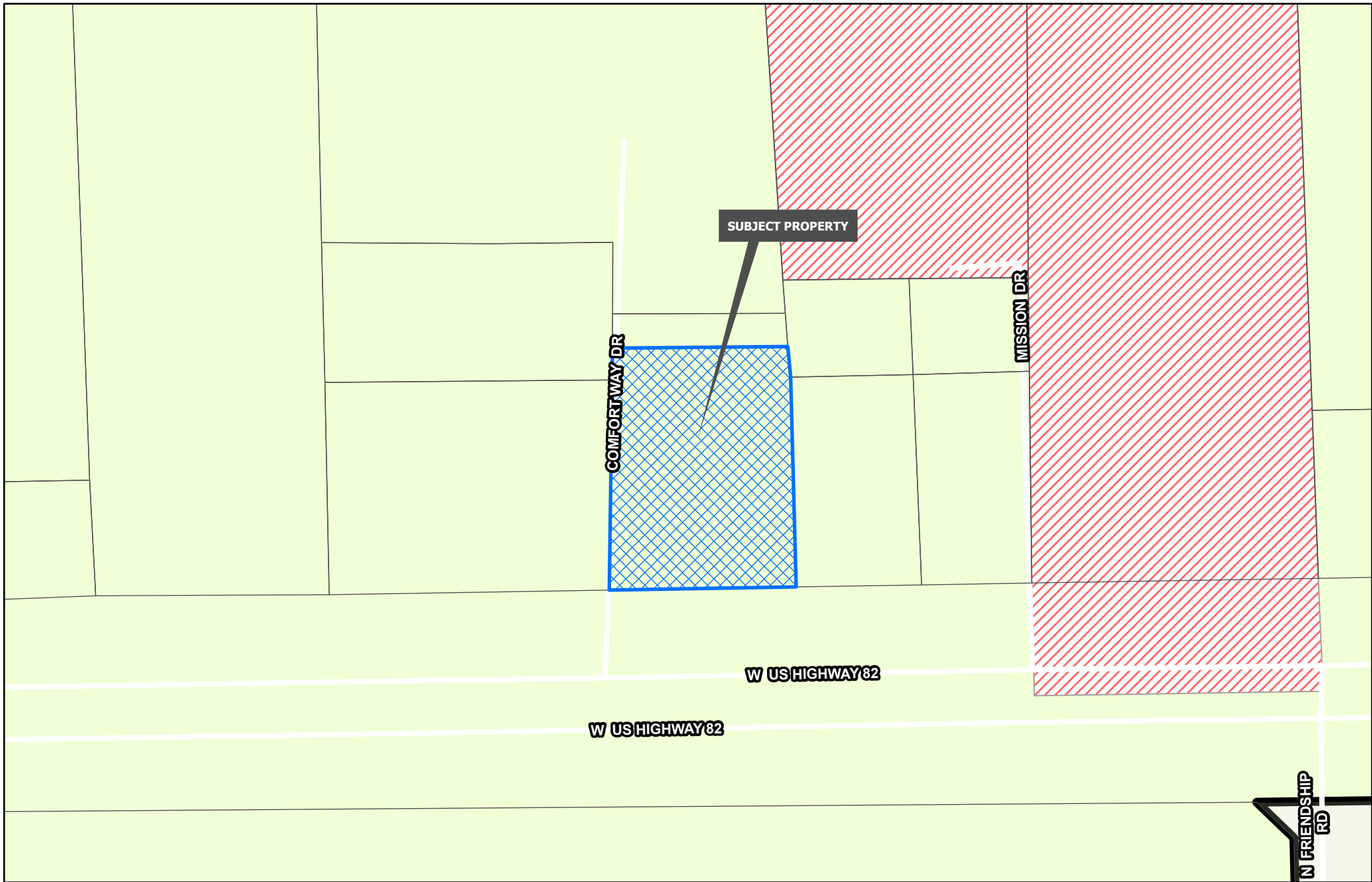
Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Project Narrative
6. 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
18987 W HWY 82



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.

COMFORTWAY DR

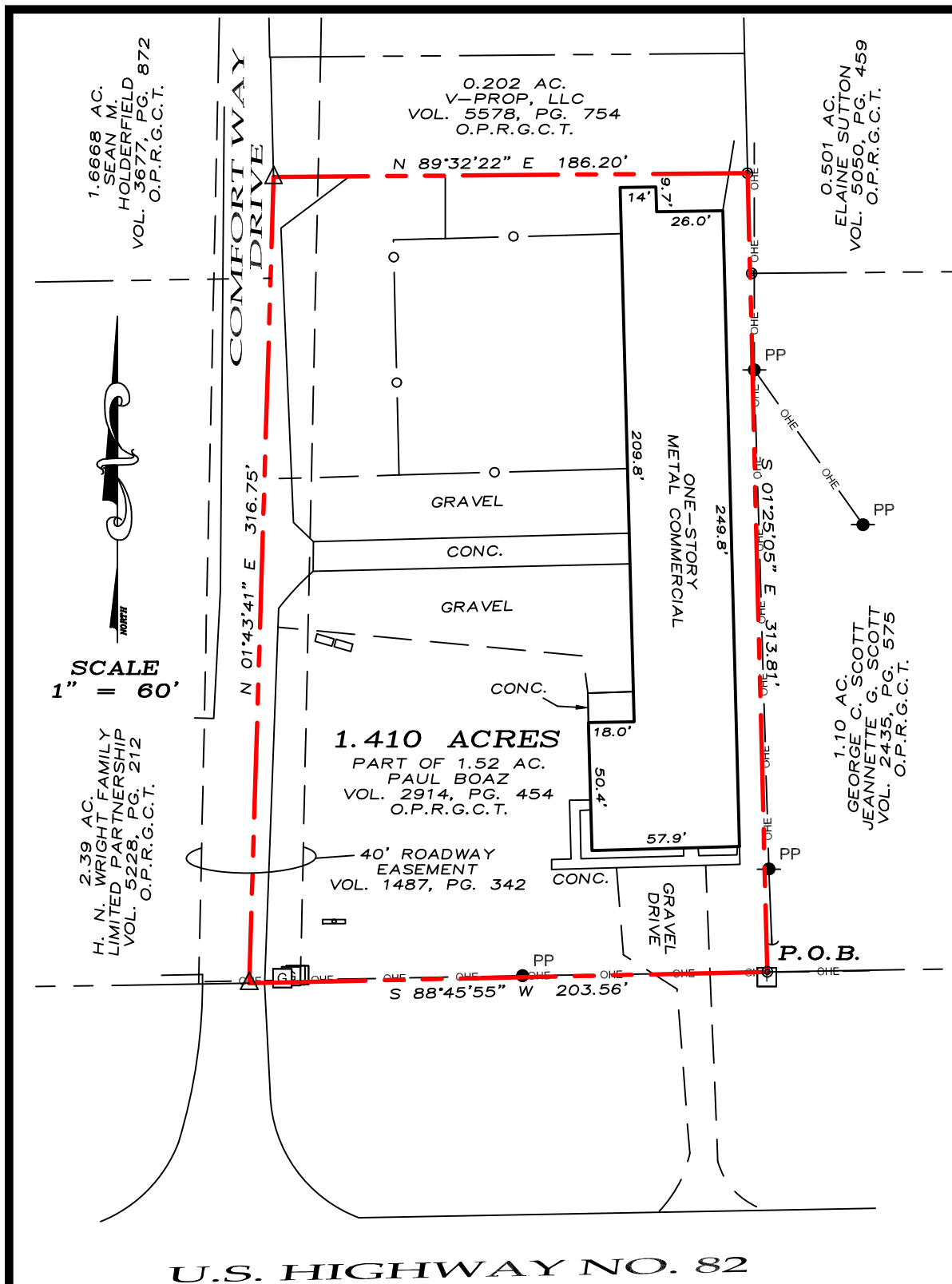
SUBJECT PROPERTY

MISSION DR

W US HIGHWAY 82

W US HIGHWAY 82





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 © 2025
Underwood Drafting & Surveying, Inc.
All rights reserved.

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

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Red River Title Company Title Commitment GF No. 0146823, effective date May 27, 2025.

- 10f. AERIAL EASEMENT AS PROVIDED FOR IN FAVOR OF THE UNITED STATES OF AMERICA UNDER JUDGMENT DATED DECEMBER 31, 1954, RECORDED IN VOLUME 785, PAGE 31, DEED RECORDS, GRAYSON COUNTY, TEXAS.
- DOES NOT AFFECT THE SURVEYED PROPERTY.
- 10g. PIPELINE EASEMENT TO STANDARD OIL COMPANY OF RECORD IN VOLUME 994, PAGE 324, DEED RECORDS, GRAYSON COUNTY, TEXAS.
- UNABLE TO BE LOCATED BY DESCRIPTION.
- 10h. FORTY FOOT (40') ROADWAY EASEMENT OF RECORD IN VOLUME 1487, PAGE 342, DEED RECORDS, GRAYSON COUNTY, TEXAS.
- AFFECTS THE SURVEYED PROPERTY AS SHOWN.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the James M. Hambricht Survey, Abstract No. 538 and being a part of that 1.52 acre tract of land conveyed to Paul Boaz as recorded in Volume 2914, Page 454, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said 1.52 acre tract, common to the southwest corner of that 1.10 acre tract of land conveyed to George C. Scott and Jeanette G. Scott as recorded in Volume 2435, Page 575, said Official Public Records, said point also being in the northerly Right-of-Way line of U.S. Highway No. 82;

Thence South 88°45'55" West, with the southerly line of said 1.52 acre tract, and with the northerly Right-of-Way line of said U.S. Highway No. 82, a distance of 203.56 feet to a P/K nail set for the southwest corner of said 1.52 acre tract, common to the southeast corner of that 2.39 acre tract of land conveyed to H. N. Wright Family Limited Partnership as recorded in Volume 5228, Page 212, said Official Public Records, said point also being in Comfort Way Drive;

Thence North 01°43'41" East, with the westerly line of said 1.52 acre tract, and with the easterly line of said 2.39 acre tract, and with the easterly line of that 1.6668 acre tract of land conveyed to Sean M. Holderfield as recorded in Volume 3677, Page 872, said Official Public Records, and along said Comfort Way Drive, a distance of 316.75 feet to a P/K nail set for the southwest corner of that 0.202 acre tract of land conveyed to V-Prop LLC as recorded in Volume 5578, Page 754, said Official Public Records, said point being in the westerly line of said 1.52 acre tract, said point also being in the easterly line of said 1.6668 acre tract;

Thence North 89°32'22" East, with the southerly line of said 0.202 acre tract, a distance of 186.20 feet to a 1/2" steel rod found for the southeast corner of said 0.202 acre tract, said point being in the westerly line of that 0.501 acre tract of land conveyed to Elaine Sutton as recorded in Volume 5050, Page 459, said Official Public Records;

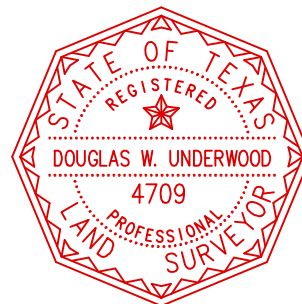
Thence South 01°25'05" East, with the easterly line of said 1.52 acre tract, and with the westerly line of both said 0.501 acre tract and said 1.10 acre tract, a distance of 313.81 feet to the Point-of-Beginning and containing 1.410 acres of land, more or less.

