
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting September 22, 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 AUGUST 18, 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 AND 9)**

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. *** 522 EAST ORANGE STREET (PROJECT NO. 000484-2026)**

THE REQUEST OF WISEMAN REALTY LLC (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 522 EAST ORANGE STREET CONSISTING OF 0.121 ACRES, BEING ALL OF LOT 6, BLOCK 6, KERR'S NURSERY ADDITION, AND THE EAST 7 FEET OF LOT 15, BLOCK 1, KERR'S SECOND NURSERY ADDITION IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT OF WISEMAN ADDITION.

7. *** 911 EAST BROCKETT STREET (PROJECT NO. 000485-2026)**

THE REQUEST OF AUSTIN COLLEGE (OWNER), MAMMOTH SPORTS CONSTRUCTION (APPLICANT) AND TRAVERSE LAND SURVEYING LLC (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 911 EAST BROCKETT STREET CONSISTING OF 3.657 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF AUSTIN COLLEGE WEIGHT ROOM ADDITION.

8. *** 2812 FALLON DRIVE (PROJECT NO. 000468-2026)**

THE REQUEST OF CANTEX 2812 FALLON, LLC (OWNER), TYLER DAY (APPLICANT) AND URBAN STRATEGY (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 2812 FALLON DRIVE

CONSISTING OF 10.659 ACRES, BEING LOTS 2 AND 3, BLOCK 1, FALLON ADDITION IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND CURRENTLY ZONED M-1 (LIGHT MANUFACTURING) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
SITE PLAN OF FALLON IOS.

9. *** 2701 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 000488-2026)**

THE REQUEST OF RIOCAP SHERMAN CENTRE LLC (OWNER), M-PAK CONSTRUCTION LLC (APPLICANT) AND CHISHOLM TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES LOCATED IN THE 2701 BLOCK NORTH HIGHWAY 75, CONSISTING OF 1.914 ACRES, BEING PART OF LOT 5, TEXOMA CROSSING ADDITION IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
SITE PLAN OF CHUY'S TEX MEX.

10. **2800 CANYON CREEK DRIVE (PROJECT NO. 000062-2026) TABLED FROM JULY 22, 2025**

THE REQUEST OF GRACE UNITED METHODIST CHURCH (OWNER), DAN DOMINICK (APPLICANT) AND LOCHNER (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 2800 CANYON CREEK CONSISTING OF 3.26 ACRES, BEING PART OF LOT 10, BLOCK TWO OF CANYON CREEK ADDITION IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT/F.M. HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.009 TO ALLOW A 63 SQUARE FOOT MONUMENT SIGN IN LIEU OF THE ALLOWED 32 SQUARE FEET.

11. **3004 REDBUD TRAIL (PROJECT NO. 000481-2026)**

THE REQUEST OF MARC & CONSUELO ROBERGE (OWNER) AND COX LAND SURVEYING CO (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 3004 REDBUD TRAIL CONSISTING OF 0.415 ACRES, BEING LOT 10, BLOCK 5, BELVEDERE ESTATES ADDITION IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.002 TO ALLOW A 10' REAR SETBACK IN LIEU OF THE REQUIRED 20' FOR ACCESSORY STRUCTURE LARGER THAN 500 SQUARE FEET.

12. **100 BLOCK WEST TRAVIS STREET (PROJECT NO. 000492-2026)**

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNER), CHANCE LEBLANC (APPLICANT) AND A & W SURVEYORS, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100 BLOCK WEST TRAVIS STREET, CONSISTING OF 1.682 ACRES, BEING LOT 3R2, BLOCK 2, SHERMAN CROSSROADS, PHASE III IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, 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 THE BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/ BLALOCK COMMERCIAL OVERLAY DISTRICT.

13. **2601 BLOCK WEST TRAVIS STREET (PROJECT NO. 000493-2026)**

THE REQUEST OF SHERMAN ISD (OWNERS), MITCH HESSE (APPLICANT) AND TEAGUE NALL & PERKINS, INC (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 2601 BLOCK WEST TRAVIS STREET, CONSISTING OF 16.962 ACRES, BEING LOT 1, BLOCK 1, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW SCHOOLS, ELEMENTARY, HIGH, COLLEGE AND UNIVERSITIES, PUBLIC, PRIVATE, OR DENOMINATIONAL IN A C-1 (RETAIL BUSINESS) DISTRICT.

14. 102 EAST FOREST AVENUE (PROJECT NO. 000495-2026)

THE REQUEST OF MARIA SALAZAR SALAISES (OWNER), MARCUS AVITIA (APPLICANT) AND MARSHALL SARTIN (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 102 EAST FOREST AVENUE, BEING LOT 6, BLOCK 18, SOUTH SIDE ADDITION AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 4' REAR SETBACK IN LIEU OF THE REQUIRED 20'.

PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.006 TO ALLOW A 17.5' THOROUGHFARE SETBACK IN LIEU OF THE REQUIRED 25'.

15. 2400 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 000453-2026)

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), LAND VALUE PARTNERS, LLC (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2400 BLOCK SOUTH HIGHWAY 75, CONSISTING OF 46.432 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM MF-30 (MULTIFAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR THE RIDGE AT STONE CREEK WITH A BASE ZONING OF C-1 (RETAIL BUSINESS) DISTRICT AND MF-30 (MULTIFAMILY RESIDENTIAL) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT.

16. OTHER BUSINESS - 2027 SUBMITTAL CALENDAR

17. OTHER BUSINESS - INITIATION OF PD MODIFICATION FOR THE HICKORY HILL PLANNED DEVELOPMENT

Close Public Hearing

18. 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 September 16, 2026, at 4:00 p.m. and said time of posting was three (3) business days before said meeting was convened or called to order.

Dated this 16th day of September 2026

City of Sherman, Texas

A handwritten signature in blue ink, appearing to read "Tammy Mrozinski". The signature is fluid and cursive, with a large loop at the end.

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, August 18, 2026, at 5:00 P.M. located in the Council Chambers at 220 West Mulberry Street to consider the following:

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

Commission Member Blagg not in attendance.

1. **CALL TO ORDER**

Bookmarked at: 00:00:20

Chairman Sims called the meeting to order at 5:11 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR JULY 21, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at: 00:01:32

The Planning and Zoning Commission reviewed the minutes of the July 21, 2026, Regular Meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:01:52

4. **CITIZEN COMMENTS**

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

Bookmarked at 00:01:56

Open Public Hearing

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

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

Bookmarked at: 00:02:35

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

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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. 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.

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 (Project 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.

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.

Bookmarked at 00:03:24

Motion by Commission Member Ramirez to remove the Variance from the table. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

The item was untabled by the commission.

Board of Adjustment

Motion by Vice Chairman Downtain to deny items A and B located at 410 East Brockett Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Motion by Vice Chairman Downtain to approve items C and D located at 410 East Brockett Street. Second by Commission Member Ramirez.

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

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 E located at 410 East Brockett Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

13. 2010 AND 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.

Bookmarked at 00:12:09

Motion by Vice Chairman Downtain to remove the Specific Use Permit from the table. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

The item was untabled by the Commission.

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

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.

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

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. 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 00:16:02
Motion by Commission Member Ramirez to remove the Specific Use Permit from the table. Second by Vice Chairman Downtain.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.

The item was tabled by the commission.

Motion by Commission Member Ramirez to table the Specific Use Permit located at 812 North Walnut Street. Second by Commission Member Dupuis.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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.
Bookmarked at: 00:31:16
Board of Adjustment
Motion by Vice Chairman Downtain to deny item A located at 303 West Cherry Street. Second by Commission Member Ramirez.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ AND DUPUIS
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 303 West Cherry Street. Second by Commission Member Whitaker.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS AND JOHNSON
VOTING NAY: NONE.
MOTION CARREID.

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

16. **811 NORTH EAST STREET (Project No. 000445-2026)**

The request of Oluwafiropo Ropo-Tusin (Owners), 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.

Bookmarked at: 00:52:01

Board of Adjustment

Motion by Vice Chairman Downtain to deny item A located at 811 North East Street. Second by Commission Member Whitaker.

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

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 811 North East Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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. 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.

Bookmarked at 00:40:58

Motion by Commission Member Ramirez to approve the Specific Use Permit located at 1422 West Houston Street. Second by Commission Member Whitaker.

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

VOTING NAY: DOWNTAIN.

MOTION CARRIED.

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

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.

Bookmarked at 01:01:13

Motion by Vice Chairman Downtain to approve the Zone Change located at 18987 West Highway 82. Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:03:25

Board of Adjustment

Motion by Vice Chairman Downtain to approve items A, B and C located at 4100 North Travis Street. Second by Commission Dupuis.

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

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 D located at 4100 North Travis Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at: 01:16:12

Motion by Commission Member Ramirez to approve the Zone Change located at 902 East Cherry Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

21. OTHER BUSINESS

Initiation of a PD Modification for the Hickory Hill Planned Development.

Bookmarked at: 01:18:02

Motion by Chairman Sims to form a Zoning Subcommittee to work with Hickory Hill Development on PD Modification. Members are Commissioners Ramirez, Dupuis and Johnson. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE

MOTION CARRIED.

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

22. ADJOURNMENT

Bookmarked at: 01:33:30

Chairman Sims adjourned the meeting at 6:44 p.m.



ACTING SECRETARY

CHAIRMAN

HOUSEHOLD RULES AND REGULATIONS

Veteran Supportive Housing | 812 N. Walnut Street, Sherman, Texas

Property Manager: Jackai Properties	Maximum Occupancy: Eight residents plus one house manager/caregiver
Proposed Use: Veteran supportive housing	Effective Date: Upon approval and commencement of operations

Purpose and Application

These rules establish standards for safe, orderly, and respectful operation of the household. They apply to every resident and guest and supplement the lease, occupancy agreement, program agreement, and applicable law. If a conflict exists, applicable law and the signed lease or occupancy agreement control.

The home is intended to provide stable, supportive housing for veterans in a residential setting. No rule will be applied in a manner that unlawfully discriminates against a resident or denies a reasonable accommodation or modification required by law.

1. Occupancy and House Management

- Occupancy is limited to no more than eight residents and one house manager/caregiver
- Only persons approved through the established application and admission process may reside at the property. No room, bed, key, access code, or parking space may be assigned, transferred, or sublet by a resident.
- Residents must provide current emergency-contact information and promptly report changes in contact information, vehicles, or household status.
- The house manager is the primary on-site contact for routine operations, resident concerns, visitors, safety issues, and neighborhood concerns. The house manager does not provide medical treatment unless separately licensed and authorized.

2. Respectful Conduct and Quiet Enjoyment

- Residents and guests must treat one another, neighbors, staff, vendors, and public officials respectfully. Threats, harassment, intimidation, fighting, stalking, or conduct creating an immediate safety risk are prohibited.
- Quiet hours are 10:00 p.m. to 8:00 a.m. Sunday through Thursday and 11:30 p.m. to 8:00 a.m. Friday and Saturday. At all other times, televisions, music, conversations, vehicles, and outdoor activities must remain at a reasonable residential volume.
- Residents may not engage in conduct that creates excessive noise, repeated police calls, obstruction of sidewalks or streets, unlawful activity, or other unreasonable interference with neighboring properties.
- Disputes should be reported to the house manager. Residents should not confront neighbors or other residents in a manner likely to escalate a disagreement.

3. Visitors

- Visitors are permitted between 8:00 a.m. and 10:00 p.m. unless the house manager gives advance approval for a different time.
- Residents are responsible for their visitors' conduct. Visitors must follow all house rules and leave immediately if directed by the house manager or property management for a legitimate safety or operational reason.

- Overnight guests are not permitted without prior written approval and may not establish residency. Visitor activity may not increase occupancy beyond safe or legally permitted limits.
- Visitors may not receive keys or access codes, use another resident's room, or park in an unapproved location.

4. Parking and Transportation

- Only operable, currently registered vehicles approved by management may be parked at the property. Residents must provide the vehicle make, model, color, license-plate number, and proof of insurance when requested.
- Vehicles must be parked only in designated spaces shown on the parking plan. Parking on lawns, landscaped areas, sidewalks, fire-access areas, neighboring property, or in a manner that blocks driveways or maneuvering areas is prohibited.
- Visitor parking is limited to designated visitor spaces. When visitor parking is unavailable, visitors must use lawful off-site parking without obstructing neighboring properties.
- Vehicle repairs, fluid changes, long-term storage, loud idling, and commercial vehicle operations are prohibited on the property, except for emergency work needed to remove a disabled vehicle.
- Bicycles, scooters, and mobility devices must be stored in designated areas and may not block hallways, doors, exits, or accessible routes.