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

LEGEND

P.O.B.	POINT OF BEGINNING
⊙	1/2" STEEL ROD FOUND
△	P/K NAIL SET
PP	POWER POLE
G	GAS METER
SIGN	SIGN
T	TELEPHONE PEDESTAL
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
○	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

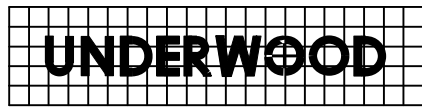
I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



Douglas W. Underwood

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

DATE OF SURVEY: 06/09/25



DRAFTING & SURVEYING

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

18987 US Hwy 82 W Sherman TX 75092
1.410 Acres G-0538 HAMBRIGHT J M A-G0538
Steve Long, owner/applicant

AC Heat Experts, LLC DBA Crazy AC Guy is a Home Services Company which has been in business since 2019. We are moving our headquarters to the Sherman area from Collin County. This location will include all operations with office staff, warehouse with equipment, and home base for our service trucks. Our hours of operation will be Monday-Friday 7 AM – 5 PM. We currently have 15 employees, which include office staff, service technicians, and installers. We will have some walk-in customers, but most of the people using the building daily will be our employees.

We plan to make improvements to the outside of the building, but do not plan to add additional structures. We plan to improve parking at the front of the building with space for 7-10 vehicles. We will be tearing out shrubs and adding crushed white granite with cactus plants along the front and down the west side of the building. The employee parking will be on the west side of the building, which is currently graveled with that intention. We do not currently have fencing but understand that may be a requirement in the future.

This property is currently zoned as Residential/Agriculture. Our neighbors to the east and west on US Highway 82 are commercial businesses with a similar set up as ours. We appreciate your consideration to change the zoning for this address to commercial.

A handwritten signature in black ink, appearing to be 'SL' or 'Steve Long'.

Crazy AC Guy – Steve Long, Owner/President





Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4100 NORTH TRAVIS STREET (Project No. 000455-2026)

The request of Legacy Title Holding Corporation (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4100 North Travis Street, consisting of 8.579 acres, being Lot 3, Block A, Legacy Title Addition in the John Jennings Survey, Abstract No. 647, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.07.007 to allow a 2.2' setback in lieu of the required 5' for proposed sign.

B. Public Hearing and Variance under Section 14.07.007 to allow an 8.5' tall freestanding sign in lieu of the allowed 8'.

C. Public Hearing and Variance under Section 14.07.007 to allow a 114.75 square foot freestanding sign in lieu of the allowed 32 square feet.

Planning and Zoning Commission

D. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in an R-6 (Single-Family Residential) District/75 & 82 Overlay District.

Background:

The property is located at 4100 North Travis Street. The property owner is requesting Variances to the setback, height and square foot for the freestanding sign and a Specific Use Permit to allow a Church or other place of worship in an R-6 (Single-Family Residential) District/75 & 82 Overlay District.

The following has been approved at this location:

- 4/21/2026 - Final Plat Legacy Title Addition.
- 4/21/2026 - Public Hearing and Variance under Section 14.02.006 to allow 1.1' rear setback in lieu of the 20' required for an existing structure.
- 11/17/2009 - Variance to allow a 15' front yard setback for a freestanding sign in an R-1 (One Family Residential) District and O-1 Overlay District.
- 11/17/2009 - Exception to allow a 112 square foot sign, 8' in height in an R-1 (One Family Residential) District and O-1 Overlay District.
- 5/9/1989 - Exception to allow a 10' side yard setback in lieu of the required 15'.
- 4/13/1982 - Exception to allow a 78 square feet sign in lieu of the allowed 20 square feet.
- 2/10/1985 - Specific Use Permit to erect a radio tower. **Ord. No. 3505**

Origination:

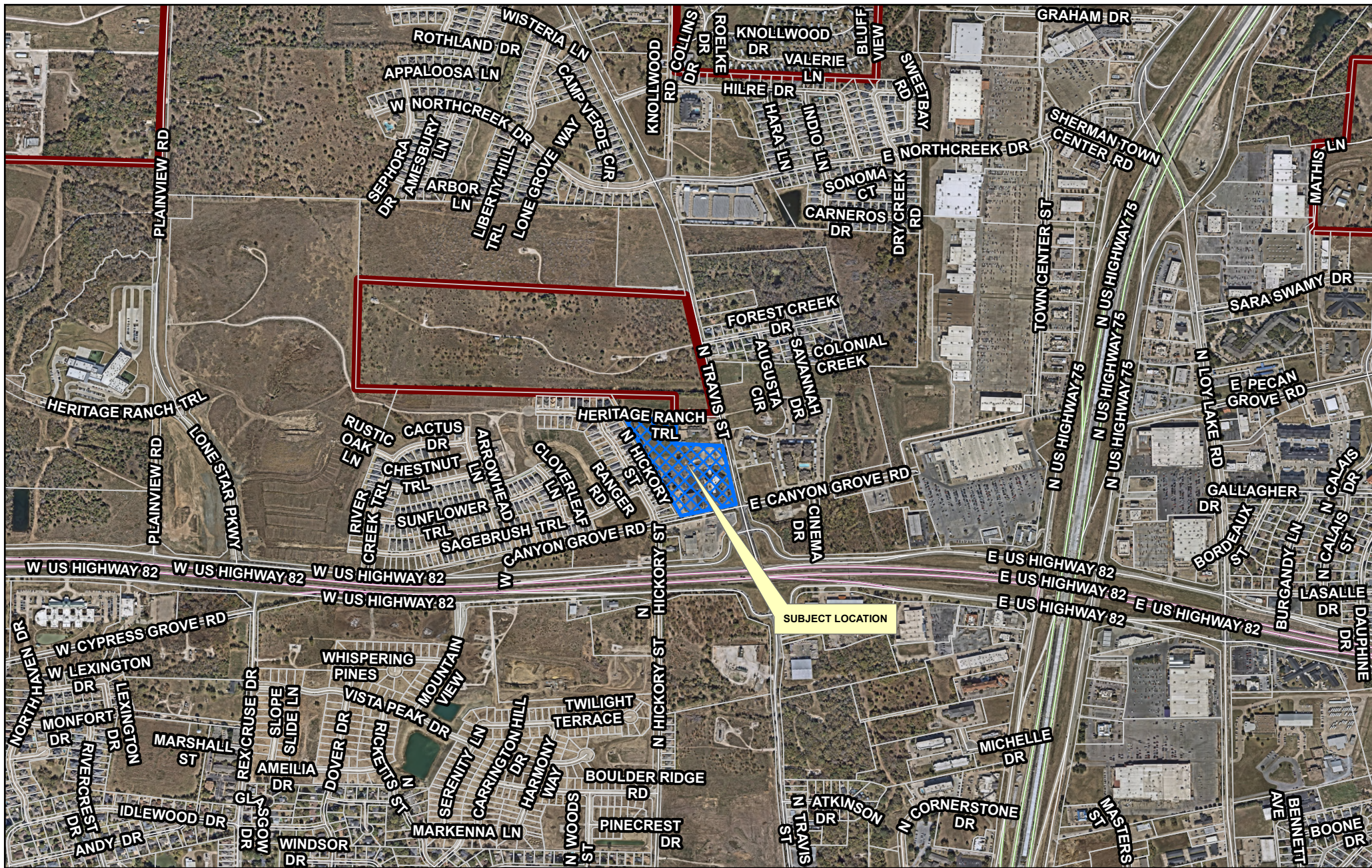
The request of Legacy Title Holding Corporation (Owner) and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff recommends approval of the site plan and specific use permit, but does not have a recommendation on the variance request.

Attachments:

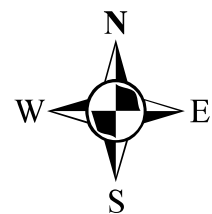
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Landscape Plan - Proposed Parking Area
9. Elevation - Existing Building
10. Elevation - Sign
11. Staff Review Letter



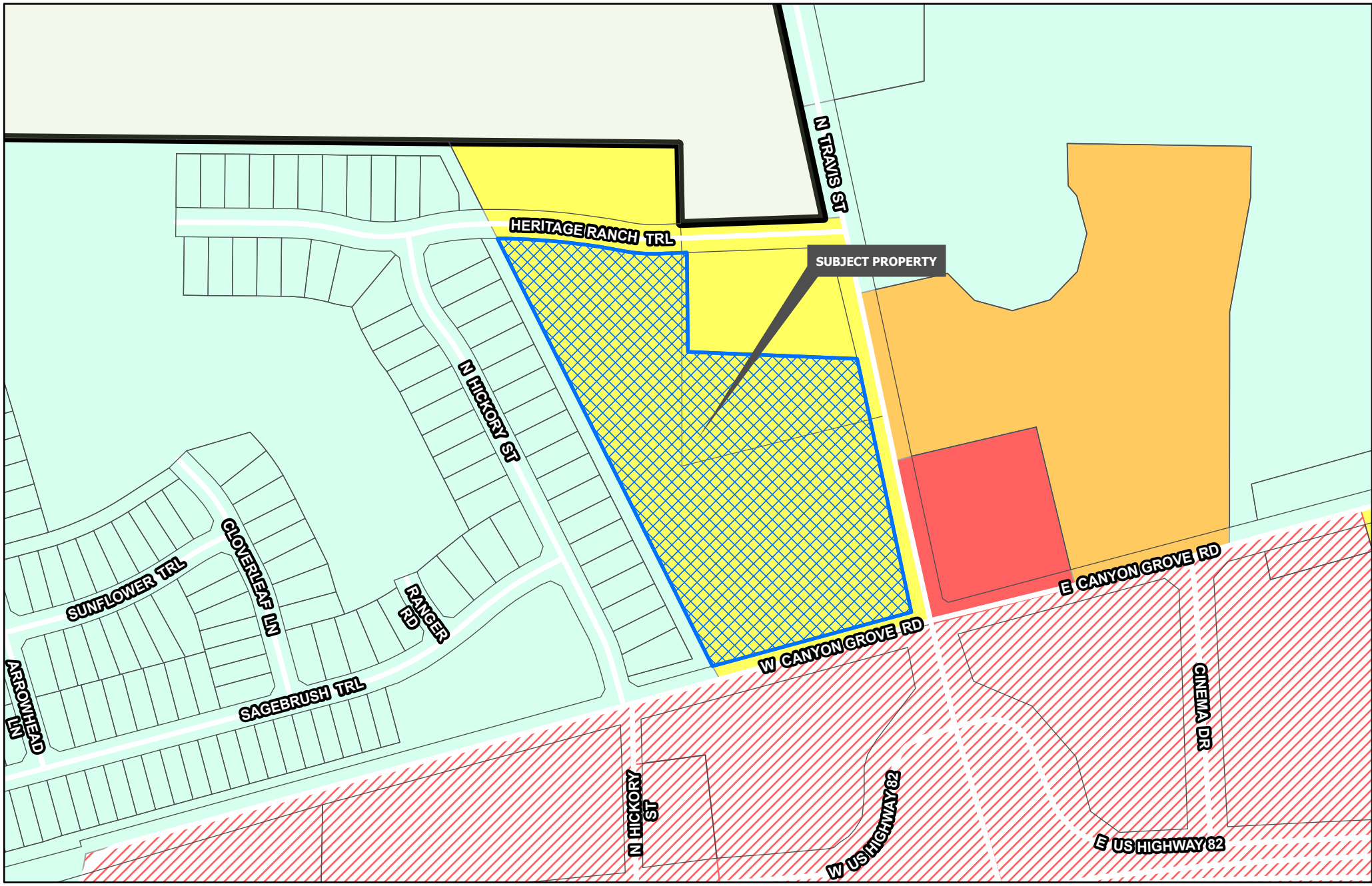
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
4100 N TRAVIS ST



Date: 7/27/2026 2:17 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
4100 N TRAVIS 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

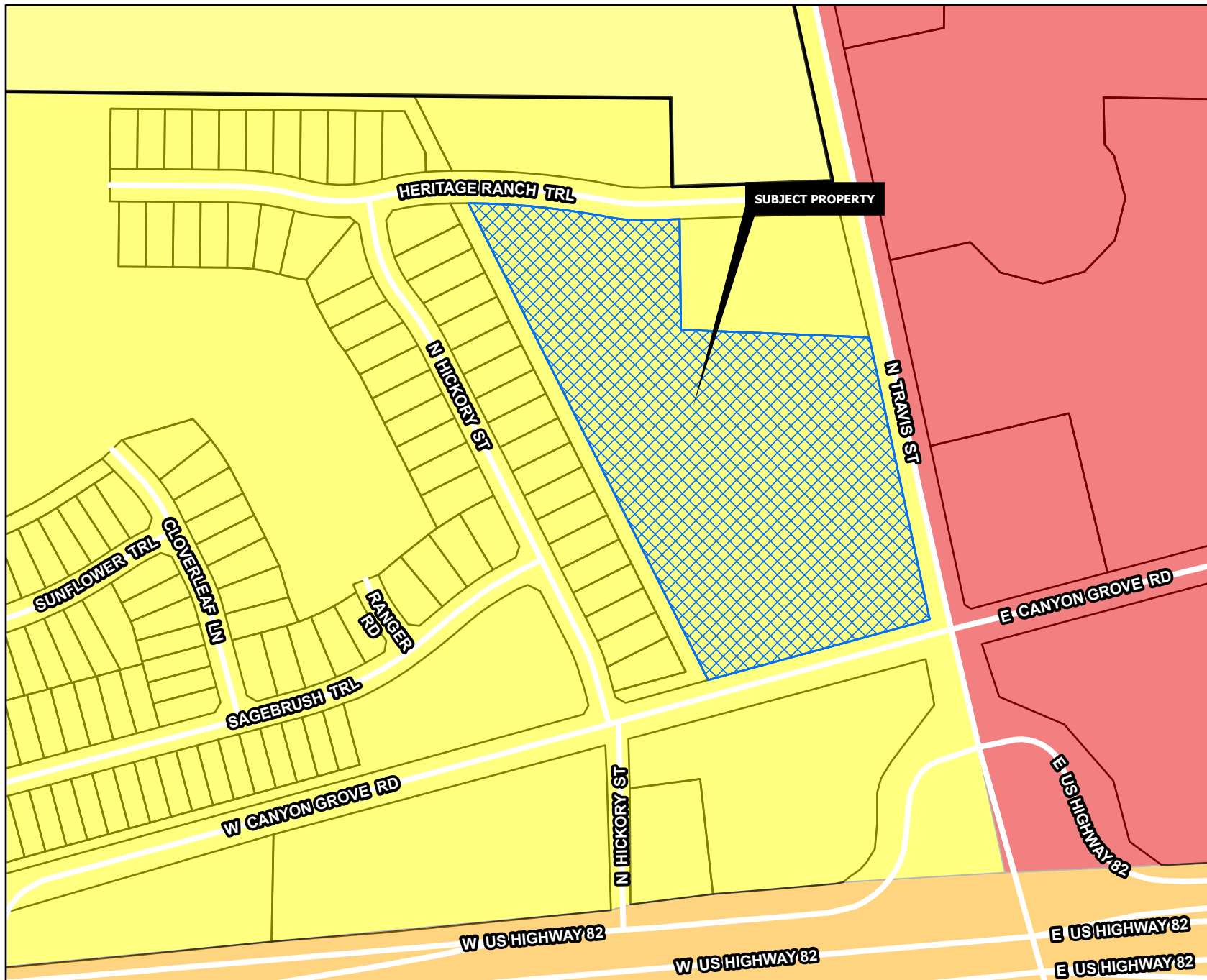
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

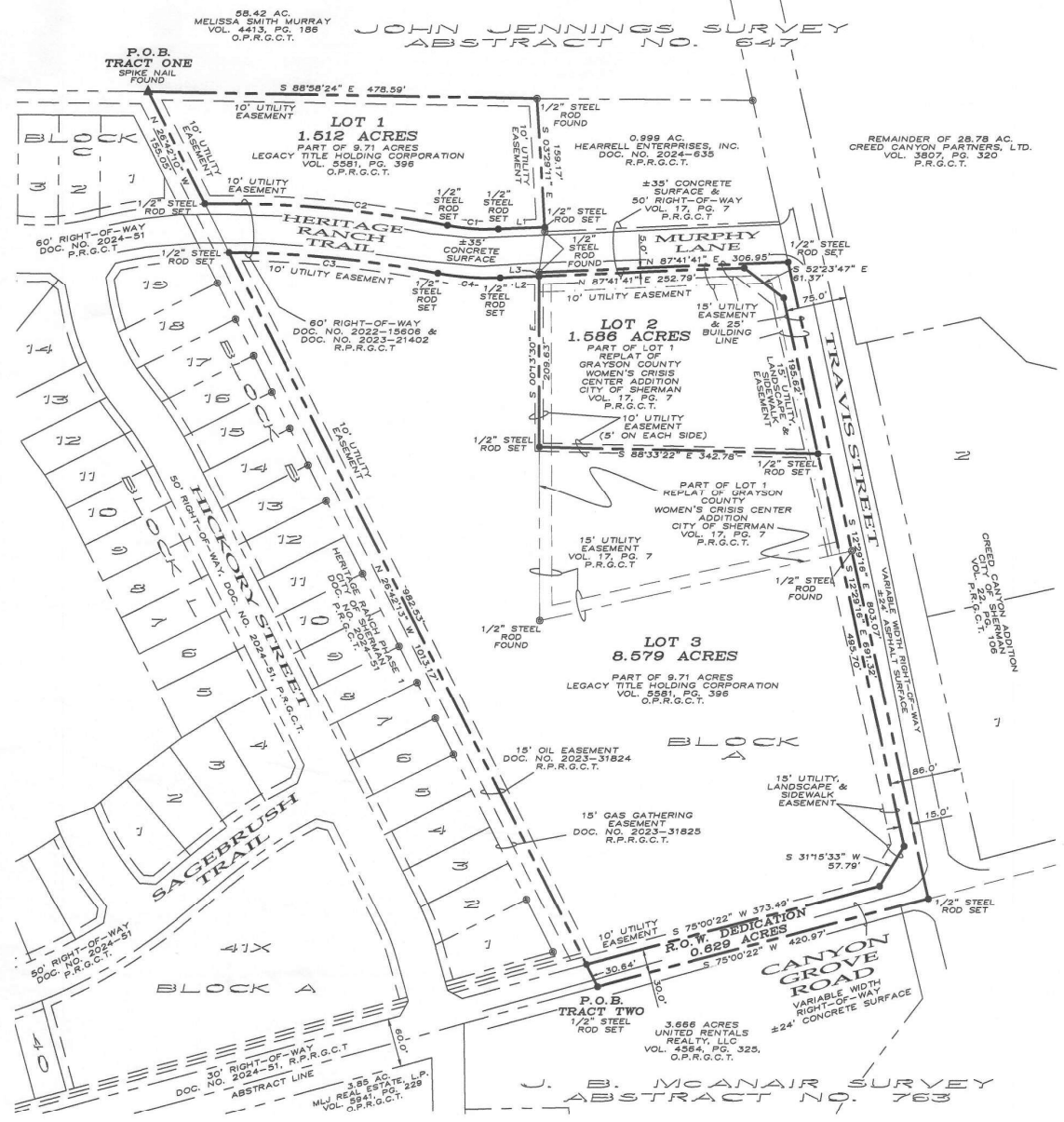
- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

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







- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service is provided by Oncor Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
 - The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
 - Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FEMA Map No. 48181C0230C, effective date September 1, 2022.

LEGAL DESCRIPTION

TRACT ONE:

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

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

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

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

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

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

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

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

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

TRACT TWO:

Situated in the County of Grayson, State of Texas, being a part of the John Jennings Survey, Abstract No. 647 and being a part of that 9.71 acre tract of land conveyed to Legacy Title Holding Corporation as recorded in Volume 5581, Page 396, Official Public Records, Grayson County, Texas, and being all of Lot 1 of the Replat of Grayson County Women's Crisis Center Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 17, Page 7, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

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

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

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

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

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

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

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

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

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

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

OWNER'S CERTIFICATE OF DEDICATION

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

WITNESS, my hand at Grayson County, Texas, this 19th day of May, 2026.

Ryan Johnson
RYAN JOHNSON - PRESIDENT
LEGACY TITLE HOLDING CORPORATION

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of May, 2026.

Kimberly Poort
Notary Public in and for the State of Texas
Commission Expires: 4/30/28

Kimberly Poort
Notary ID #125059425
My Commission Expires September 30, 2028

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

WITNESS, my hand at Grayson County, Texas, this 19th day of May, 2026.

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of May, 2026.

Kimberly Poort
Notary Public in and for the State of Texas
Commission Expires: 4/30/28

Kimberly Poort
Notary ID #125059425
My Commission Expires September 30, 2028

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date: 05/01/2026

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

ACCEPTANCE

Approved this 21st day of April, 2026, by the City Planning and Zoning Commission of the City of Sherman, Texas.