5. Cleanliness and Property Care

- Residents must keep bedrooms and shared areas reasonably clean, sanitary, and free of conditions that attract pests, create odors, block exits, or present health or fire hazards.
- Household chores and common-area responsibilities may be assigned on a rotating schedule. Trash must be bagged and placed in the designated containers; containers may be placed for collection only as permitted by local requirements.
- Food must be stored safely. Dishes, cooking surfaces, and shared appliances must be cleaned after use. Perishable food may not be left in bedrooms or common areas.
- Residents may not alter, paint, install fixtures, change locks, disable safety equipment, or make repairs without prior written authorization.
- Damage, leaks, pest activity, electrical concerns, broken locks, and unsafe conditions must be reported promptly. Residents may be responsible for damage caused by themselves or their guests, excluding ordinary wear and tear.

6. Smoking, Alcohol, Drugs, and Weapons

- Smoking, vaping, and use of tobacco or cannabis products are prohibited inside the residence and within any area designated as smoke-free. Smoking is allowed only in a specifically designated outdoor area, if one is established, and waste must be fully extinguished and discarded safely.
- Illegal drugs, drug manufacturing, distribution, and possession of unlawful controlled substances or drug paraphernalia are prohibited. Lawfully prescribed medication must be used only by the person for whom it was prescribed.
- Alcohol may not be used in a way that causes unsafe behavior, disruption, property damage, or interference with another resident's quiet enjoyment. Program-specific recovery requirements, if any, must be stated in a separate signed agreement and applied consistently with law.
- Unlawful weapons are prohibited. Lawfully possessed weapons must be handled and stored in compliance with all applicable laws and any lawful written property policy; brandishing, threatening use, or unsafe handling is prohibited.

7. Safety and Emergency Procedures

- Smoke alarms, carbon-monoxide alarms, fire extinguishers, locks, cameras, and other safety devices may not be tampered with, covered, disconnected, or disabled.
- Hallways, doors, windows designated for emergency egress, and exterior access paths must remain unobstructed. Open flames, candles, hot plates, space heaters, and extension-cord arrangements are prohibited unless specifically approved as safe by management.
- Call 911 for a fire, medical emergency, suspected overdose, violence, or immediate danger. Notify the house manager as soon as safely possible after emergency services have been contacted.
- Residents must participate in reasonable fire, severe-weather, and evacuation briefings and follow lawful emergency instructions.

8. Animals and Assistance Animals

- Pets are not permitted unless expressly approved in writing under the applicable lease or occupancy agreement.
- Requests for a service animal or other assistance animal will be evaluated under applicable fair-housing and disability laws. Approved animals must remain under control, may not create an unaddressed direct threat, and must not cause unresolved property damage or sanitation problems.
- Residents are responsible for promptly removing animal waste and complying with applicable licensing and vaccination requirements.

9. Privacy, Rooms, and Inspections

- Residents must respect the privacy and property of others. Entering another resident's bedroom, taking property, opening mail, recording in private areas, or sharing private information without permission is prohibited except as authorized by law.
- Management may enter bedrooms or common areas as allowed by the lease, occupancy agreement, or law for inspections, repairs, emergencies, health and safety concerns, or other legitimate operational purposes.
- Residents may use reasonable personal locks or security measures only with written approval and without interfering with emergency access, inspections, fire safety, or applicable code requirements.

10. Community and Neighborhood Standards

- Outdoor gatherings must remain small, orderly, and within approved hours. Furniture, personal property, signs, equipment, and trash may not be stored in the front yard, driveway, porch, or other exterior areas unless management designates the area for that purpose.
- Residents and visitors must use designated entrances and walkways and must not cut through, enter, or use neighboring property without permission.
- Solicitation, commercial operations, unauthorized group meetings, and events open to the public are prohibited unless management and all required public authorities approve them in advance.
- Neighborhood complaints should be promptly reported to the house manager and documented. Management will investigate credible concerns and take reasonable corrective action when appropriate.

11. Absences, Keys, and Security

- Residents should notify the house manager of anticipated overnight absences in accordance with any applicable program agreement. No curfew applies unless separately established by a lawful, signed program requirement.
- Exterior doors and windows must be secured when appropriate. Residents may not prop open exterior doors or permit unknown persons to enter.

- Lost keys or access devices must be reported immediately. Duplication or sharing of keys, codes, or access devices is prohibited.
- 12. Compliance and Enforcement
- Residents should report concerns promptly so they can be addressed before they become more serious. Reports may be made to the house manager or Jackai Properties.
- Depending on the nature, frequency, and seriousness of a violation, management may use counseling, a verbal reminder, a written warning, a corrective-action plan, a notice under the lease or occupancy agreement, or other lawful action.
- Serious conduct involving violence, credible threats, fire hazards, substantial property damage, illegal activity, or an immediate danger may result in emergency intervention and expedited action consistent with applicable law.
- Before imposing action when disability-related circumstances may be involved, management will consider a properly requested reasonable accommodation when required by law. Retaliation against a person who makes a good-faith complaint or accommodation request is prohibited.
- Nothing in these rules authorizes an unlawful lockout, eviction, seizure of property, waiver of resident rights, or discrimination. Lease enforcement and termination procedures must comply with the signed agreement and applicable law.

Resident Acknowledgment

I acknowledge that I received and reviewed the Household Rules and Regulations for 812 N. Walnut Street. I understand that these rules supplement, but do not replace, my lease, occupancy agreement, program agreement, or rights under applicable law. I agree to follow the rules and understand that I may ask management questions or request a reasonable accommodation when needed.

Resident printed name

Resident signature

Date

Room/bed assignment

House manager printed name

House manager signature

Date provided to resident

Effective date acknowledged

Management contact: Jackai Properties | 9330 LBJ Freeway, Suite 900, Dallas, Texas or TBD

TENANT SELECTION AND SCREENING CRITERIA

Veteran Supportive Housing | 812 N. Walnut Street, Sherman, Texas

Purpose and Equal Application

These criteria explain how applications for residency will be reviewed. They are intended to identify applicants who qualify for the supportive-housing program, can meet their financial obligations, and can reside safely in a shared residential household. Criteria will be applied consistently to all applicants, subject to reasonable accommodation and applicable federal, state, and local law.

Submission of an application does not guarantee approval or reserve a bed. Approval is subject to verification, availability, completion of screening, execution of the required agreements, and payment of lawful move-in funds.

1. Basic Program Eligibility

- The applicant must be at least 18 years old and legally able to enter into a residential agreement.
- The applicant must provide acceptable evidence of veteran status, such as a DD Form 214, VA identification, official military record, or verification from an approved referring organization.
- The applicant must meet the eligibility requirements for placement within the property's approved veteran supportive-housing program. Eligibility may be verified through the application, supporting documentation, or an approved referral source, as appropriate and permitted by law.
- The applicant must be willing to reside as part of a shared household, use only the assigned bedroom or bed space, share common areas, and follow the Household Rules and Regulations.
- A person will not be rejected because assistance, an accommodation, or a lawful modification may be needed. Applicants will not be required to disclose medical details beyond the information reasonably necessary to determine program eligibility or evaluate a requested accommodation.

2. Identity and Application Information

- Each applicant must complete and sign the application and provide truthful, complete, and verifiable information.
- Government-issued photo identification and information reasonably necessary to verify identity and complete lawful screening are required.
- Applicants must provide current contact information, an emergency contact, vehicle information if applicable, and any requested documentation supporting income, rental assistance, or program eligibility.
- Materially false, altered, or intentionally omitted information may result in denial after the applicant is given a reasonable opportunity to clarify a discrepancy.

3. Financial Qualification

- The target financial standard is verified gross monthly income or reliable housing assistance equal to approximately two times the applicant's individual monthly rent.
- Acceptable income may include wages, self-employment income, Social Security, SSI, SSDI, VA benefits, retirement, pensions, court-ordered support, vouchers, approved rental assistance, and other lawful recurring income.
- When the applicant does not independently meet the income standard, management may consider a qualified guarantor, sponsoring organization, direct-pay arrangement, voucher, or other documented source of payment.

- All lawful sources of income will be evaluated consistently. Disability-related income will not be discounted or refused because of its source.

4. Credit and Housing-Debt Review

- There is no fixed minimum credit score. The review will focus on the applicant's recent payment history and ability to meet the proposed obligation.
- Management may consider unpaid rent, landlord judgments, utility debt, collections, and materially delinquent housing-related accounts.
- Limited credit history, medical debt, student loans, identity-theft issues, and financial hardship will not automatically disqualify an applicant.
- Applicants may provide an explanation and documentation of repayment, settlement, changed circumstances, or an inaccurate credit entry before a final decision is made.

5. Rental History

- Management may verify available rental history, including payment history, lease compliance, property damage, disturbances, unauthorized occupants, and amounts owed to prior housing providers.
- An eviction filing alone is not an automatic denial. Management may consider whether the case resulted in a judgment, was dismissed, was resolved, or arose from circumstances that have materially changed.
- An applicant with limited or unavailable rental history may be considered using other reliable evidence of housing stability or a qualified guarantor or sponsor.

6. Criminal-History Review

Except for the sexual-offense standard below and any legally required exclusion, criminal history will be reviewed individually. The existence of a record does not automatically establish that an applicant presents a current risk.

- Arrests, dismissed cases, expunged or sealed records, and unverified allegations will not be treated as convictions or used by themselves as grounds for denial.
- For verified convictions, management may consider the nature and severity of the conduct, when it occurred, the applicant's age at the time, evidence of rehabilitation, completion of supervision or treatment, subsequent history, and the relationship of the conduct to resident or property safety.
- The applicant will be given a reasonable opportunity to dispute an inaccurate record or provide relevant mitigating information before a final adverse decision, except when an immediate legal prohibition applies.
- Convictions involving recent violence, arson, serious property damage, manufacture or distribution of illegal drugs, or conduct presenting a demonstrable current threat may support denial after individualized review.

7. Sexual-Offense Standard

Automatic denial standard. An applicant will be denied when reliable screening confirms that the applicant is currently required to register as a sex offender or has been convicted of a sexual offense involving a minor, sexual assault, aggravated sexual assault, human trafficking, sexual exploitation, or other nonconsensual sexual conduct.

- An arrest, pending charge, accusation, or unverified allegation is not a conviction and will not, by itself, establish this exclusion.
- The applicant may dispute mistaken identity, inaccurate reporting, an overturned conviction, an expunged or sealed record, or an incorrect registration status before the decision becomes final.

- Management will independently confirm compliance with applicable sex-offender residency restrictions. Approval will not be granted when occupancy at the property would violate a legally applicable residency restriction.

8. Shared-Household Suitability

- The applicant must acknowledge the Household Rules and Regulations and demonstrate a willingness to comply with reasonable standards governing safety, visitors, quiet hours, parking, cleanliness, and respectful conduct.
- A person will not be denied merely because of a disability, a request for accommodation, participation in recovery, receipt of supportive services, or use of an assistance animal.
- Management may deny an applicant when reliable, objective evidence establishes a direct and current threat to the health or safety of others or a substantial risk of serious property damage that cannot be reduced by a reasonable accommodation.

9. Occupancy and Agreement Terms

Initial term	Availability	Operating standard
12 months	Preferred / standard	Primary term for stable residency.
6 months	Available	Transitional option subject to bed availability.
3 months	Limited	Reserved for a limited transitional placement; not a nightly or weekly rental.
Month-to-month	After initial term only	Requires management approval and a written renewal or extension.

Only one approved bed may be designated for the limited three-month transitional option unless management and the City authorize a different operational plan. All residents share the home as a single supportive household; the property will not offer nightly or weekly lodging. Shorter terms may carry a disclosed rent premium.

10. Review, Approval, and Adverse Action

- Applications will be processed using the same written standards and in a consistent order, subject to bed availability and lawful program priorities.
- Management may approve, approve with lawful conditions, request additional verification, place an eligible applicant on a waiting list, or deny the application.
- If a consumer report contributes to an adverse decision, the applicant will receive the notices and information required by the Fair Credit Reporting Act and other applicable law.
- A requested reasonable accommodation will be considered before a disability-related adverse decision when required by law. Retaliation for asserting fair-housing rights is prohibited.
- Records obtained during screening will be handled confidentially and shared only as reasonably necessary or legally required.

11. Fair Housing and Reasonable Accommodation

Jackai Properties will not discriminate because of race, color, religion, sex, national origin, familial status, disability, or any other status protected by applicable law. Reasonable-accommodation and reasonable-modification requests may be submitted at any stage of the application or residency process. This policy will be interpreted and applied consistently with the Fair Housing Act, the Fair Credit Reporting Act, applicable Texas law, the City of Sherman Code of Ordinances.

Applicant Acknowledgment

I acknowledge that I received the Tenant Selection and Screening Criteria before or at the time I applied. I understand that management may verify the information I provide, obtain lawful screening reports with authorization, and request additional documentation. I understand that I may dispute inaccurate information and request a reasonable accommodation when needed.

Applicant printed name	Applicant signature
Date received	Management representative

Management contact: Jackai Properties | 9330 LBJ Freeway, Suite 900, Dallas, Texas

Administrative note: This policy should be reviewed before implementation and updated as required by changes in law, funding requirements, referral agreements, or City approvals.

Mrozinski, Tammy

From: Suchendra Parvataneni <suchendra@gmail.com>
Sent: Tuesday, August 18, 2026 1:45 PM
To: Planning
Subject: Re: Written Comments – Project No. 000429-2026, 812 N. Walnut Street

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

Dear Planning Staff,

I am the owner of **810 N. Walnut Street**, immediately adjacent to the proposed use at 812 N. Walnut Street.

Unfortunately, I am unable to attend this evening's Planning and Zoning Commission hearing regarding **Project No. 000429-2026**.

I previously submitted written comments regarding this application. Please confirm that my written comments will be provided to the Planning and Zoning Commissioners and included as part of the public record for tonight's hearing.

I continue to respectfully request that the Commission carefully consider the concerns and requested safeguards outlined in my previous correspondence, particularly regarding on-site supervision, resident occupancy and screening, parking, lighting, privacy, fencing, outdoor activity, and the impact on the immediately adjoining residential property.

I would also appreciate being notified of the Commission's action on this item and any conditions imposed, as well as whether and when the matter will proceed to City Council.

Thank you very much for your assistance.

Kind regards,

Suchendra Parvataneni
Owner, 810 N. Walnut Street
Sherman, Texas

On Tue, Jul 21, 2026 at 3:35 PM Suchendra Parvataneni <suchendra@gmail.com> wrote:

Dear Planning and Zoning Commissioners,

I am the owner of **810 North Walnut Street**, the property immediately adjacent to the proposed supportive housing residence at **812 North Walnut Street**. 810 North Walnut Street is an income-producing rental property, and I have current tenants whose safety, quiet enjoyment, and quality of life are directly affected by this proposal.

Unfortunately, I am unable to attend the July 21, 2026 public hearing in person. Please include this email in the public record and provide it to the Planning and Zoning Commission before consideration of **Project No. 000429-2026**.

I recognize the community’s need for safe and properly managed supportive housing. However, as the adjoining property owner, I have concerns about whether the application provides enough detail and enforceable safeguards to ensure compatibility with the surrounding residential properties.

The proposal could accommodate up to **eight residents**, and the submitted narrative broadly describes possible residents as veterans, people transitioning from housing instability, individuals needing sober-living support, individuals leaving institutional treatment, or other residents considered appropriate for supervised shared housing.

The narrative also states that the property “**may include**” a house manager, caregiver, or operator representative. It does not appear to guarantee continuous on-site or overnight supervision. Given the proposed occupancy and the property’s location in an R-6 single-family residential district, I respectfully request that the Commission obtain a more detailed operating and management plan before making a final decision.

I am also particularly concerned about the submitted parking arrangement. The parking exhibit appears to place several resident parking spaces and substantial vehicle activity along the side of 812 N. Walnut that adjoins my property. The City’s review further requires all parking and maneuvering to occur on-site and calls for the driveway approach to be widened to 18 feet. I ask that the Commission carefully consider the effects of vehicle noise, headlights, drainage, lighting, privacy and activity along our shared property boundary.

Before approval, I respectfully request clarification regarding:

- Whether a trained manager will be physically present on-site at all times, including overnight.
- The resident-screening and eligibility criteria.
- Whether the facility accepts court-ordered placements or residents with sex offender registry requirements.
- Curfew, visitor, sobriety, noise and outdoor-gathering policies.
- The location of smoking and common outdoor areas.
- The proposed parking dimensions and whether all vehicles can independently enter and exit.
- Lighting, fencing and landscaping along the boundary shared with 810 N. Walnut.
- The procedure for nearby property owners to report and resolve recurring problems.

If the Commission is not provided with this information before the hearing, I respectfully request that the application be **postponed** until a complete operating plan and professionally detailed site and parking plan are submitted.

If the Commission decides to approve the request, I ask that approval be conditioned upon the following:

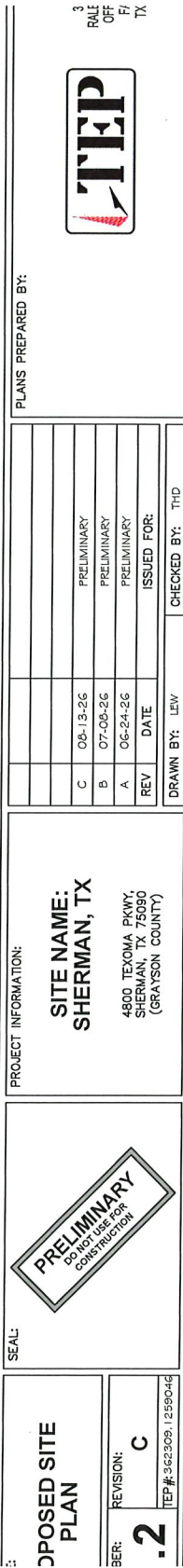
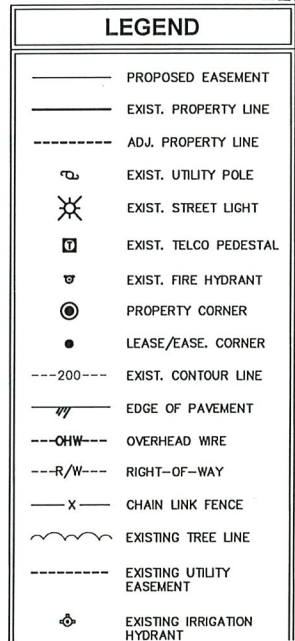
1. A responsible manager or trained staff member must be physically present on the property 24 hours per day.
2. Occupancy must remain limited to no more than eight residents.

3. All resident, staff and visitor parking must remain on-site, with no routine on-street parking.
4. A solid privacy fence and appropriate landscaping must be maintained along the boundary adjoining 810 N. Walnut.
5. Exterior lighting must be shielded and directed away from neighboring residential properties.
6. No designated smoking, gathering or recreation area should be located along the shared boundary with 810 N. Walnut.
7. Written resident-screening, visitor, curfew, sobriety, noise and discharge policies must be maintained and enforced.
8. A 24-hour local management contact must be provided to adjacent owners and the City.
9. The City should retain the ability to inspect the property and review the permit following repeated verified violations.
10. Any driveway widening or additional paving should be reviewed for drainage, buffering and impact on adjoining properties before construction.

I appreciate that the staff review already limits the facility to eight residents, requires on-site parking and provides that the permit will expire if someone other than Princeley Jackai becomes the owner or lessee. However, I believe the additional safeguards described above are necessary because my property is directly adjacent to the proposed operation.

Thank you for considering my comments. Please confirm that this email will be included in the official record and distributed to the Planning and Zoning Commissioners before the hearing.

Sincerely,
Suchendra Parvataneni
Owner, 810 N Walnut Street
Sherman, Texas
937-776-5195



LY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPOC LLC, A DELAWARE LIMITED LIABILITY COMPANY, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY, GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPOC LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE A



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 9/22/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

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

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 522 EAST ORANGE STREET (Project No. 000484-2026)**

The request of Wiseman Realty LLC (Owner) and Copley Land Surveying (Surveyor), concerning the property located at 522 East Orange Street consisting of 0.121 acres, being all of Lot 6, Block 6, Kerr's Nursery Addition, and the East 7 feet of Lot 15, Block 1, Kerr's Second Nursery Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Wiseman Addition.

Background:

The property is located at 522 East Orange Street. The owner is requesting Final Plat approval.

The following has been approved at this location:

- 7/21/2026 - Preliminary Plat of Wiseman Addition (Conditionally Approved).

Origination:

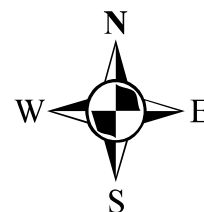
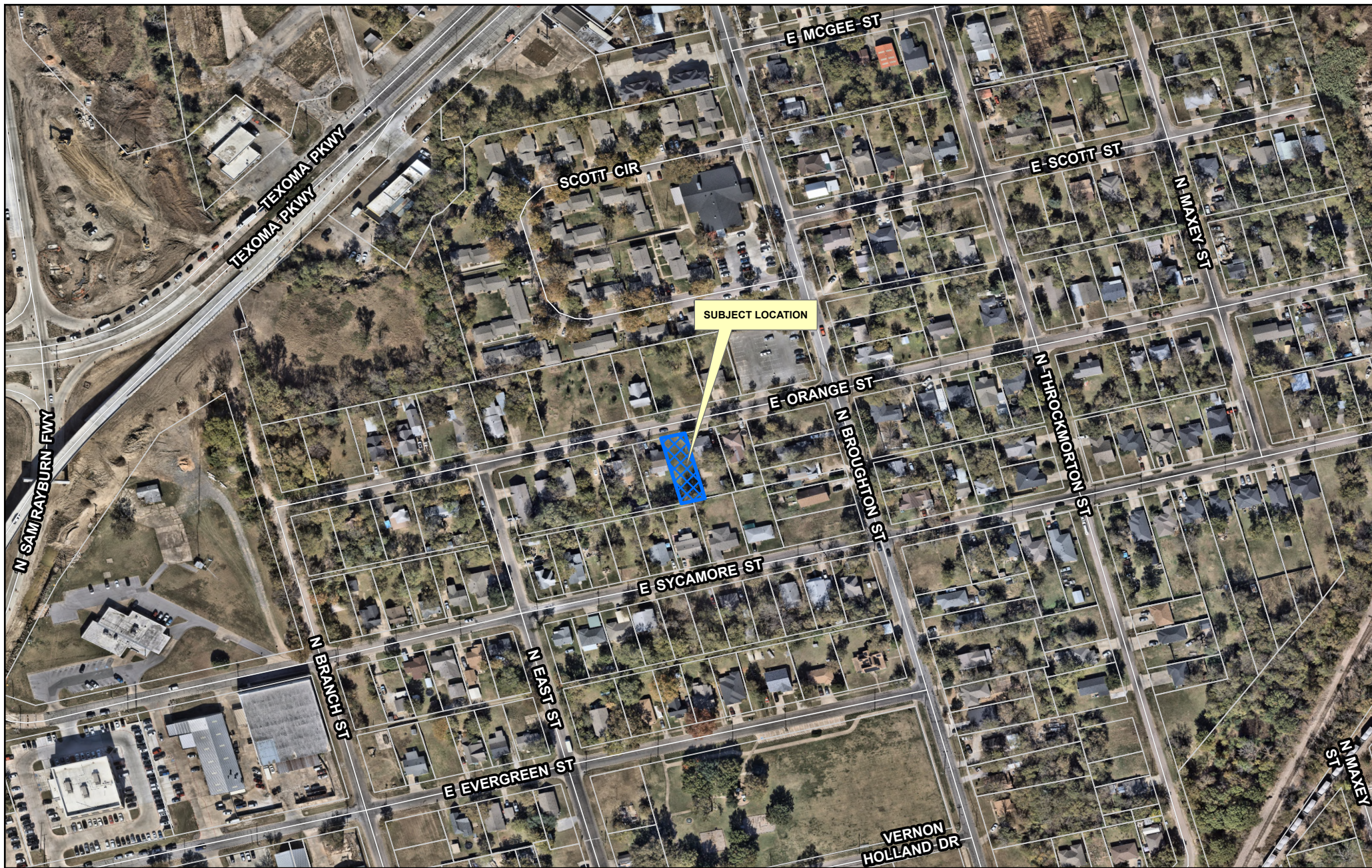
The request of Wiseman Realty LLC (Owner) and Copley Land Surveying (Surveyor),