High
Chairman

26
Secretary

Filed for Record in the Official Records of: Grayson County Clerk On: 5/21/2026 9:00:16 AM In the PLAT RECORDS LEGACY TITLE ADDN Doc Number: 2026-75 Number of Pages: 1 Amount: \$2.00 Order#: 20260521000018 By: CT

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

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

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

22432

PROJECT NARRATIVE

Specific Use Permit (SUP) and Variance Application

VLC Parking Expansion – Lot 3, Legacy Title Addition

Project Name:	VLC Parking Expansion
Property:	Lot 3, Legacy Title Addition, City of Sherman, Grayson County, Texas
Property Owner:	Legacy Title Holding Corporation, P.O. Box 427, Durant, OK 74702
Applicant/Developer:	Victory Life Church, 4100 N. Travis Street, Sherman, TX 75092 Attn: Ryan Johnson
Engineer/Surveyor:	Johnson Volk Consulting, 704 Central Parkway East, Suite 1200, Plano, TX 75074
Existing Zoning:	R-6
Requested Zoning:	R-6 with Specific Use Permit (SUP)
Requested Variances:	Monument sign setback, height, and area – see Section 4
Existing/Proposed Use:	Church
Gross Site Area:	8.579 acres (373,701 SF)

1. Introduction and Request

Victory Life Church (“VLC” or the “Applicant”) respectfully submits this project narrative in support of an application for (i) a Specific Use Permit (SUP) and (ii) variances, for property located at Lot 3, Legacy Title Addition, in the City of Sherman, Grayson County, Texas. The subject property is currently zoned R-6 and has been used continuously for church purposes for more than three decades. The Applicant is requesting the SUP to authorize continued church use of the property in conjunction with contemplated parking lot improvements and expansion, as depicted on the enclosed overall site plan prepared by Johnson Volk Consulting, in July 2026. In conjunction with the SUP, the Applicant is also requesting variances related to the setback, height, and area of an existing institutional sign on the property, as described in Section 4 below.

2. Background

The subject property has served as the home of Victory Life Church since approximately 2013 and the property has been used a church for over 30 years. The property includes the main sanctuary building, associated out-buildings, and existing surface parking areas. The church campus is bounded by North Travis Street to the east, Canyon Grove Road to the south, Heritage Ranch Trail to the north, and existing single-family residential lots to the west. As the congregation and its ministries have grown, the existing parking supply has become insufficient to comfortably serve peak attendance, particularly for Sunday services and larger church events.

3. Project Description

The proposed project consists of parking lot improvements across the church campus, with the principal expansion occurring on Lot 3. The scope of work includes:

- Paving of an existing gravel parking area on Lot 3 to provide additional formalized, striped parking spaces;
- Construction of new drive aisles and fire lane striping to maintain emergency vehicle access consistent with City and Fire Marshal requirements;
- Relocation of an existing gas well fence to accommodate the reconfigured parking layout;
- Construction of a proposed detention pond to manage stormwater generated by the additional impervious area; and
- Landscaping and screening consistent with the City of Sherman's development standards.

No new building construction, change in the gross building area (44,650 SF total), or increase in sanctuary seating capacity is proposed as part of this application. The existing main church building (40,000 SF) and out-building (4,650 SF) will remain unchanged.

4. Variance Request – Sign Standards

In addition to the SUP request described above, the Applicant is requesting variances related to an existing institutional sign on the property, as shown on the enclosed Sign Elevations sheet prepared by Wakefield Design & Visualization, dated July 17, 2026. The sign has been confirmed by survey to be located 2.2 feet from the property line. The Sherman Zoning Ordinance requires a minimum 5-foot setback from the property line for institutional signs in the R-6 (Single-Family Residential) District, a maximum sign height of 8 feet, and a maximum sign area of 32 square feet. The existing sign exceeds each of these standards, and the Applicant is requesting the following variances:

- Setback: to allow the sign to be located 2.2 feet from the property line, in lieu of the required 5-foot setback;
- Height: to allow the sign to be 8.5 feet in height, in lieu of the allowed 8 feet; and
- Area: to allow the sign to be 114.75 square feet in area, in lieu of the allowed 32 square feet.

The requested setback variance is necessary because the sign cannot be relocated any farther west, as doing so would cause it to interfere with the existing building. In addition, the sign was constructed in the exact location of a previous sign that occupied the same site, and its current position is therefore consistent with the historic use and layout of the property. The sign has been in its current location for an extended period, is set back a sufficient distance from the adjacent roadway to not create any visibility or safety concerns, and its continued location, height, and size will not be detrimental to surrounding properties.

5. Site Data Summary

Item	Existing	Proposed
Zoning	R-6	R-6 (SUP)

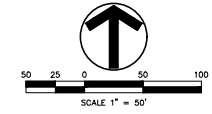
Item	Existing	Proposed
Use	Church	Church
Gross Site Area	8.579 ac / 373,701 SF	—
Gross Building Area	44,650 SF	—
Parking Spaces Provided	203	128 (additional) / 331 total
Impervious Area (new)	—	51,160 SF
Landscape Area	—	34,495 SF provided (5,243 SF required)
Floor Area Ratio	1 to 8.4	—

6. Compatibility with Surrounding Area

The proposed improvements are limited to on-site parking, drive aisle, drainage, and landscaping upgrades and do not alter the fundamental use as a church that has existed on the property for over 30 years. The additional parking area will be screened and landscaped consistent with City standards, and the proposed detention pond will ensure that stormwater runoff from the expanded impervious area is properly managed on-site. The church use will continue to be compatible with the surrounding residential neighborhoods to the west and the vacant/commercial tracts to the north and east, and the project is not anticipated to generate any adverse traffic, noise, or land use impacts beyond those already associated with the existing church operation.

7. Conclusion

Victory Life Church respectfully requests that the Planning and Zoning Commission recommend approval of (i) the requested Specific Use Permit to allow continued church use of the property together with the proposed parking lot expansion and related site improvements shown on the attached overall site plan, and (ii) the requested variances to allow the existing institutional sign to remain at its current location, height, and size – specifically, 2.2 feet from the property line in lieu of the required 5-foot setback, 8.5 feet in height in lieu of the allowed 8 feet, and 114.75 square feet in area in lieu of the allowed 32 square feet. The Applicant believes both requests are consistent with the long-standing use of the site, will improve on-site parking and circulation, and will not negatively impact surrounding properties or infrastructure.



LEGEND

- EXISTING GRAVEL
- PROPOSED PAVEMENT
- EXISTING FIRE LANE PAVT
- PROPOSED FIRE LANE PAVT
- FIRE LANE STRIPING
- EASEMENTS
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CHAIN-LINK FENCE
- PROPOSED CHAIN-LINK FENCE
- EXISTING GAS LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

SITE DATA SUMMARY

ZONING	USE	EXISTING		PROPOSED	
		R.6	CHURCH	R.6 (SUP)	CHURCH
GROSS SITE AREA		ACRES	8.579		
		SQ. FEET	373,701		
GROSS BLDG AREA, SF	MAIN CHURCH		40,000	-	
	OUT-BUILDING		4,650	-	
	TOTAL		44,650	-	
PARKING SPACES +	SANCTUARY		4,900	-	
	REQUIRED		49	-	
	PROVIDED		203	128	
	TOTAL		-	331	
IMPERVIOUS AREA, SF ^			51,180		
LANDSCAPE AREA, SF *	REQUIRED		5,243		
	PROVIDED		34,495		
FLOOR AREA RATIO			130.84		

+ 1 PARKING SPACE PER 100 SF GROSS FLOOR AREA OF MAIN SANCTUARY
 * EXCLUDES EXISTING STRUCTURES & PAVEMENT
 ** MINIMUM 10% OF PROPOSED PARKING AREAS AND DRIVE AISLES

OVERALL SITE PLAN
VLC PARKING EXPANSION
 LOT 3, LEGACY TITLE ADDITION
 CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS
 JULY 8, 2026

OWNER
 LEGACY TITLE HOLDING
 CORPORATION
 P.O. BOX 427
 DURANT, OK 74702

DEVELOPER
 VICTORY LEE CHURCH
 4100 N. TRAVIS STREET
 SHERMAN, TX 75092
 MR. RYAN JOHNSON
 (903) 893-8500

**JOHNSON VOLK
 CONSULTING**
 TSP#15 Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LANDSCAPE DATA FOR SHERMAN, TX	
GENERAL LANDSCAPE REQUIREMENTS	
TOTAL SITE: 37,698.25 SF (8.58 ACRES)	
TOTAL LANDSCAPED AREA: 6,999.90 SF (0.16 ACRES); 18.7% OF SITE	
IMPERVIOUS SURFACE AREA: 51,207.84 (1.18 ACRES); 13.70% OF SITE	
REQUIRED	PROVIDED
PARKING LOTS SHALL HAVE OPEN LANDSCAPED AREAS THAT ARE EQUAL TO, BUT NOT LESS THAN TEN (10) PERCENT OF THE PARKING AREAS AND DRIVEWAYS IN THE PARKING AREAS. 1,820.84 SF OF LANDSCAPED AREAS	6,999.93 SF OF LANDSCAPED AREAS
TREE MITIGATION	
REQUIRED	PROVIDED
THD	74 CALIPER INCHES
PARKING REQUIREMENTS	
REQUIRED	PROVIDED
MINIMUM 1 SHADE TREE SHALL BE PLANTED PER LANDSCAPE ISLAND	1 SHADE TREE PER LANDSCAPE ISLAND
ALL LANDSCAPED AREAS SHALL BE PROTECTED WITH A TWO FOOT HIGH NON-VEGETATIVE PERVIOUS SURFACE AREA ADJACENT TO THE PARKING LOT CURB ADJACENT TO ALL PARKING SPACES	2 FOOT HIGH NON-VEGETATIVE PERVIOUS SURFACE AREA ADJACENT TO THE PARKING OF THE CURB ADJACENT TO ALL PARKING SPACES
STREET PERIMETER BUFFER	
REQUIRED	PROVIDED
MINIMUM FIFTY (50) FOOT STREET BUFFER ADJACENT TO NORTH TRAFFIC STRIKE	FIFTY (50) FOOT BUFFER
TWO (2) SHADE TREES AND TWO (2) ORNAMENTAL TREES PER 100 SQ. ARE FEET OF STREET PERIMETER BUFFER, 2,485 SF STREET BUFFER	4 SHADE TREES AND 4 ORNAMENTAL TREES

MAX. 1" DOWN
FINISH GRADE

TAPER PLANTING BED DOWN TO TOP OF EDGING

MULCH LAYER AS SPECIFIED

4" BEND BOARD EDGING AS SPECIFIED

PLANTING MIX AS SPECIFIED

DICK SCREWS FOR ATTACHMENT, LOCATE ON PLANTING SIDE OF EDGE

Diagram illustrating the planting method for a tree, showing the root ball, trunk, and surrounding soil layers. Labels include:

- DO NOT CUT CENTRAL LEADER
- BLACK, 1/2" WIDE NYLON TAPE
- TRUNK FLARE SHALL REMAIN VISIBLE
- TOP OF ROOTBALL AT THE SURFACE
- FINISH GRADE
- REMOVE BURLAP FROM TOP HALF OF ROOT BALL
- MULCH LAYER AS SPECIFIED
- 4" EARTHEN WATERING RING
- MINIMUM 2"x2"x3" WOOD STAKE: POSITION TO SECURELY STABILIZE TREE; PROVIDE (5) TOTAL ON EACH TREE.
- PLANTING MIX AS SPECIFIED
- UNDISTURBED NATIVE SOIL
- ROOT BALL
- 2X ROOT BALL