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

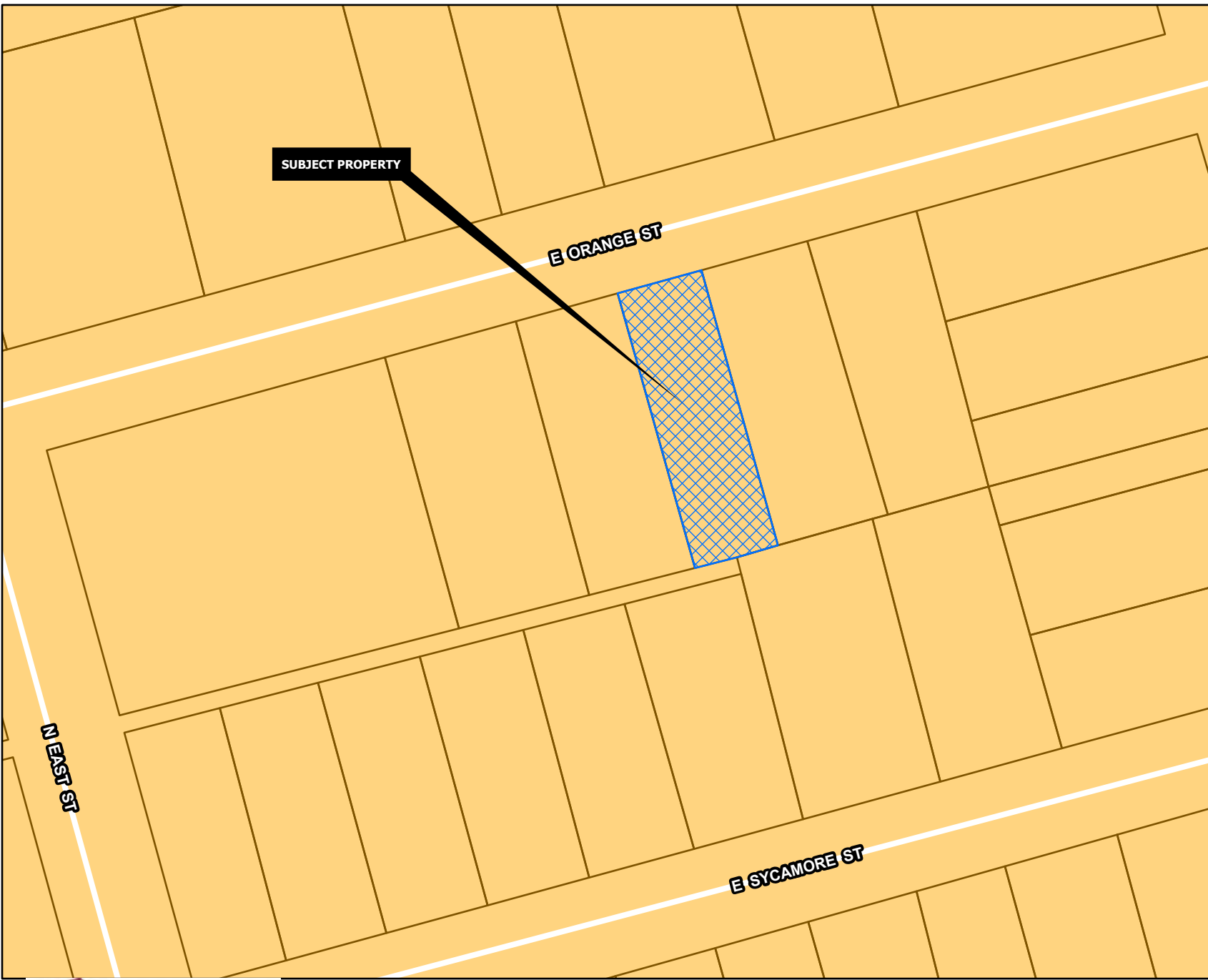




Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family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



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 Lot 6, Block 6, Kerr's Nursery Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 138, Page 151, Deed Records, Grayson County, Texas and being the east 7 feet of Lot 15, Block 1, Kerr's Second Nursery Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 223, Page 334 of said Deed Records and being more particularly described by metes and bounds as follows:

Beginning at 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of Orange Street for the northeast corner of said Lot 6, Block 6 and the northwest corner of Lot 5, of said Block 6, Kerr's Nursery Addition;

Thence **South 15°41'45" East**, along the east line of said Lot 6, Block 6 and the west line of said Lot 5, Block 6, a distance of **125.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of a platted 10' alley of said Kerr's Second Nursery Addition, for the southeast corner of said Lot 6, Block 6 and the southwest corner of said Lot 5, Block 6;

Thence **South 74°18'15" West**, along the south line of said Lot 6, Block 6, the south line of said Lot 15, Block 1, and the north line of said 10' alley, a distance of **42.00 feet** to a 1/2" steel rod found maintaining southeast corner of a tract of land conveyed to Jie Pan by deed of record in Document No. 2019-10464, Official Records, Grayson County, Texas;

Thence **North 15°41'45" West**, parallel and 7 feet adjacent to the east line of said Lot 15, Block 1, a distance of **125.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said Orange Street, for the northeast corner of said Jie Pan Tract and the northwest corner of the herein described tract, said point bears South 54°59'21" West, a distance of 0.92 feet from a 1/2" steel rod found;

Thence **North 74°18'15" East**, along the south line of said Orange Street, and the north line of said Lot 15, Block 1, and the north line of said Lot 6, Block 6, a distance of **42.00 feet** to the **Point-of-Beginning** and containing **0.121 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, WISEMAN REALTY, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Wiseman Addition, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss 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 Wiseman Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2026.

By:
COLTON WISEMAN OWNER
WISEMAN REALTY, LLC

~ 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 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.
- All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
 - The right of the City to change the size of any facilities installed, maintained, or operated within the area.
 - The right of the City to relocate any facilities within the area, and
 - The right of the City to remove from the area vegetation or other obstructions which endanger or may interfere with the efficiency and maintenance of any facilities within the area.

Purpose:

The purpose of this Replat is to combine 1 Lot with a portion of another Lot

Plat Summary: Lot 1R, 0.121 Acres, Residential

Vicinity Map



Owner's Certificate of Dedication

That WISEMAN REALTY, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the WISEMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.121 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. WISEMAN REALTY, LLC does herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
- The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
- The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Sherman.

WITNESS my hand at _____, _____ County, Texas, this ____ day of _____ (year).

COLTON WISEMAN OWNER
WISEMAN REALTY, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared COLTON WISEMAN 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, State of Texas

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

Chairman

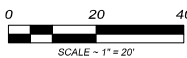
Secretary

Final Plat
Wiseman Addition
an addition to
the City of Sherman
Grayson County, Texas
Being a Replat of the east 7 feet of Lot
15, Block 1, Kerrs Second Nursery
Addition and all of Lot 6, Block 6, Kerrs
Nursery Addition

1/22/2026



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



Copley Land Surveying

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

OWNERS/DEVELOPER
WISEMAN REALTY, LLC
2703 ROCKHILL RD, UNIT 109
MCKINNEY, TX 75072-1269

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



Eng. File No. 2881-A
CSS # 000414-2026 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 16, 2026

Wiseman Reality, LLC
2703 Rockhill Rd., Unit 2026t 109
McKinney, TX 75072-1269

John C. Copley
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat Wiseman 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 Rac, 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: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 911 EAST BROCKETT STREET (Project No. 000485-2026)**

The request of Austin College (Owner), Mammoth Sports Construction (Applicant) and Traverse Land Surveying LLC (Surveyor), concerning the property located at 911 East Brockett Street consisting of 3.657 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-6 (Single-Family Residential) District/College Park Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Austin College Weight Room Addition.

Background:

The property is located at 911 East Brockett Street. The owner is requesting Final Plat approval.

The following has been approved at this location:

- 6/16/2026- Site Plan of Austin College Training and Development Center.
- 6/16/2026- Preliminary Plat of Austin College Weight Room Addition (Conditionally Approved).

Origination:

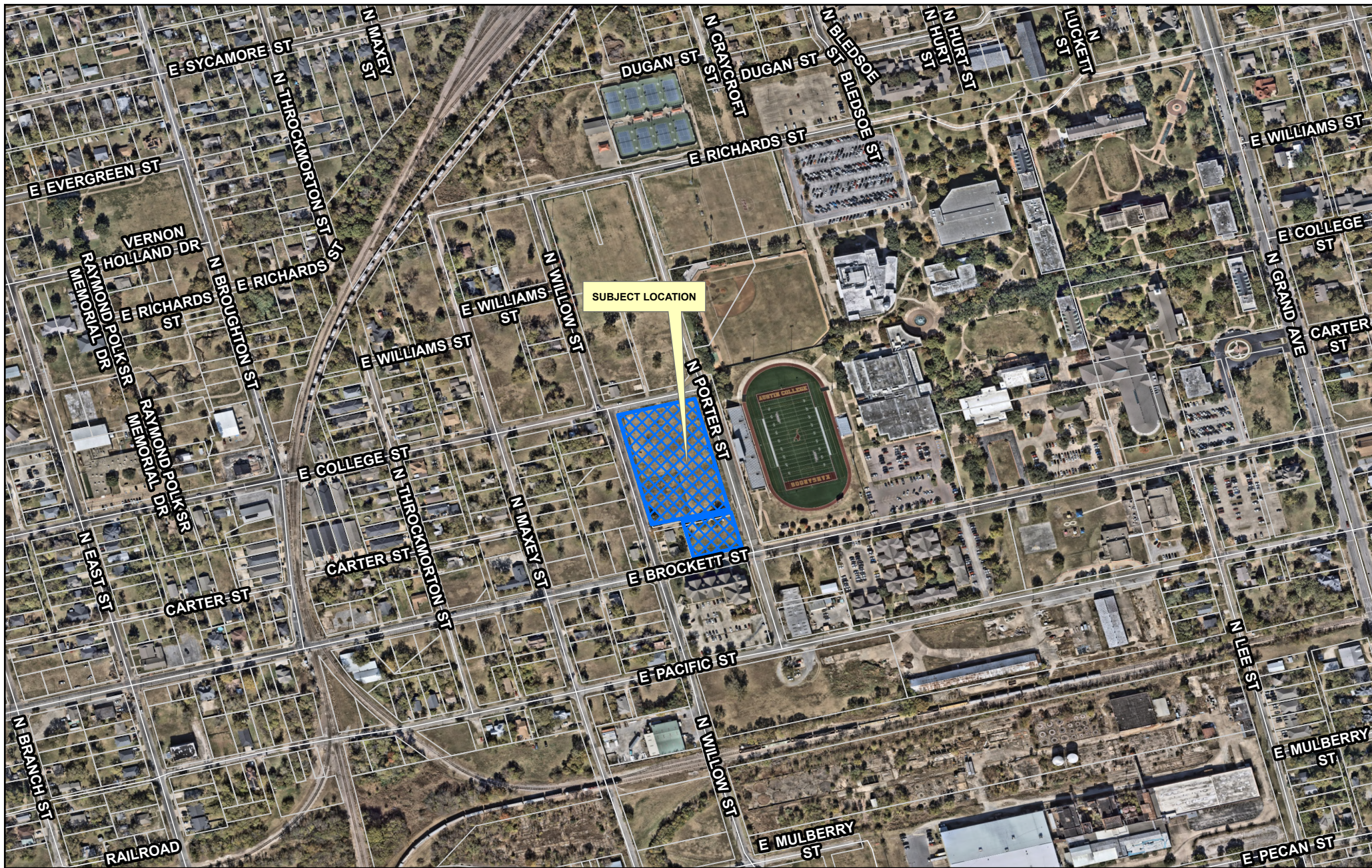
The request of Austin College (Owner), Mammoth Sports Construction (Applicant) and Traverse Land Surveying LLC (Surveyor).

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

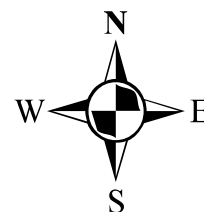
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Final Plat
5. Conditional Approval Letter



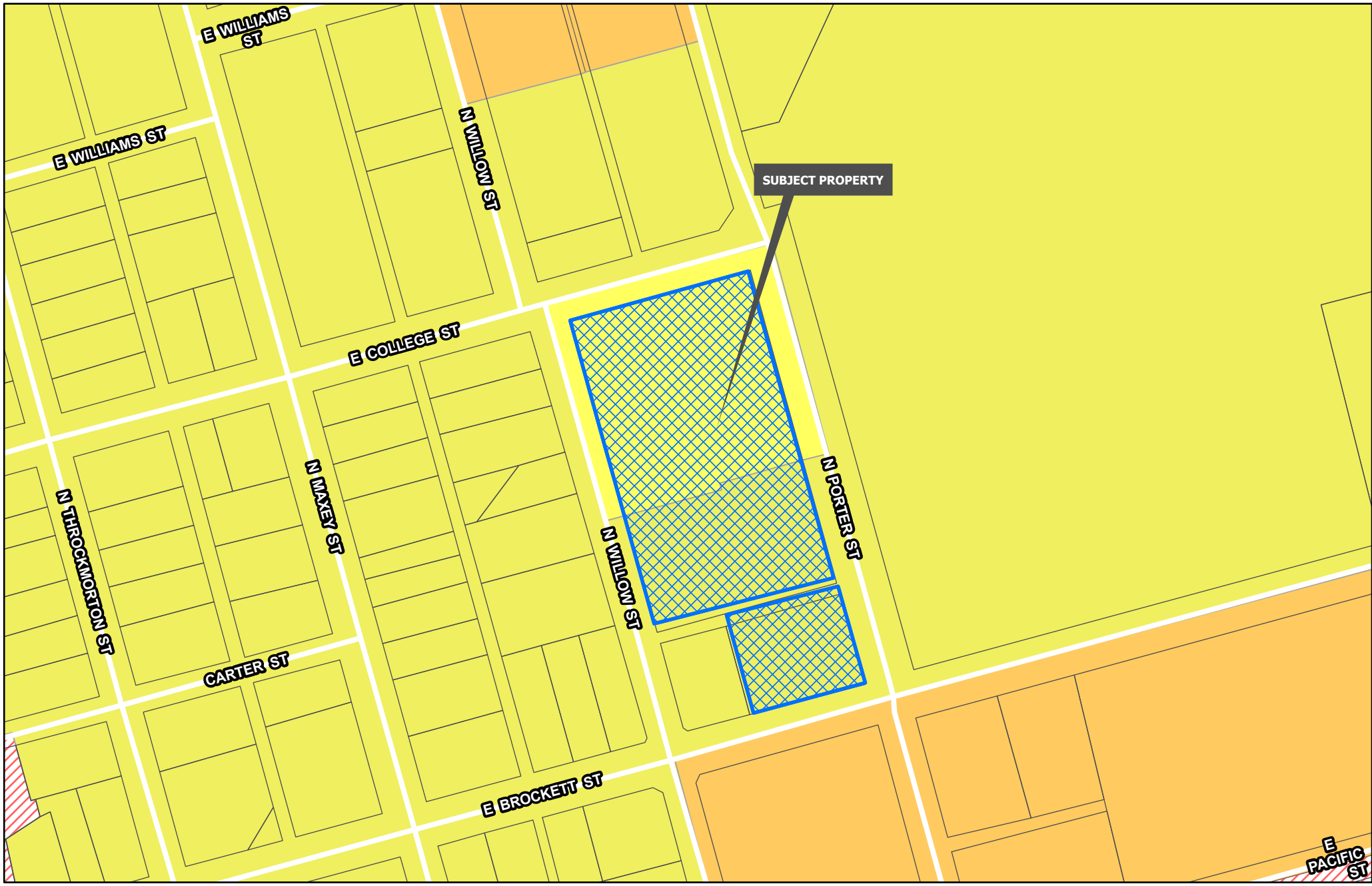
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
911 E BROCKETT ST



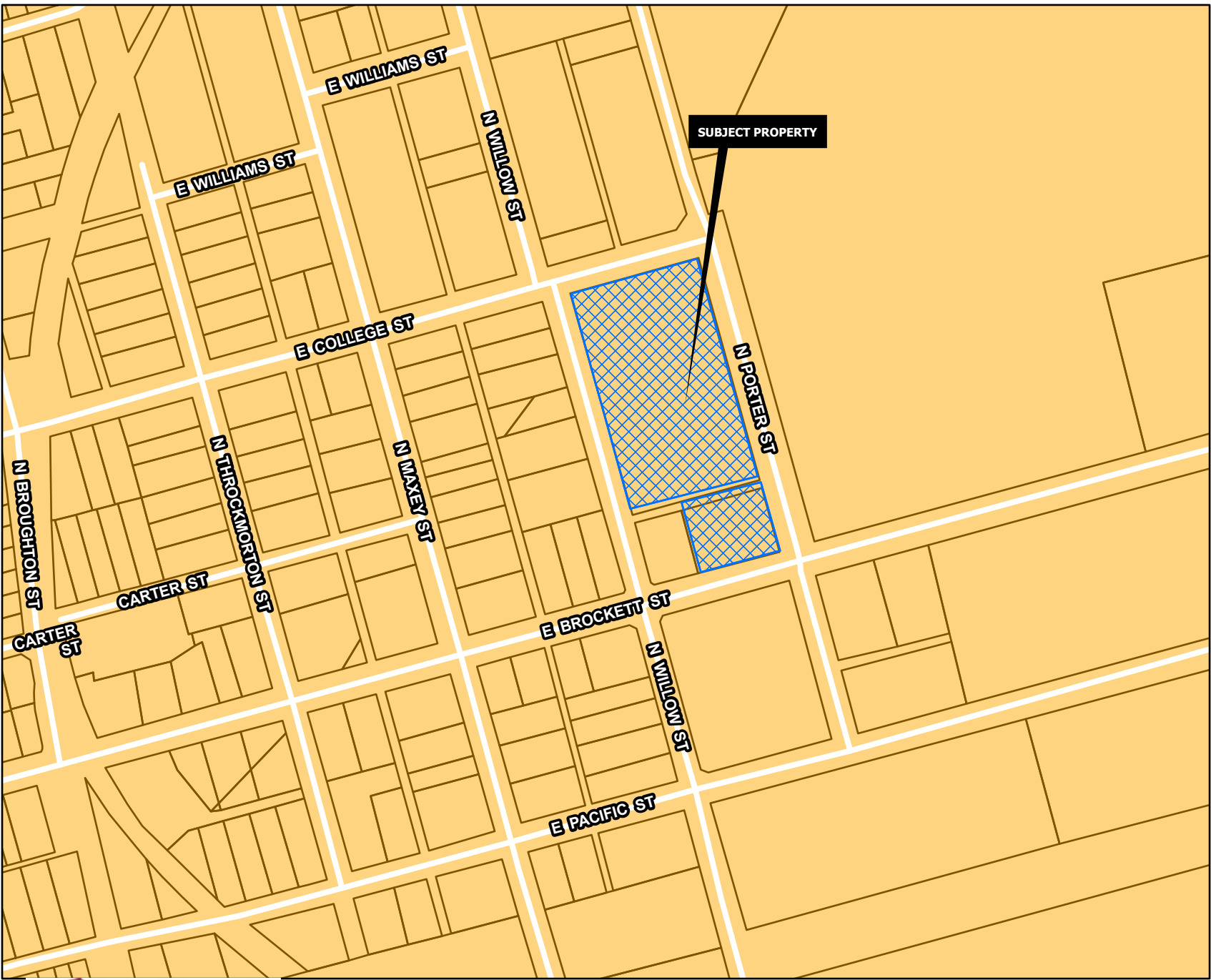
Date: 8/26/2026 3:38 PM



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
911 E BROCKETT ST**





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

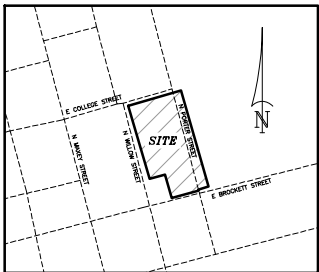
Compatible Zoning Districts

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

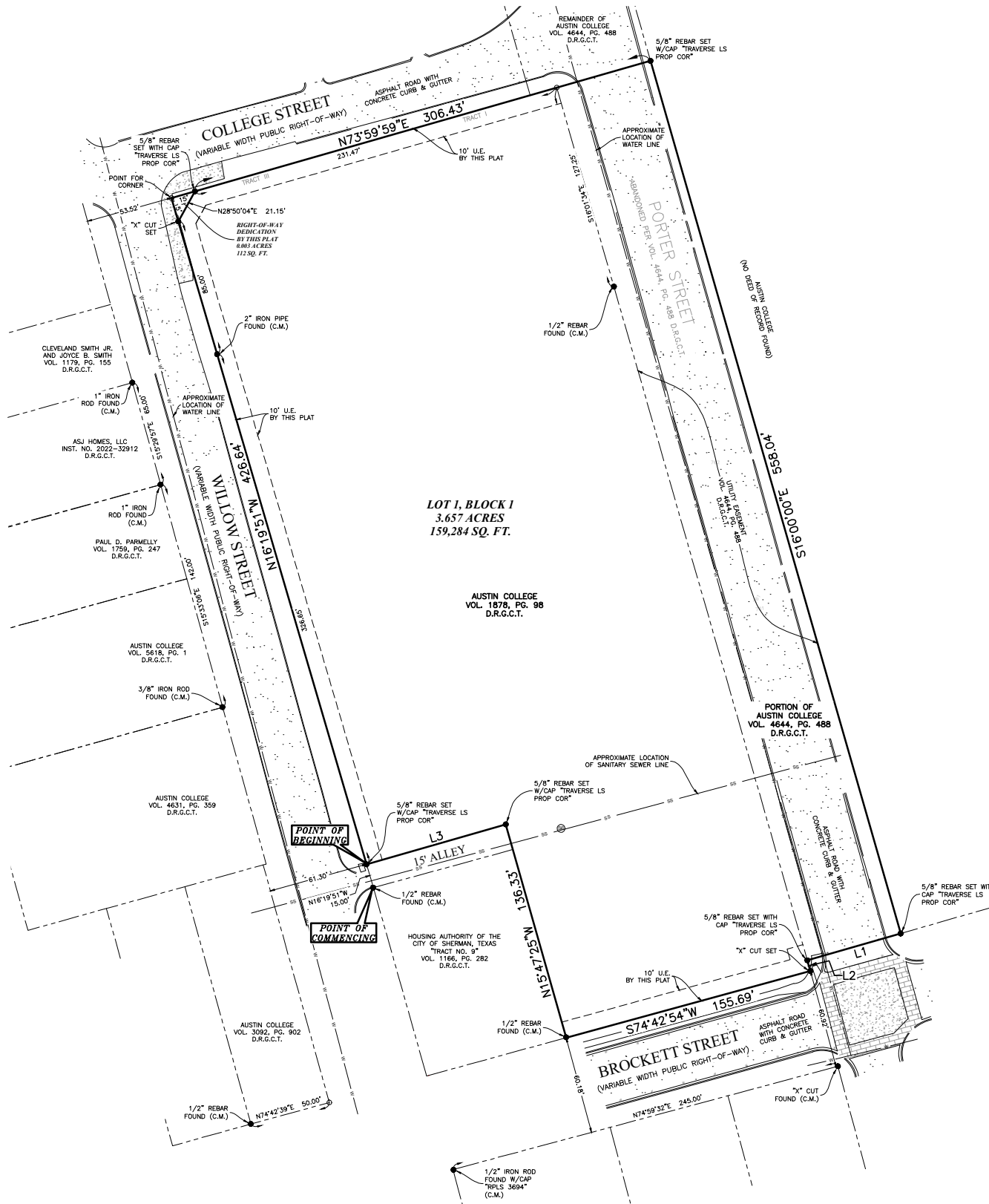
Considerations

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





NOT TO SCALE



LOT 1, BLOCK 1
3.657 ACRES
159,284 SQ. FT.

AUSTIN COLLEGE
VOL. 1878, PG. 98
D.R.G.C.T.

PORTION OF
AUSTIN COLLEGE
VOL. 4644, PG. 488
D.R.G.C.T.

POINT OF
BEGINNING

POINT OF
COMMENCING

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullough, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were personally placed under my personal supervision.

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

David F. McCullough
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullough, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202_____.