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	6	LIVE OAK	QUERCUS VIRGINIANA	1" CALIBER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT
SO	8	SHUMARD OAK	QUERCUS SHUMARDII	1" CALIBER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT
CP	8	CHINESE PISTACHE	PISTACHIA CHINENSIS	1" CALIBER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT
V	4	GIANTS TREE	VITEX AGNUS-CASTUS	2" CALIBER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 6'-0" OVERALL HEIGHT
	6,910	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	2,950	NON-PLANTED AREA	MULCH, CRUSHED GRANITE, RIVER ROCK, OR SIMILAR MATERIAL	SQUARE FEET	3" DEPTH	MINIMUM 100% COVERAGE ALL AREAS SHOWN; 3" DEPTH

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS FOR ROW INSTALLATION BY THE CITY AND OBTAINANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

2.	PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN SPECIFICATIONS FOR LANDSCAPE VERBENAE. VERBENAE SHALL BE PLANTED IN THE FOLLOWING MANNER:
2.	UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SQUEEZEWAYS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL PLANTING DETAILS.
2.	A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PLANTINGS.
2.	STREET TREES, WHERE REQUIRED, SHALL BE: (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BAYS AND THE EDGE OF THE ROAD BALL SHALL BE: (6') MINIMUM FROM THE WATER METER. (10') MINIMUM STANDSTAND FROM THE CURB. (10') MINIMUM STANDSTAND SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
2.	PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF LANDSCAPE ARCHITECTS, 65A, 1997.
2.	A 2" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE REPLACED BACK TO THE ORIGINAL SURFACE.
2.	TREES SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT, THE TREE SHALL BE REPLANTED.
2.	ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING LAYER TECHNOLOGY, OR APPROVED LAYER DEDICATED AND TURNED TO A DEPTH OF 8" MINIMUM.
2.	SOIL SHALL BE TESTED FOR TOPSOIL TO A MINIMUM OF 15 INCHES OF HARDWOOD MULCH.
2.	NATIVE SOIL: TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SOIL: TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE
IRRIGATION SYSTEM.
IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
VALVES, CONTROL VALVES, OR CONTROL BUILDINGS IN THE CITY'S ROAD-
SIDE IRRIGATION CONTROLLER SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE
CITY'S MAXIMUM ALLOWED IRRIGATION TIME PERIOD.
VALVES SHALL BE LOCATED A MINIMUM OF (7) FEET AWAY FROM STORM SEWERS, AND SANITARY SEWER
LINES, AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
VALVES LOCATED WITHIN THE CITY'S RIGHT-OF-WAY SHALL PROVIDE (2') OF CLEARANCE
MINIMUM.
VALVES AND HEADS THAT RUN PARALLEL AND SANITARY PUMP WATER AND SANITARY SEWER LINES,
SHALL BE FED FROM STURBED LATERALS OR BULLHEADS, A MINIMUM FIVE FOOT (5') SEPARATION IS
REQUIRED BETWEEN THE SANITARY MAIN LINES, AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER
AND SANITARY SEWER LINES.
NO VALVES, BACKFLOW PREVENTION DEVICES, QUICOUPEES, SHALL BE LOCATED CLOSER
TO THE CITY'S RIGHT-OF-WAY OR SIDEWALKS.

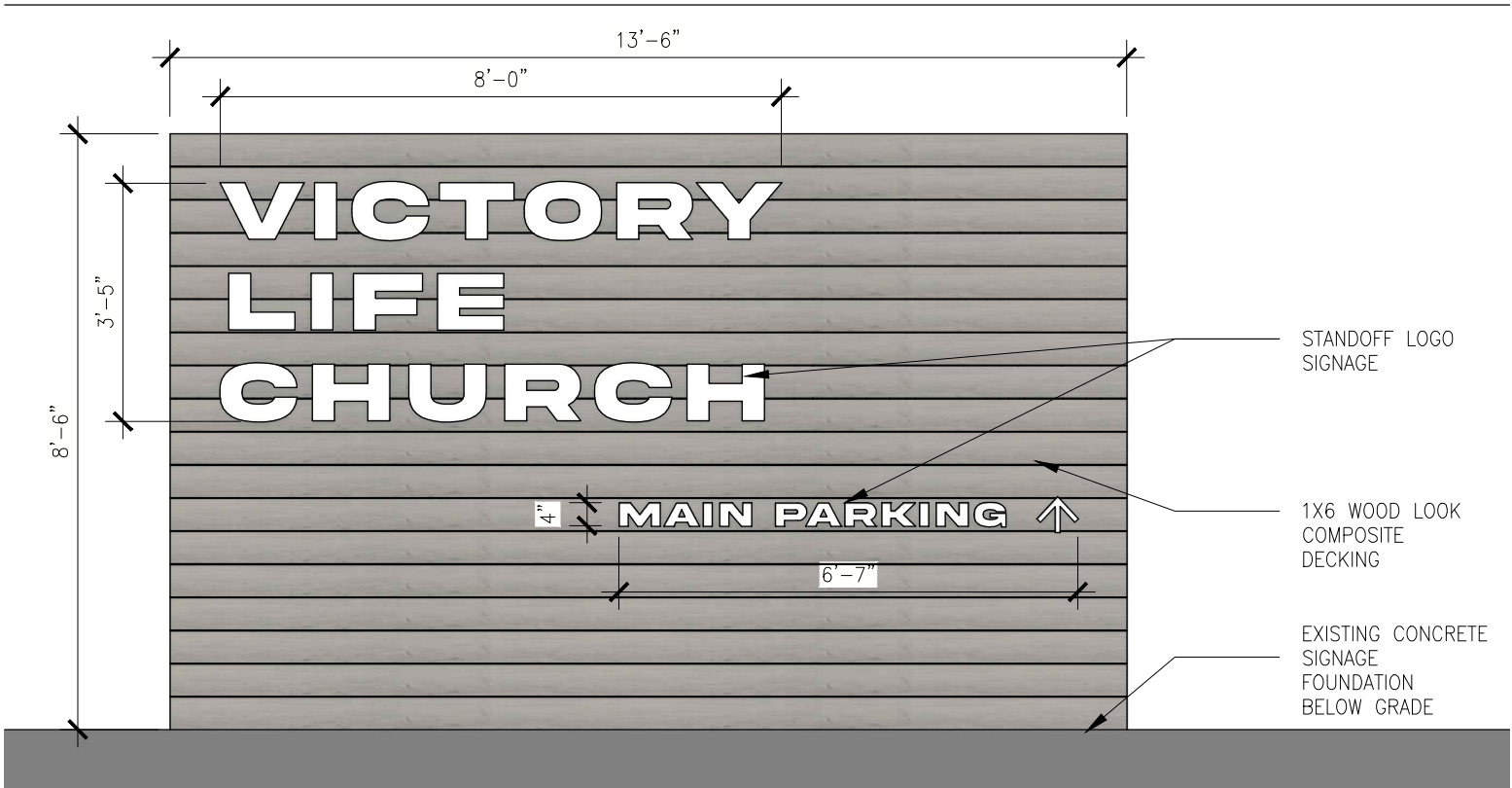
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON ROW, SIDE WALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPAIRED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. PRUNING OF MATERIAL SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

2. CONSTANT DEVELOPMENT SERVICES FOR A TREE: REMOVE PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
3. ALL TREES TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SHIRT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
4. ALL PRE-CONSTRUCTION STAKE-OUTS SHALL BE IDENTIFIED WITH RED FLAG MARKS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
5. ALL DISPOSED STUMP SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
7. ALL STUMP AND GROUND MATERIAL SHALL NOT BE FORM OR DRIFT WITHIN THE LIMITS OF THE DRIP LINE.
8. GRADE CHANGES IN EXCESS OF 4 INCHES (CLT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
9. NO TRENCING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
10. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR Hauled OFF SITE.
11. ALL MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED BEST PRACTICES.