Notary Public in and for the State of Texas

Line Data Table		
Line #	Distance	Bearing
L1	59.71'	S74°00'00"W
L2	6.87'	S16°01'34"E
L3	89.08'	S74°00'00"W

LEGEND	
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	SET OR FOUND MONUMENT (AS NOTED)
	POINT FOR CORNER
	CONTROL MONUMENT
	UTILITY EASEMENT
	BUILDING LINE
	VOLUME, PAGE
	DOCUMENT NUMBER
	CABINETS, SLIDE
	OFFICIAL PUBLIC RECORDS
	DEED RECORDS
	PLAT RECORDS
	GRAYSON COUNTY, TEXAS

OWNER/DEVELOPER
Austin College
900 N Grand Avenue
Sherman, Texas 75090



359 Lake Park Road | Suite 102 | Lewisville, TX 75057
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 8/10/2026

Project No.: TR-169-26

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Austin College is the owner of a 3.659 acre tract of land situated in the J.B. McAnair Survey, Abstract Number 763, in the City of Sherman, Grayson County, Texas, and being all of that certain tract of land described to Austin College, by Deed recorded in Volume 1878, Page 98, Deed Records of Grayson County, Texas (D.R.G.C.T.), and being a portion of that certain tract of land described to Austin College, by Deed recorded in Volume 4644, Page 488, D.R.G.C.T., and being more particularly described by metes and bounds as follows:

BEING a 3.659 acre tract of land situated in the J.B. McAnair Survey, Abstract Number 763, City of Sherman, Grayson County, Texas, and being all of that certain tract of land described to Austin College, by Deed recorded in Volume 1878, Page 98, Deed Records of Grayson County, Texas (D.R.G.C.T.), and being a portion of that certain tract of land described to Austin College, by Deed recorded in Volume 4644, Page 488, D.R.G.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch rebar found for the Northwest corner of a tract of land called "Tract No. 9" and described to Housing Authority of the City of Sherman, Texas, by Deed recorded in Volume 1166, Page 282, D.R.G.C.T., and being in the East right-of-way line of Willow Street (variable width public right-of-way), and being a point in the South line of a 15 foot alley;

THENCE North 16 degrees 19 minutes 51 seconds West with the East right-of-way line of said Willow Street, for a distance of 15.00 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the POINT OF BEGINNING being a southwest corner of the first referenced Austin College tract;

THENCE North 16 degrees 19 minutes 51 seconds West with the East right-of-way line of said Willow Street, and with the West boundary line of the first referenced Austin College tract, for a distance of 326.65 feet passing a 2 inch iron pipe found, continuing for a total distance of 426.64 feet to the Northwest corner of the first referenced Austin College tract, and being in the South right-of-way line of College Street (variable width public right-of-way);

THENCE North 73 degrees 59 minutes 59 seconds East with the North boundary line of the first referenced Austin College tract, and with the South right-of-way line of said College Street, passing a southwest corner of the second referenced Austin College tract, continuing with the North boundary line of the first referenced Austin College tract, and with the Western boundary line of the second referenced Austin College tract, for a distance of 231.47 feet passing the Northeast corner of the first referenced Austin College tract from which a 1/2 inch rebar found bears South 16 degrees 01 minutes 34 seconds East, 127.25 feet, continuing over, across, and upon the second referenced Austin College tract, for a total distance of 306.43 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the Northeast corner of the herein described tract;

THENCE South 16 degrees 00 minutes 00 seconds East with the East boundary line of the second referenced Austin College tract, for a distance of 558.04 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the Southeast corner of the second referenced Austin College tract, and being in the North right-of-way line of Brockett Street (variable width public right-of-way);

THENCE South 74 degrees 00 minutes 00 seconds West with the South boundary line of the second referenced Austin College tract, and with the Northerly right-of-way line of said Brockett Street, for a distance of 59.71 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most Southwest corner of the second referenced Austin College tract, and being in the East boundary line of the first referenced Austin College tract;

THENCE South 16 degrees 01 minutes 34 seconds East with the East boundary line of the first referenced Austin College tract, and with the Northerly right-of-way line of said Brockett Street, for a distance of 6.87 feet to a 1/2 inch "X" cut set for the Southeast corner of the first referenced Austin College tract;

THENCE South 74 degrees 42 minutes 54 seconds West with the South boundary line of the first referenced Austin College tract, and with the Northerly right-of-way line of said Brockett Street, for a distance of 155.69 feet to a 1/2 inch rebar found for the Southwest corner of the first referenced Austin College tract, and being the Southeast corner of said "Tract No. 9";

THENCE North 15 degrees 47 minutes 25 seconds West with the West boundary line of the first referenced Austin College tract, and with the East boundary line of said "Tract No. 9", for a distance of 156.33 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the Northeast corner of said "Tract No. 9";

THENCE South 74 degrees 40 minutes 00 seconds West with the South boundary line of the first referenced Austin College tract, and with the North boundary line of said "Tract No. 9", for a distance of 89.08 feet to the POINT OF BEGINNING containing 3.659 acres (159,397 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That AUSTIN COLLEGE, acting by and through its duly authorized agent, does hereby certify and adopt this plat designating the herein-described real property as Austin College Athletic Training and Development Facility, an Addition to the City of Sherman, Grayson County, Texas, being 3.659 acres situated in and being a portion of the J.B. McAnair Survey, City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat. AUSTIN COLLEGE does herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
- The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
- The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Sherman.

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

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

Austin College

By: _____

STATE OF TEXAS
COUNTY OF GRAYSON

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ (year).

Notary Public, State of Texas

Austin College

By: _____
Authorized Representative

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, AUSTIN COLLEGE, 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 Austin College Athletic Training and Development Facility, 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 person or damage to property due to noise, vibration, fumes, dust, fuel, and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

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

EXECUTED THIS _____ DAY OF _____, 2026.

Austin College

By: _____
Authorized Representative

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

Chairman

Secretary

FINAL PLAT
AUSTIN COLLEGE
ATHLETIC TRAINING &
DEVELOPMENT FACILITY
LOT 1, BLOCK 1
BEING 3.657 ACRES OUT OF THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JUNE 2026



Eng. File No. 2880-A
CSS # 000405-2026 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

June 11, 2026

Austin College
900 N Grand Avenue
Sherman, TX 75090

Traverse Land Surveying, LLC
359 Lake Park Road, Suite 102
Lewisville, TX 75057

Dear Applicants,

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

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

Engineering Comments:

1. Grayson County no longer requires 18' x 24' pages on plat layouts. Plat layout may be revised to fit one (1) 24"x36" sheet of paper. Border separation lines are no longer necessary. *Code of Ordinances Chapter 10.02.003*
2. Abandonment of alleys within plat boundary to be approved by City Council with instrument information of abandonment shown in General Notes of plat prior to submitting Final Plat. Coordinate with Engineering Department for abandonment requirements by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10.03.007(c); Engineering Design Standards Manual 1.10(E)*
3. Final Plat to have all signature blocks in compliance with Ordinance No. 6729. City Council including Mayor and City Clerk signatures shall be removed from final plat. Only Planning & Zoning Commission approval with Chairman & Secretary signatures shall be on the final plat. *Code of Ordinances Chapter 10.02.003(f)(5) ; Signature blocks are provided in the Development Guide on the City of Sherman Development Services website.*
4. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
5. 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
Dillon Stewart, 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: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2812 FALLON DRIVE (Project No. 000468-2026)**

The request of Cantex 2812 Fallon, LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor), concerning the property located at 2812 Fallon Drive consisting of 10.659 acres, being Lots 2 and 3, Block 1, Fallon Addition in the John Hendrix Survey, Abstract No. 503 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan of Fallon IOS.

Background:

The property is located at 2812 Fallon Drive. The owner is requesting Site Plan approval for Fallon IOS. The applicant received site plan approval back in October of 2025, but has since made some changes to the site in the placement of buildings and parking areas.

The following has been approved at this location:

- 7/21/2026- Final Plat of Fallon Drive Addition.
- 10/21/2025- Site Plan of Fallon Drive Addition.
- 10/21/2025- Preliminary Plat of Fallon Drive Addition (Conditionally Approved).

Origination:

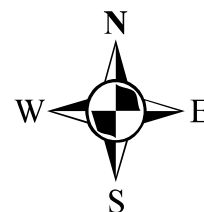
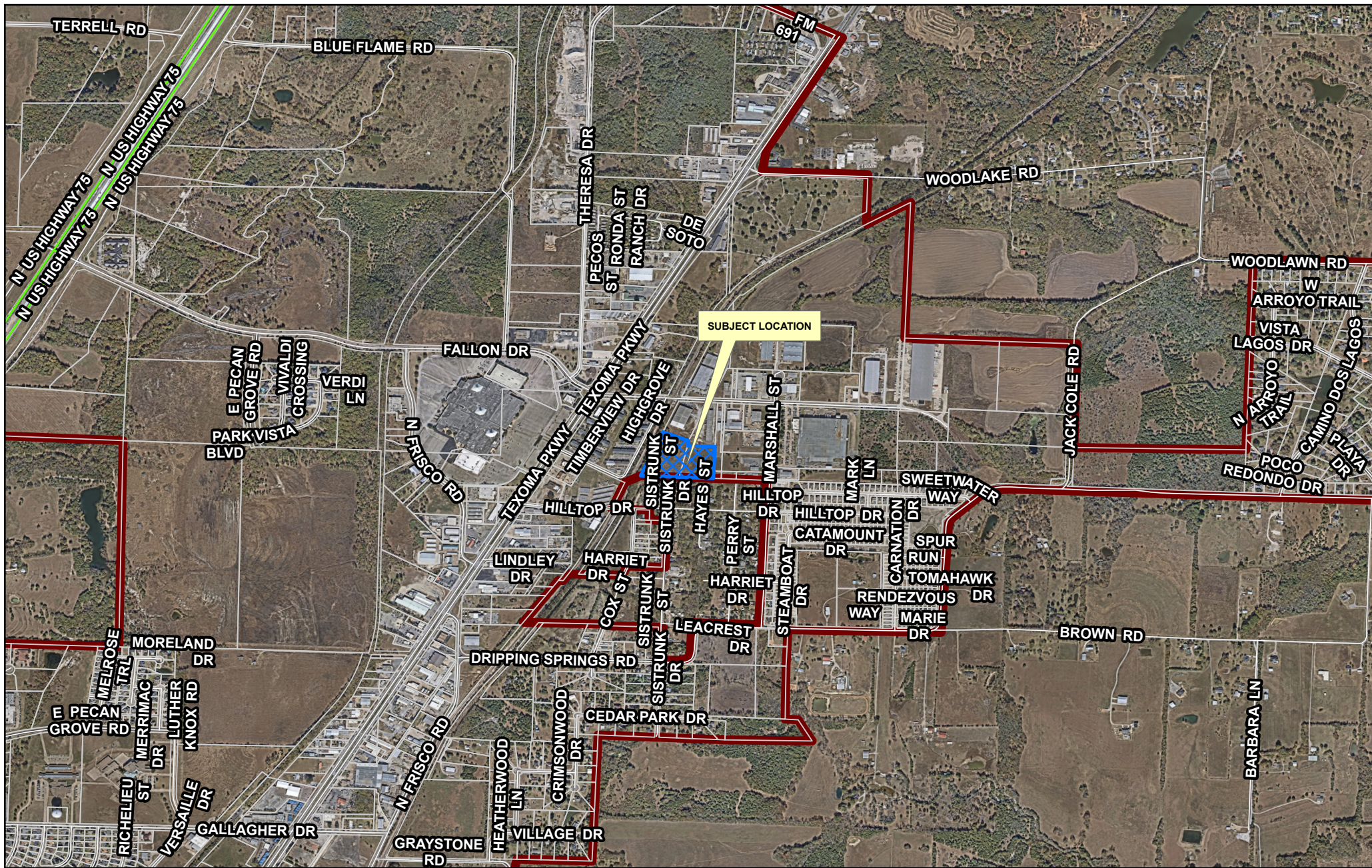
The request of Cantex 2812 Fallon, LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor).

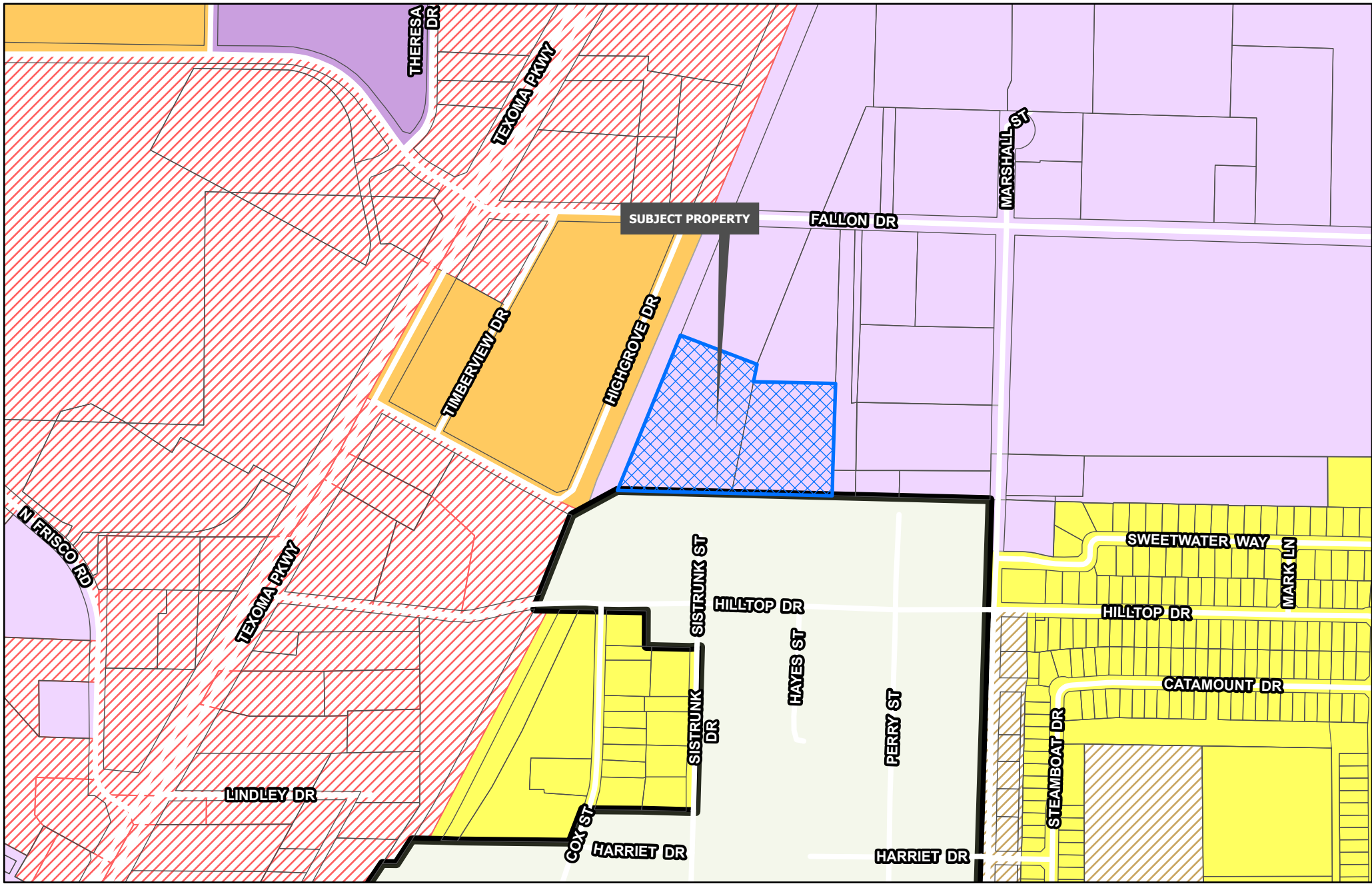
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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





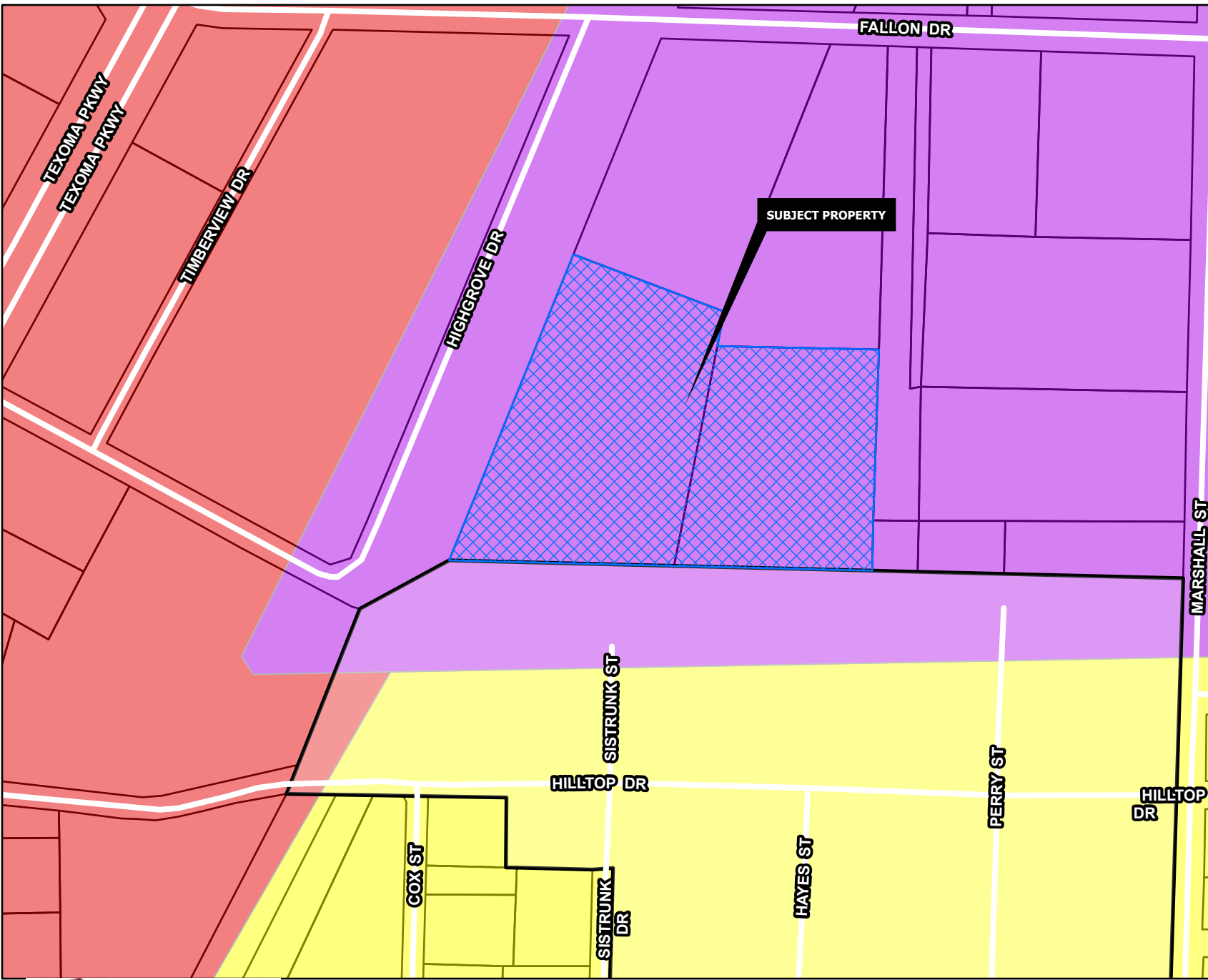
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2812 FALLON DR



Date: 8/11/2026 2:59 PM



TECHNOLOGY HUB

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

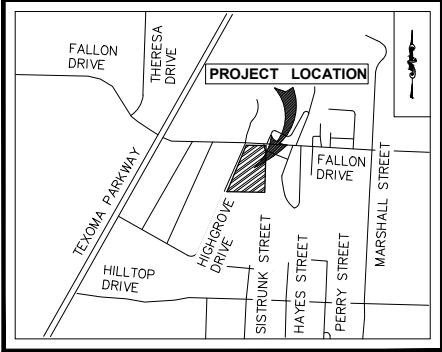
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LANDUSE MAP
2812 FALLON DR



FILE NAME: 2019462_FINAL_PLAT_2020.07.DEDWG
FILE LOCATION: F:\Projects\2019462-2010 Fallon Dr Sherman\ACAD\Sheet\2019462_2 Final Plat_2020.07.DWG
PLOT DATE: 7/8/2020 1:37 PM



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CanTex 2812 Fallon, LLC, acting by and through its duly authorized agent, and Los Hermanos Partnership LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as **FALLON DRIVE ADDITION**, an addition to the City of Sherman, Grayson County, Texas, Being 13.495 acres situated in and being a portion of the John Hendrix Survey, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

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

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

BY: _____
Romit Cheema, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Romit Cheema**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Public, in and for the State of Texas

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

BY: _____
REPRESENTATIVE
TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 2026.

Daniel O'Neal, RPLS
Texas License No. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Daniel O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

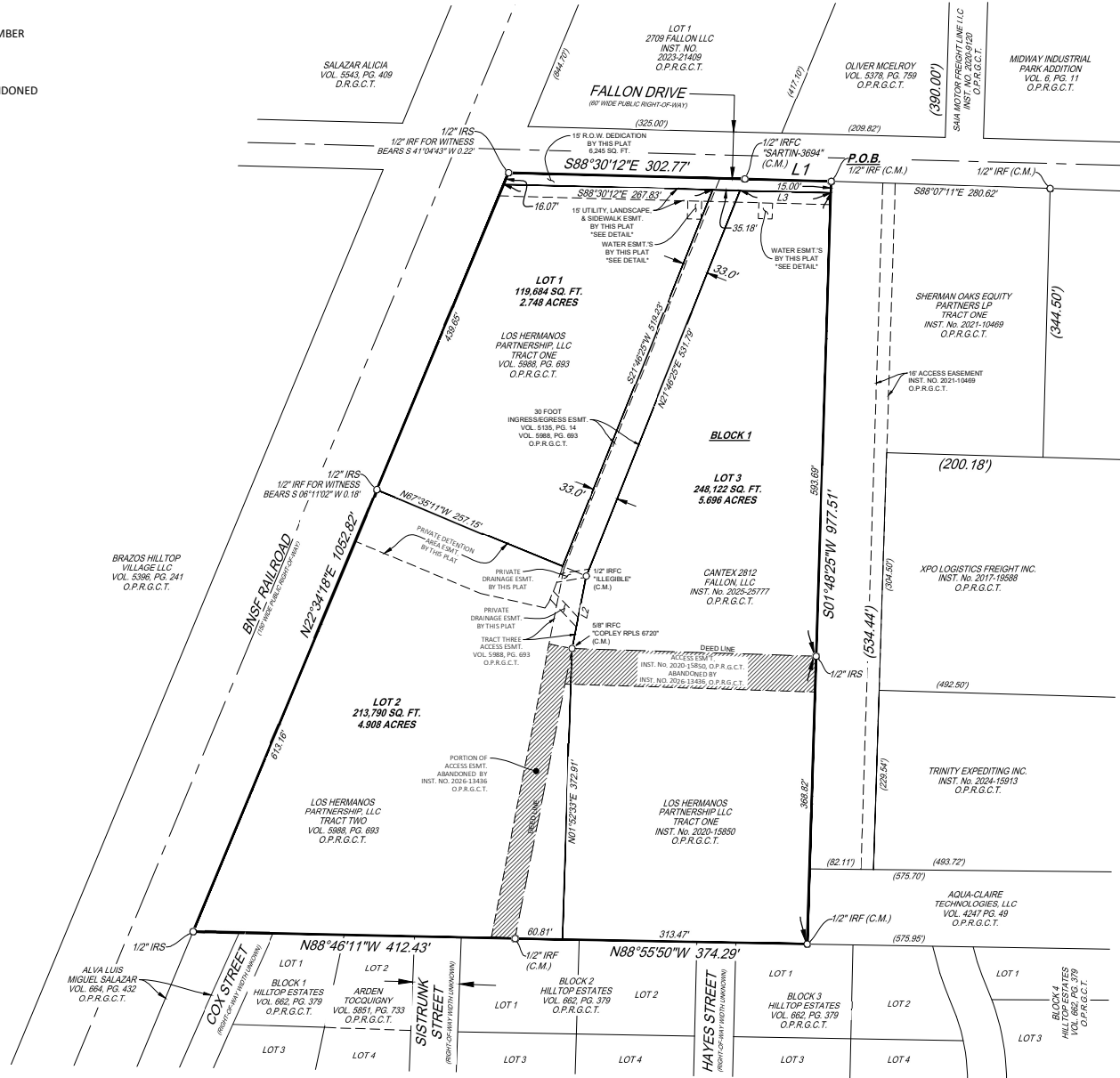
Given under my hand and seal of office, this the _____ day of _____, 2026.