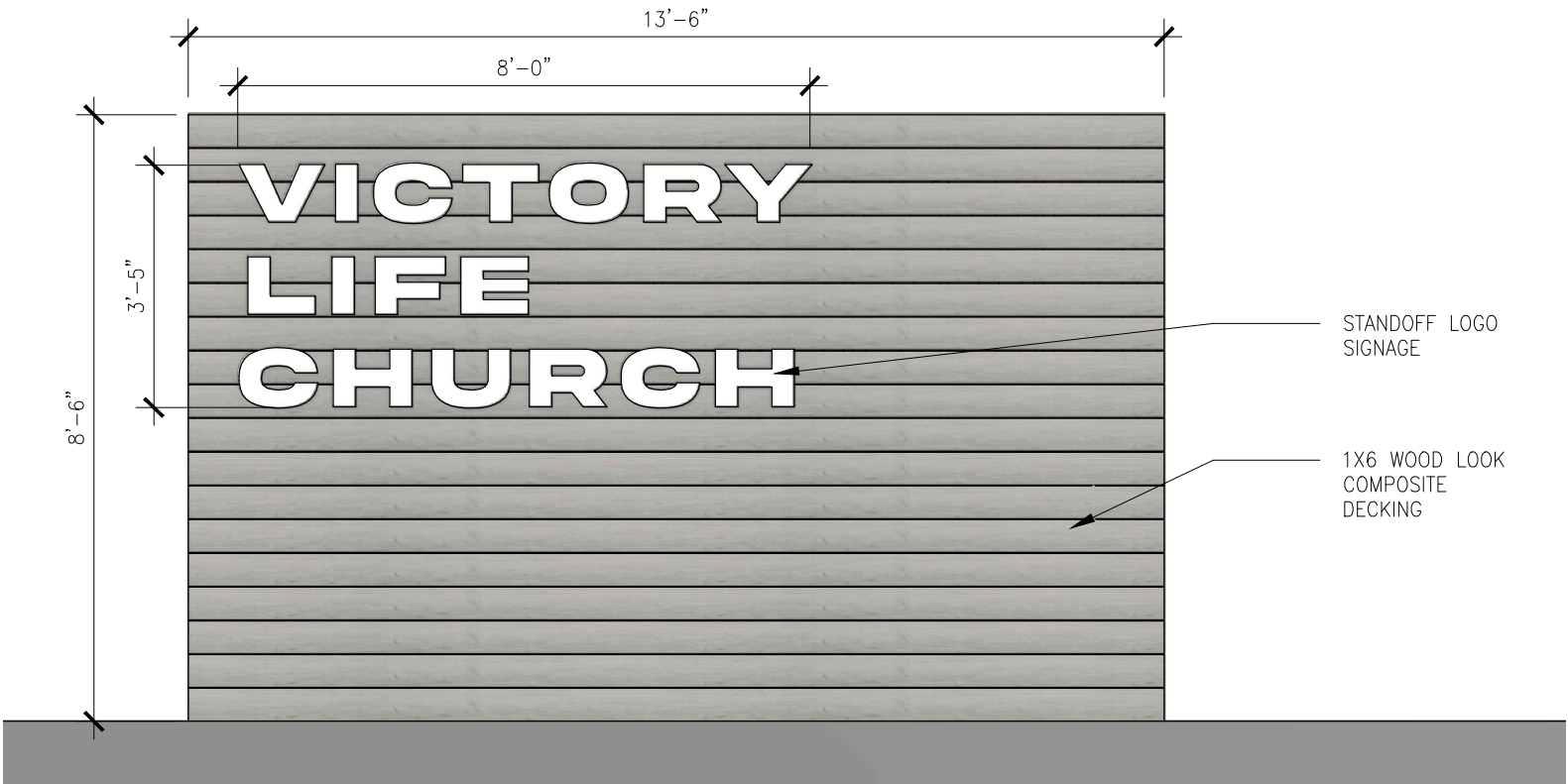




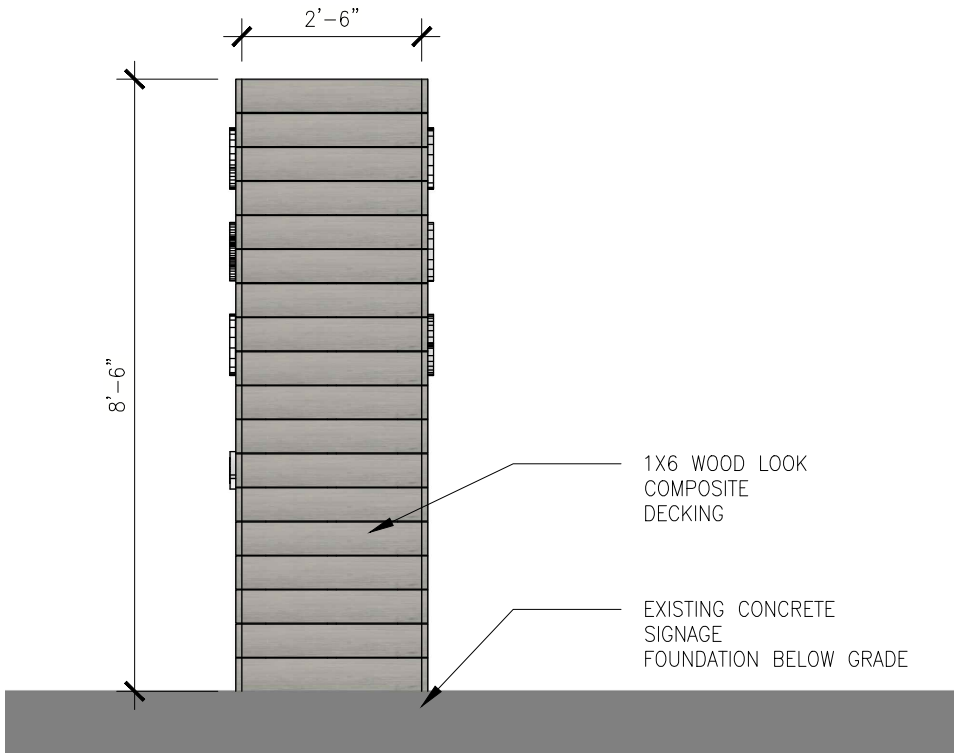
PERSPECTIVE OF SIGNAGE
NOT TO SCALE



FRONT
SIGN ELEVATION **South Sign Elevation**
SCALE = 3/8"=1'-0"



BACK
SIGN ELEVATION **North Sign Elevation**
SCALE = 3/8"=1'-0"



SIDE
SIGN ELEVATIONS (IDENTICAL) **East and West Sign Elevations**
SCALE = 3/8"=1'-0"

REVISIONS

STAFF REVIEW LETTER

August 12, 2026

Sent via Email

Eric Seeley
704 Central Pkwy E. Ste. 1200
Plano, TX 75074

Covenant Development
PO Box 670
Sherman, TX 75091

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in an R-6 (Single-Family Residential) District/75 & 82 Overlay District located at 4100 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 18, 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. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. The property must be properly maintained in a state of good repair and neat appearance.
6. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
7. 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.
8. 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)*)
9. 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.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Informational Engineering Comments:

11. Approval of a sign encroachment agreement is required before a development entrance sign may be constructed within any easements. Only signs with a slab foundation will be permitted within a

utility easement. Signs requiring piers will not be permitted within a utility easement. *Code of Ordinances 14.07.007(c)(7)*

12. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
13. 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*
14. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

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

If additional information or clarification is needed, 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. 20.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

902 EAST CHERRY STREET (Project No. 000460-2026)

The request of Hyperstar INC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 902 East Cherry Street, consisting of 0.116 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from C-1 (Retail Business) District to R-5 (Single-Family) Residential District.

Background:

The property is located at 902 East Cherry Street. The owner is requesting a Zone Change from C-1 (Retail Business) District to R-5 (Single Family Residential) District.

Origination:

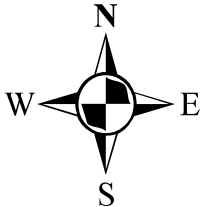
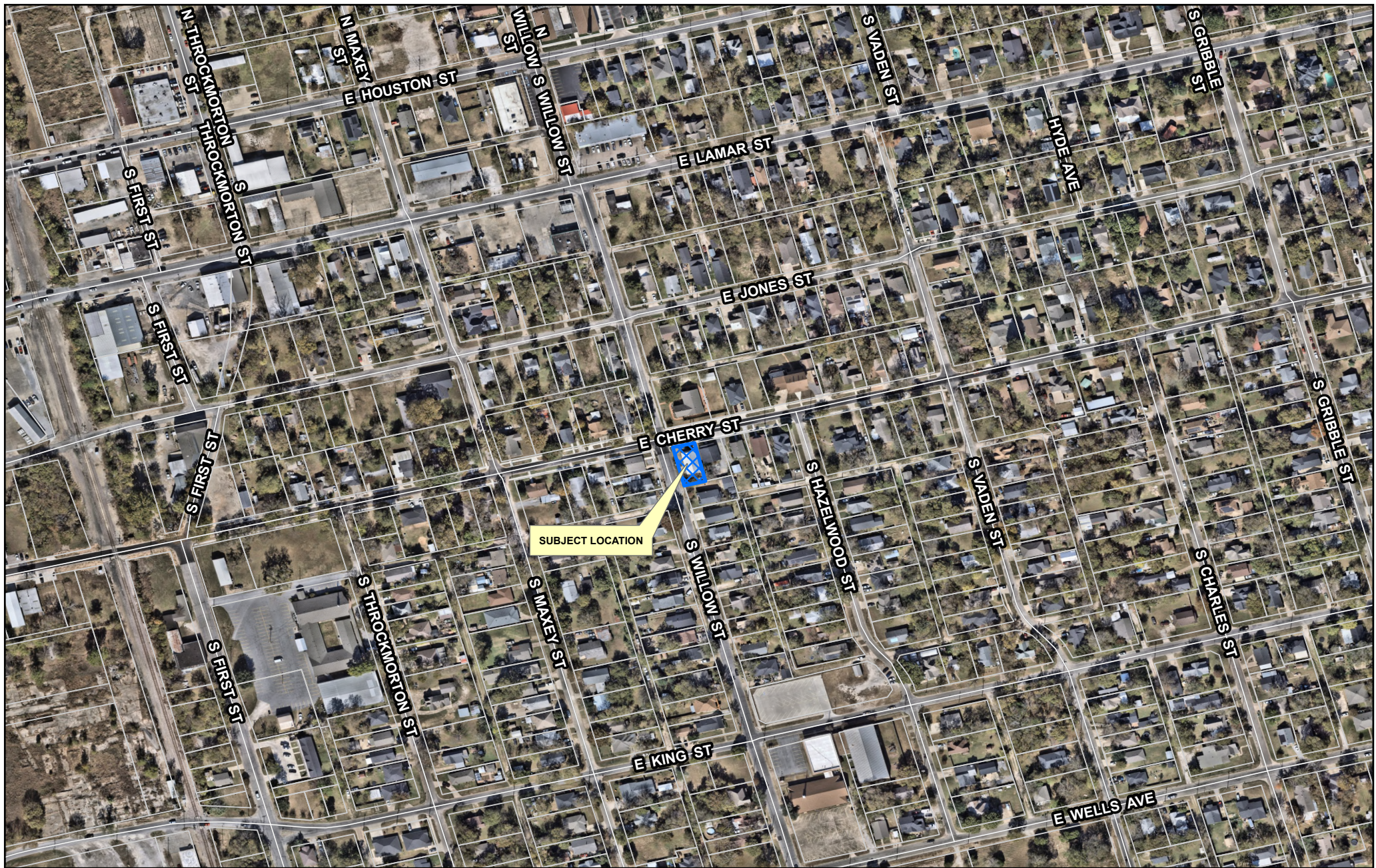
The request of Hyperstar INC (Owner) and Copley Land Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this request.

Attachments:

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

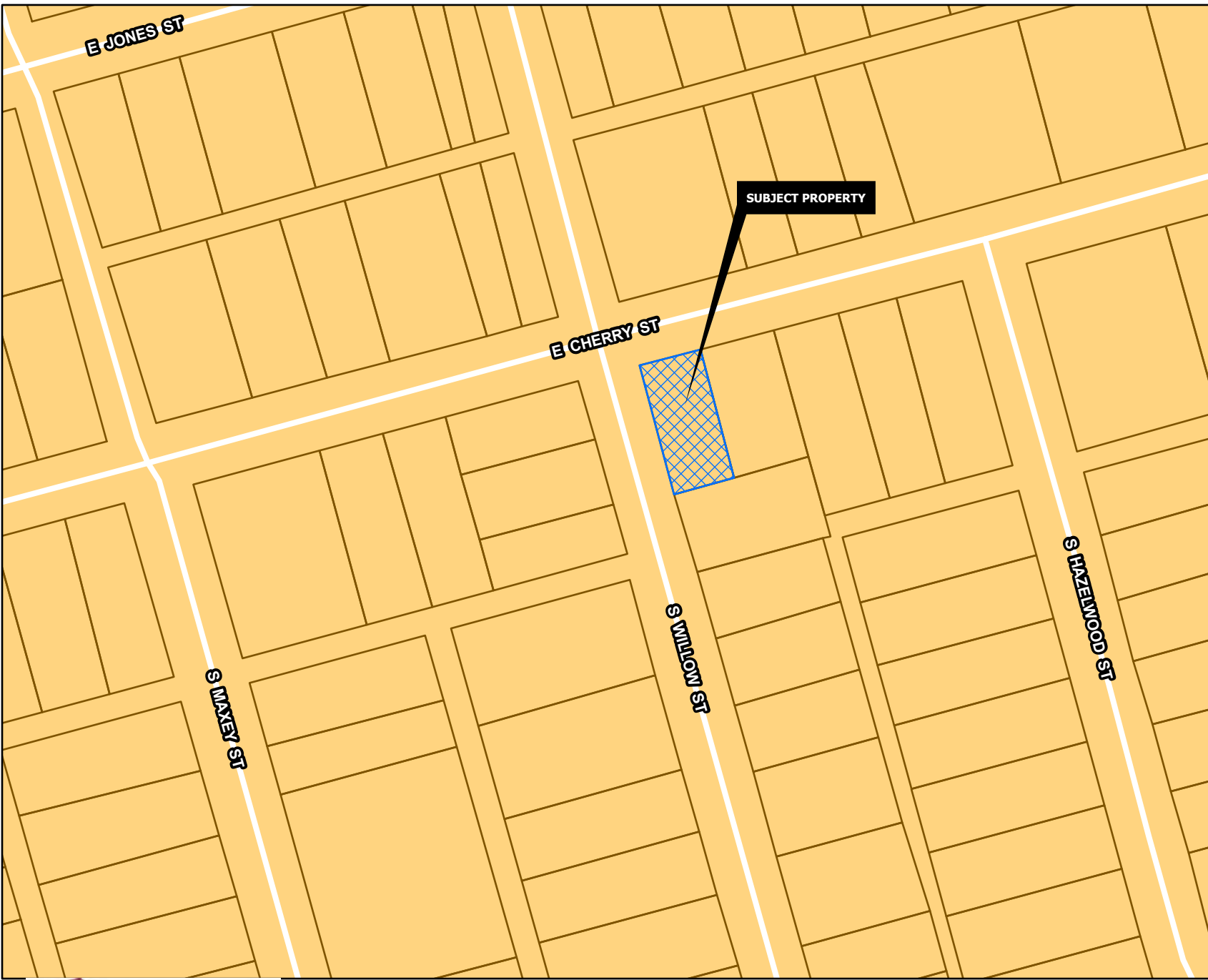




Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family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

**CITY OF SHERMAN
ZONING MAP
902 E CHERRY ST**





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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





LEGEND

- W WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- G NATURAL GAS MARKER
- T TELEPHONE PEDESTAL
- PP POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- OHE OVERHEAD ELECTRIC LINE
- CHAINLINK FENCE
- STOCKADE FENCE

LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the G.B. Pilant Survey, Abstract No. 963 and being the same 50.5' x 100' tract of land conveyed to Umair Ali Saleem and Hassan Saleem by deed of record in Volum 5988, Page 297, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a P/K nail set in concrete with washer marked COPLEY RPLS 6720 at the intersection of the south line of E. Cherry Street and the east line of S. Willow Street said nail being the northwest corner of said Saleem Tract;

Thence North 75°27'49" East, along the south line of said E. Cherry Street, a distance of 50.50 feet to a 1/2" steel rod set with aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Saleem Tract and the northwest corner of a 52.5' x 100' tract of land conveyed to Sixto Gutierrez Santiago by deed of record in Volum 2477, Page 652 of said Official Public Records from which a 1/2" steel rod found bears North 75°27'49" East 54.17 feet;

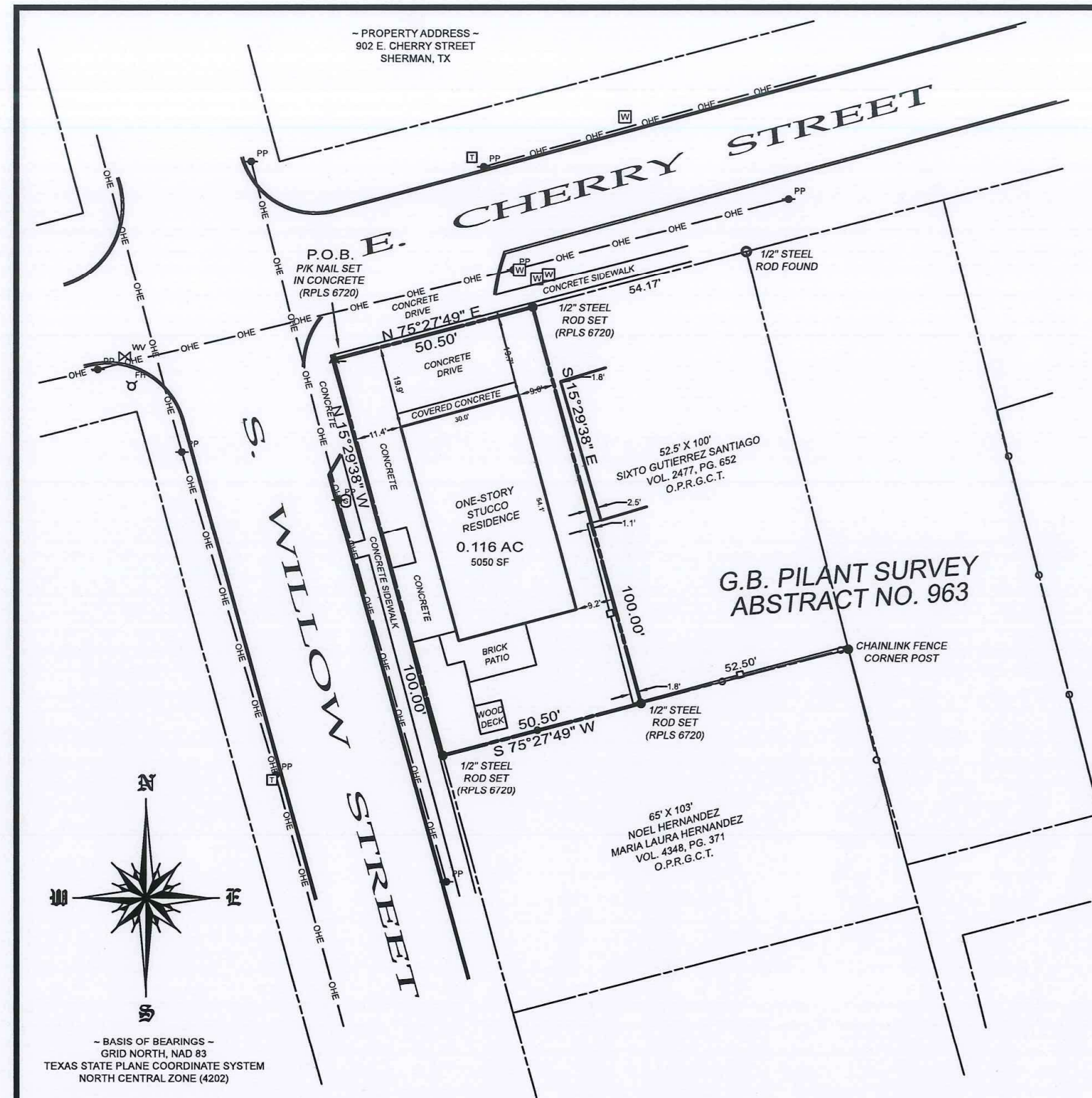
Thence South 15°29'38" East, along the west line of said Santiago Tract, a distance of 100.00 feet to a 1/2" steel rod set with aluminum cap marked COPLEY RPLS 6720 set for the southeast corner of said Saleem Tract the southwest corner of said Santiago Tract and being in the north line of a 65' x 103' tract of land conveyed to Noel Hernandez and Maria Laura Hernandez by deed of record in Volume 4348, Page 371 of said Official Public Records from which a chainlink fence corner post bears North 75°27'49" East 52.5 feet;

Thence South 75°27'49" West, along the north line of said Hernandez Tract, a distance of 50.50 feet to a 1/2" steel rod set with aluminum cap marked COPLEY RPLS 6720 set for the southwest corner of said Saleem Tract the northwest corner of said Hernandez Tract and being in the east line of said S. Willow Street;

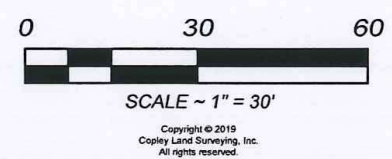
Thence North 15°29'38" West, along the east line of said S. Willow Street, a distance of 100.00 feet to the Point-of-Beginning and containing 0.116 acres (5,050 square feet) of land.

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, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 1/28/19



Copley Land Surveying
198 Keefer Rd., Pottsboro, Texas 75076
903-415-0643
john@copleylandsurveying.com



Project Narrative

Conversion of Existing Structure to Residential Use

Property: 902 E Cherry St, Sherman, TX 75090 **Applicant:** Hyperstar INC / Danish Samad

Project Type: Change of Use – Commercial to Residential **Zoning/Planning**

Consideration: Recognition of Established Residential Use & Confirmation of Residential Building-Material Compliance

Project Overview

This project seeks formal recognition and approval for the conversion of the existing structure at **902 E Cherry St** from commercial designation to **residential use**, consistent with its long-standing occupancy pattern. The building has functioned as a residential dwelling for an extended period, and the proposed action aligns the official zoning classification with the property's actual use, physical characteristics, and surrounding neighborhood context.

Existing Conditions & Building Characteristics

The structure is a single-story building constructed with **standard residential building materials**, including residential-grade siding, conventional roofing materials, and a typical single-family foundation system. The building's exterior appearance, scale, and architectural character are fully compatible with adjacent residential properties along E Cherry St and within the surrounding neighborhood.

Neighborhood Compatibility

The property is located within an established residential area, and the structure's appearance and use are consistent with the surrounding land-use pattern. Converting the property to residential zoning will reinforce neighborhood cohesion, eliminate zoning inconsistencies, and support the City's long-term planning objectives for this area.

Purpose of the Request

The purpose of this request is to formally align the zoning and land-use designation with the property's established residential use and to document that the existing structure meets all applicable residential building-material standards. No structural modifications or exterior changes are proposed as part of this application.

Conclusion

The building at **902 E Cherry St** is fully compatible with residential zoning and meets all relevant residential building-material requirements. Approval of this conversion will ensure regulatory consistency, support neighborhood stability, and accurately reflect the property's long-standing residential function.





Planning & Zoning Commission Development Services

Agenda Item No. 21.

Meeting Date: 8/18/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

Initiation of a PD Modification for the Hickory Hill Planned Development

Background:

Planned Development districts may allow modifications to the regulating documents of the PD by one of the following methods:

1. Written consent of all owners of property within the PD district boundaries
2. Request from the Planning and Zoning Commission when it finds that the public will benefit from the consideration of the proposed modification
3. Request from the City Council when it finds that the public will benefit from the consideration of the proposed modification.

The original developer is requesting a modification to the PD development regulations but needs support from either the Planning and Zoning Commission or the City Council.

The following amendments to the development standards are being proposed:

1. Amend the Park Subdistrict Purpose Statement
2. Allow C-1 Uses in the Park Subdistrict
3. Revise the Prohibited-Uses Provision
4. Preserve Existing Development Standards

Origination:

Sherman Hickory Hill LLC

Staff Recommendation:

Staff has no recommendation

Attachments:

1. Hickory Hill Amendment Request
2. 14.02.021 Modifications and amendments to PD districts. - City of Sherman, TX

August 3, 2026

Rob Rae
Director of Development Services
City of Sherman
317 South Travis St
Sherman, Texas 75090

Re: Hickory Hill Planned Development – Request for Text Amendment

Dear Mr. Rae,

On behalf of Sherman Hickory Hill LLC, we respectfully request consideration of a text amendment to the Hickory Hill Planned Development located near the intersection of West Lamberth Road and Friendship Road.

Purpose of the Requested Amendment

The primary purpose of the proposed amendment is to provide greater flexibility for appropriate commercial and community-serving development within the Park Subdistrict by allowing uses permitted in the City's C-1 Retail Business District while also allowing the City the opportunity to achieve their objective of simplifying Planned Development standards.

The Park Subdistrict is positioned to serve not only as a recreational and open-space component of Hickory Hill, but also as a community destination. Sherman Hickory Hill dedicated over 22 acres of parkland to the City that is actively being activated by way of City and developer contributions. Allowing compatible C-1 uses would support activity around the planned park, pond, trails, and open-space system and could provide services and amenities for residents, park users, and the surrounding community.

Potential uses could include dog boarding, restaurants, coffee shops, neighborhood retail, professional offices, health and wellness uses, recreational uses, and other compatible community-serving businesses. These uses can complement the park environment, improve the feasibility of maintaining and activating the area, and create a stronger connection between the recreational and commercial components of the development.

Existing Planned Development Provisions

The existing Planned Development states that, for matters not otherwise addressed, the requirements of the C-1 zoning district apply within the Park Subdistrict. However, the permitted-use table currently identifies only a limited number of uses as allowed in the Park Subdistrict. In addition, the Planned Development states that any use not specifically identified in the permitted-use table is prohibited.

As a result, the current language does not fully implement the stated C-1 base zoning standard for the Park Subdistrict. The proposed amendment is intended to clarify the relationship between the Park Subdistrict and the C-1 district and provide a consistent framework for future development.

Requested Revisions

The applicant requests that the Planned Development be amended as follows:

1. Amend the Park Subdistrict Purpose Statement

Revise Section I.E.3 to read substantially as follows:

Park Subdistrict: The purpose of this subdistrict is to complement the Hickory Hill development and the City as a whole with parks, open spaces, recreational amenities, and compatible commercial and community-serving uses. The Park Subdistrict is intended to create an active and accessible destination that supports recreational, environmental, civic, retail, restaurant, office, health, wellness, and related uses. Except as otherwise provided in this Planned Development, uses and development within the Park Subdistrict shall comply with the requirements applicable to the C-1 Retail Business District.

The existing Park Subdistrict language limits nonresidential uses to a maximum of 2 acres, excluding parking, concessions, and other facilities accessory to a park use. To allow meaningful implementation of the proposed C-1 use rights, the applicant requests that this limitation be removed or revised to allow for up to 6 acres of the remaining land be developed.

2. Allow C-1 Uses in the Park Subdistrict

Revise Section II.A, “Permitted Uses,” to provide that:

All uses permitted by right in the City of Sherman C-1 Retail Business District shall be permitted by right within the Park Subdistrict. Uses requiring approval of a Specific Use Permit in the C-1 district would continue to require a Specific Use Permit.

3. Revise the Prohibited-Uses Provision

Revise Section II.B so that the statement that “any use not mentioned in Table 1 shall be prohibited” does not prevent otherwise permitted C-1 uses from locating within the Park Subdistrict. Refer to City’s Base Zoning for permitted uses.

5. Preserve Existing Development Standards

Except for the revisions described above, the applicant is not requesting changes to the existing Planned Development boundaries, roadway framework, open-space concept, architectural standards, landscaping standards, or general nonresidential development standards.

The existing plan already provides that C-1 landscaping and screening requirements apply to nonresidential uses and that C-1 development standards apply where the Planned Development is silent.

Planning Benefits

The proposed amendment would:

- Clarify and reconcile the existing Planned Development language regarding the C-1 base district.
- Simplify the Planned Development standards for staff
- Encourage compatible commercial activity adjacent to parks, trails, and open space.
- Provide services and amenities within walking or biking distance of Hickory Hill residents.
- Create opportunities for restaurant, retail, office, health, wellness, and recreational uses.
- Increase the long-term viability and activation of the Park Subdistrict.
- Support the City's tax base without modifying the overall development boundaries.
- Preserve City review through the site plan, platting, permitting, and Specific Use Permit processes, where applicable.

We respectfully request that City staff review the proposed amendment and place the request before the Planning and Zoning Commission for consideration. We are available to work with staff regarding the final amendment language and any appropriate limitations or development safeguards. Thank you for your consideration.

Sincerely,

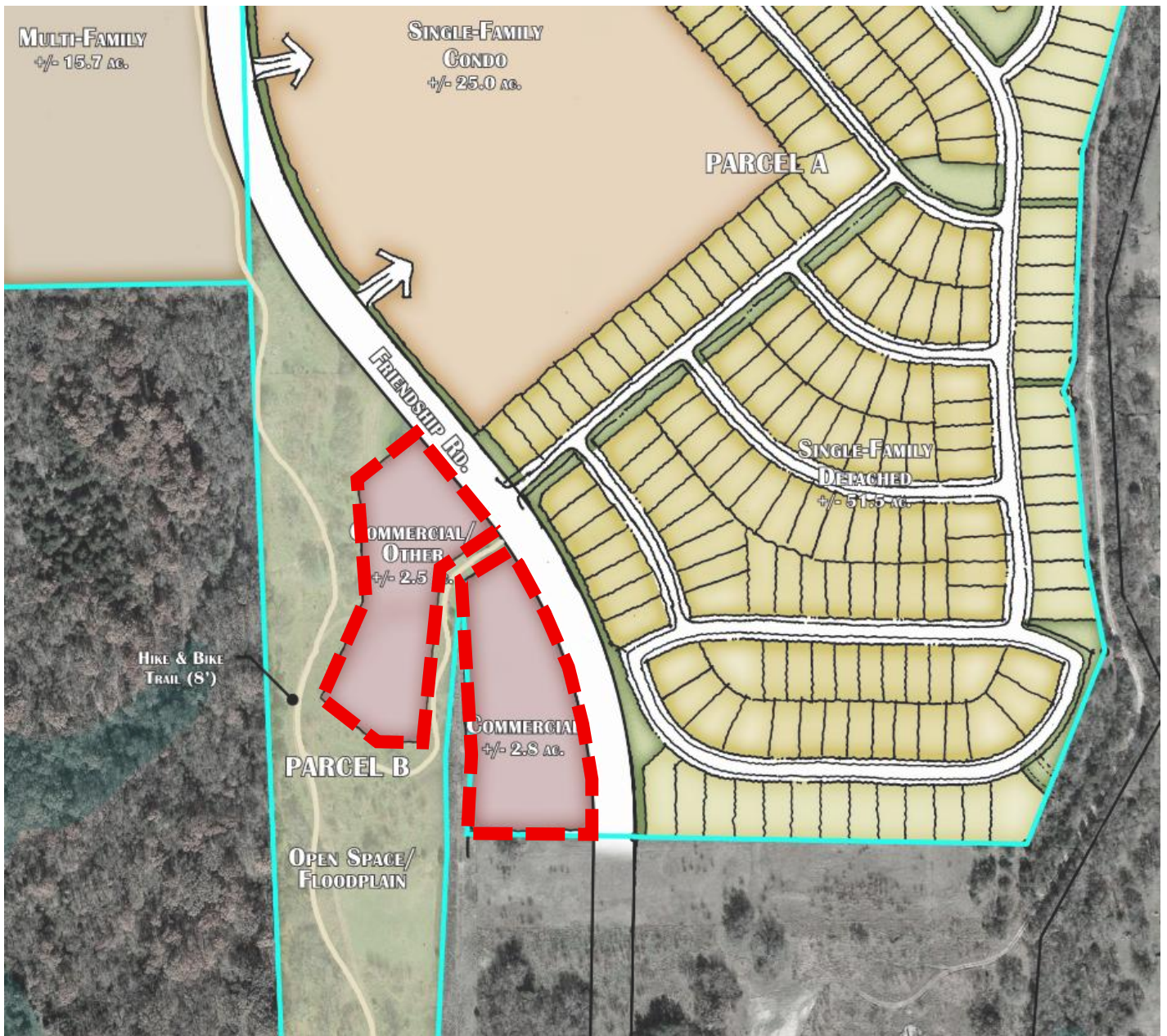
A handwritten signature in black ink, appearing to read 'P-3' or similar, with a stylized flourish.

Taylor Blanchard

Manager

Sherman Hickory Hill LLC

Exhibit A – Subject Property



Chapter 14. Zoning Ordinance

ARTICLE 14.02. ZONING DISTRICTS

§ 14.02.021. PD (planned development) district.

(i) **Modifications and amendments to PD districts.**

Modifications to adopted regulating documents of a PD district shall be as follows:

- (1) Initiating request for PD modifications. Consideration of a modification in any PD district boundary or other PD regulation may be initiated only with the written consent of all owners of property within the PD district boundaries or by the planning and zoning commission or city council on its own motion when it finds that the public will benefit from consideration of the proposed modification.
- (2) Development plans. Major modifications, as defined in subsection (5), to an approved development plan shall be considered for approval by city council following recommendation of the planning and zoning commission. Minor modifications, as defined in subsection (6), may be approved by the director. Minor modifications approved by the director shall be memorialized in the city's records and incorporated into the development plan approved by ordinance following any amendment approved by the city council.
- (3) Zoning exhibits. Major modifications, as defined in subsection (5), to an approved zoning exhibit shall be considered for approval by city council following recommendation of the planning and zoning commission. All other modifications shall be approved by the planning and zoning commission at the time of detailed site plan or subsequent requests following approval.
- (4) Detailed site plan. All modifications to an approved detailed site plan shall be approved by the planning and zoning commission.
- (5) Major modifications. A major modification is described as a change that increases the number of dwelling units/lots or residential density by more than 10 percent, building heights, or lot coverages; a change to primary street connection location; reduction in parkland or open space (without corresponding reduction in dwelling units); a change that alters access, circulation, or infrastructure in a way that would impact surrounding properties; a change to a zoning regulation, PD district boundary, or land uses; a change that does not meet the criteria of a minor modification, as defined in subsection (6); and other changes deemed by the director to be substantially different than the vision and principles established in the approved PD development plan.
- (6) Minor modifications. A minor modification is described as a change that only affects aesthetic elements of the development plan, including but not limited to, architectural standards, landscaping standards, and parks and open space standards that do not include reductions in parkland and open space as defined in subsection (5). Minor modifications do not include a major modification as defined in subsection (5).
- (7) Protest and notice requirements. Protests against proposed modifications shall be filed at least seven (7) days before the date of the public hearing. In computing the percentage of land area subject to a protest under section 211.006(d) of the Texas Local Government Code, the

area of the lots or land covered by the specific proposed modification, which may be less than the entire area of land within the PD district boundaries, or the lots or land immediately adjoining that area and extending 200 feet from that area, shall be included.

- (8) Appeals. Any person aggrieved or any official or department of the city affected by any decision or judgment of the director concerning the interpretation or administration of this subsection (i) may appeal such decision or judgment to the planning and zoning commission. Such appeal shall be taken within a reasonable time, not to exceed ten (10) days of the date of the decision, by filing with the director and with the planning and zoning commission a notice of appeal specifying the grounds thereof and accompanied by a fee as established by city council. The director shall promptly transmit to the planning and zoning commission all papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action taken from, unless the director from whom the appeal is taken certifies to the planning and zoning commission after the notice of appeal is filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the planning and zoning commission, on notice to the director from whom the appeal is taken and on due cause shown. The planning and zoning commission's decision on the appeal shall be final.



Planning & Zoning Commission Development Services

Agenda Item No. 22.

Meeting Date: 8/18/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