Notary Public, in and for the State of Texas

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

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

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



LEGAL DESCRIPTION

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

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

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

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

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

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

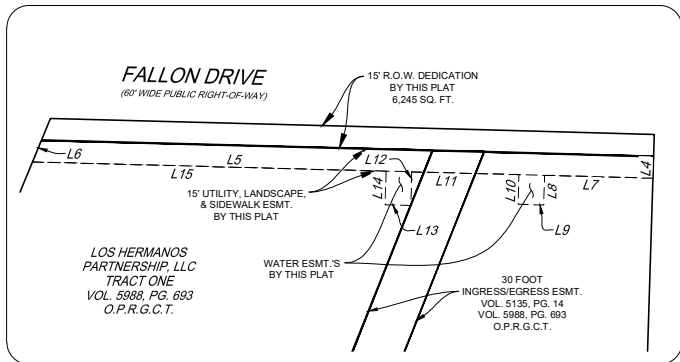
THENCE North 22 degrees 34 minutes 18 seconds East, with the east R.O.W. line of said BNSF Railroad, passing a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for reference at a distance of 613.16 feet, from which a 1/2 inch iron rod found for witness bears South 06 degrees 11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

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

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

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

EASEMENT DETAIL
SCALE: 1 INCH = 60'



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

Chairman,

Secretary

**URBAN
STRATEGY**

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

FINAL PLAT

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

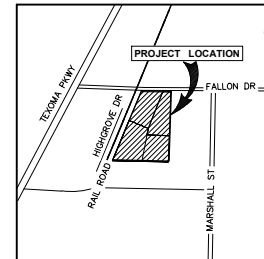
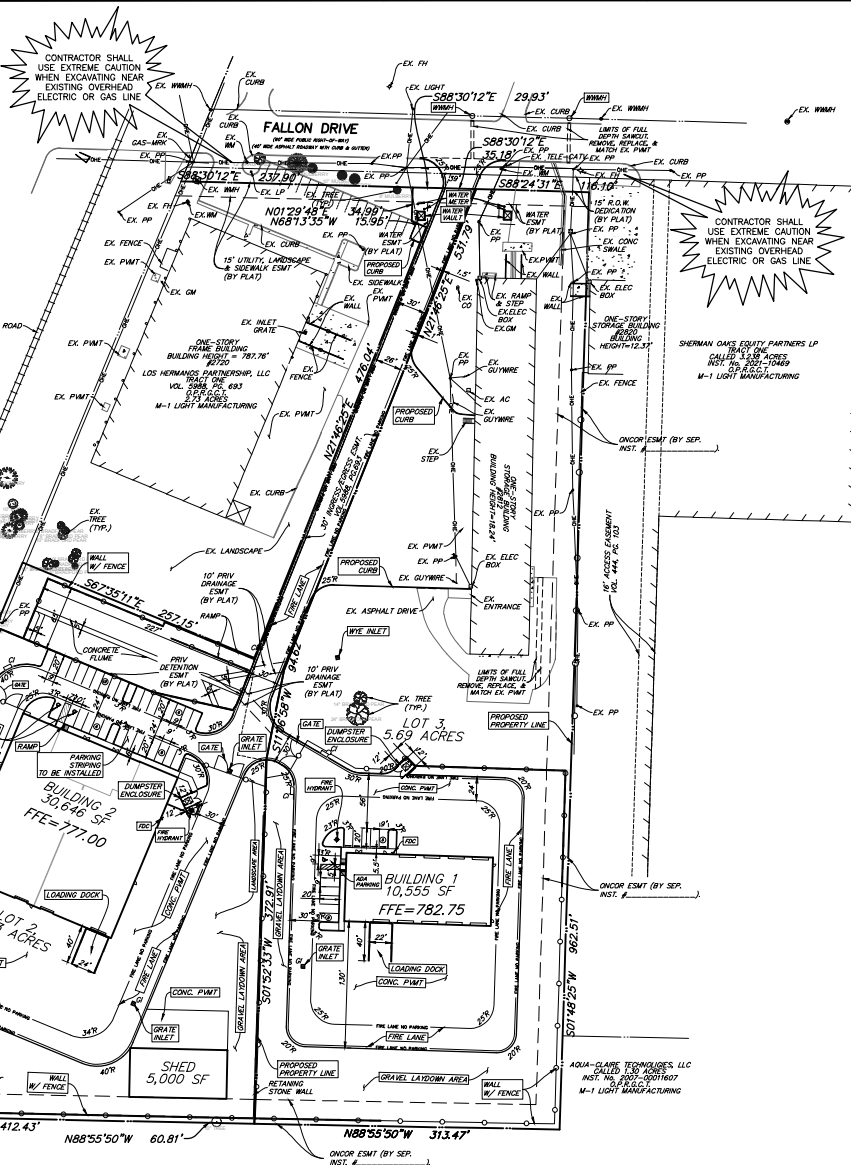
GENERAL NOTES

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

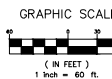
CASE NO. _____

SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND MAY REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE SHERMAN ZONING ORDINANCE AND ENGINEERING DESIGN MANUAL.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE SHERMAN ZONING ORDINANCE.
4. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
5. SPEED BUMPS/BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
6. HANDICAPPED PARKING AREAS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), TEXAS ACCESSIBILITY STANDARDS AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
7. ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE BUILDING OFFICIAL OR DESIGNEE.
8. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
9. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.
10. ALL NEW UTILITY LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
11. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE SHERMAN ZONING ORDINANCE AND COMMUNITY APPEARANCE MANUAL.



LOCATION MAP
(NOT TO SCALE)



PROJECT SITE PLAN DATA		
	LOT 2	LOT 3
GROSS SQUARE FEET OF EACH STRUCTURE	PROPOSED BUILDING: 30,646 SF	PROPOSED BUILDING: 10,555 SF / EXISTING BUILDING: 23,279 SF
GROSS SQUARE FEET OF PROPERTY	214,655 SF	248,122 SF
REQUIRED PARKING	26,977 SF INDUSTRIAL FLOOR AREA, 1,669 SF OFFICE FLOOR AREA = 23 SPACES REQUIRED	9,063 SF INDUSTRIAL FLOOR AREA, 1,492 SF OFFICE FLOOR AREA = 13 SPACES REQUIRED
PARKING PROVIDED	32 SPACES	13 SPACES
CURRENT ZONING	M-1 (LIGHT MANUFACTURING)	M-1 (LIGHT MANUFACTURING)
PROPOSED ZONING	M-1 (LIGHT MANUFACTURING)	M-1 (LIGHT MANUFACTURING)
HARD SURFACE/IMPERVIOUS AREA (SF)	186,413 SF	184,847 SF
LANDSCAPED AREA (SF)	28,242 SF	63,275 SF
FLOOR-TO-AREA RATIO (FAR)	0.14	0.14 W/ EXISTING + PROPOSED BUILDING, 0.04 W/ PROPOSED BUILDING
FRONT SETBACK REQUIREMENT	40' MIN	40' MIN
REAR SETBACK REQUIREMENT	25' MIN	25' MIN
SIDE SETBACK REQUIREMENT	25' MIN	25' MIN

SITE PLAN LEGEND

- PROPERTY LINE
- SAWTOOTH PATH
- EX. ASPHALT PAVEMENT
- EX. BUILDING LINE
- EX. FENCE LINE
- EX. OVERHEAD ELECTRIC
- BUILDING LINE
- FENCE LINE
- PROP. FIRE LANE
- PARKING COUNT
- EX. WASTEWATER MANHOLE
- EX. WATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- WATER METER
- FIRE HYDRANT
- DUMPSTER
- GRATE INLET
- CURB INLET
- WASTEWATER MANHOLE
- WATER METER VAULT

URBAN STRATEGY
4222 Allen Street
Dallas, Texas 75219
TEL: 214.364.3339
www.urbanstrategy.us

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
PREPARED UNDER THE SUPERVISION OF
DOUGLAS BARRELEUX
P.E. #9518
CN 582026

2810 FALLON DRIVE
SHERMAN, GRAYSON COUNTY, TEXAS

SITE PLAN

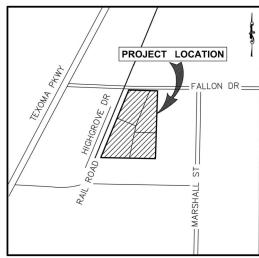
C04

LOT 1 LANDSCAPE DATA			
CITY OF SHERMAN - 14.04.006. LANDSCAPING REQUIREMENTS			
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED	
PARKING LOTS TO HAVE OPEN LANDSCAPE AREA EQUAL TO 30% OF PARKING AND DRIVE AREAS. TOTAL PARKING & DRIVE AREA: 76,899 SF			
PARKING LOT LANDSCAPE AREA (12,268 X 1 = 1,262 SF)	1,262 SF	2,000 SF	
A MINIMUM OF 1 SHADE TREE SHALL BE PLANTED IN ALL REQUIRED LANDSCAPE ISLANDS. LANDSCAPE ISLANDS TO BE LOCATED AT THE END OF EACH PARKING ROW AND THROUGHOUT THE INTERIOR PARKING LOT AT A RATE OF ONE ISLAND FOR EVERY 1.2 PARKING SPACES. TOTAL PARKING SPACES: 32			
PARKING ISLANDS WITH 1 SHADE TREE	6	6	
NO PARKING SPACE TO BE FURTHER THAN 50' FROM THE CENTER OF ANY PARKING LOT TREE	YES	YES	
PARKING SPACES WITHIN 50' OF A TREE	YES	YES	
LANDSCAPE AREAS SHALL NOT CONTAIN MORE THAN 50% OF NON-VEGETATIVE LANDSCAPE MATERIAL. TOTAL LANDSCAPE AREA: 1602 SF (WITHIN PARKING ISLANDS)			
NON-VEGETATIVE LANDSCAPE MATERIAL (MAX 0.5 = 800)	480 SF MAX	300 SF	
ALL LANDSCAPE AREAS SHALL BE PROTECTED WITH A 2' WIDE NON-VEGETATIVE PERVIOUS SURFACE ADJACENT TO THE BACK OF THE CURB ADJACENT TO ALL PARKING SPACES	YES	YES	
2 WIDE NON-VEGETATIVE PERVIOUS SURFACE: DECOMPOSED GRANITE	REQUIRED	PROVIDED	
STREET PERIMETER BUFFER			
A MINIMUM 15' WIDE STREET BUFFER AT THE PERIMETERS OF A PROPOSED DEVELOPMENT SITE WHERE ADJACENT TO A PUBLIC R.O.W. AND NON-EXCLUSIVE OF ANY PROPOSED UTILITY easements.	REQUIRED	PROVIDED	
BUFFER WIDTH (N+V) 15' WIDTH ALONG PERIMETER R.O.W.	N/A	N/A	
STREET BUFFER AREAS SHALL PROVIDE 2 SHADE TREES AND 2 ORNAMENTAL TREES FOR 1,000 SF OF BUFFER AREA. NO MORE THAN 25% TO BE SINGLE SPECIES			
STREET BUFFER SHADE TREES & ORNAMENTAL TREES	N/A	N/A	
LOT 2 LANDSCAPE DATA			
CITY OF SHERMAN - 14.04.006. LANDSCAPING REQUIREMENTS			
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED	
PARKING LOTS TO HAVE OPEN LANDSCAPE AREA EQUAL TO 30% OF PARKING AND DRIVE AREAS. TOTAL PARKING & DRIVE AREA: 43,333 SF			
PARKING LOT LANDSCAPE AREA (12,041 X 0.1 = 1,204 SF)	1,204 SF	1,300 SF	
A MINIMUM OF 1 SHADE TREE SHALL BE PLANTED IN ALL REQUIRED LANDSCAPE ISLANDS. LANDSCAPE ISLANDS TO BE LOCATED AT THE END OF EACH PARKING ROW AND THROUGHOUT THE INTERIOR PARKING LOT AT A RATE OF ONE ISLAND FOR EVERY 1.2 PARKING SPACES. TOTAL PARKING SPACES: 32			
PARKING ISLANDS WITH 1 SHADE TREE	3	3	
NO PARKING SPACE TO BE FURTHER THAN 50' FROM THE CENTER OF ANY PARKING LOT TREE	YES	YES	
PARKING SPACES WITHIN 50' OF A TREE	YES	YES	
LANDSCAPE AREAS SHALL NOT CONTAIN MORE THAN 50% OF NON-VEGETATIVE LANDSCAPE MATERIAL. TOTAL LANDSCAPE AREA: 722 (WITHIN PARKING ISLANDS)			
NON-VEGETATIVE LANDSCAPE MATERIAL (MAX 0.5 = 320)	320 SF MAX	150 SF	
ALL LANDSCAPE AREAS SHALL BE PROTECTED WITH A 2' WIDE NON-VEGETATIVE PERVIOUS SURFACE ADJACENT TO THE BACK OF THE CURB ADJACENT TO ALL PARKING SPACES	YES	YES	
2 WIDE NON-VEGETATIVE PERVIOUS SURFACE: DECOMPOSED GRANITE	REQUIRED	PROVIDED	
STREET PERIMETER BUFFER			
A MINIMUM 15' WIDE STREET BUFFER AT THE PERIMETERS OF A PROPOSED DEVELOPMENT SITE WHERE ADJACENT TO A PUBLIC R.O.W. AND NON-EXCLUSIVE OF ANY PROPOSED UTILITY easements.	REQUIRED	PROVIDED	
BUFFER WIDTH (N+V) 15' WIDTH ALONG PERIMETER R.O.W.	N/A	N/A	
STREET BUFFER AREAS SHALL PROVIDE 2 SHADE TREES AND 2 ORNAMENTAL TREES FOR 1,000 SF OF BUFFER AREA. NO MORE THAN 25% TO BE SINGLE SPECIES			
STREET BUFFER SHADE TREES & ORNAMENTAL TREES	N/A	N/A	

PLANTING SCHEDULE			
QTY	COMMON NAME	SCIENTIFIC NAME	SIZE (SPACING) REMARK
SHADE TREES			
9	CEADAR ELM	ULMUS CRASSIFOLIUS	4" CALIPER PER PLAN. STRONG CENTRAL LEADER. MATCHED, WELL BRANCHED.
4	LIVE OAK	QUERCUS VIRENDOENS	4" CALIPER PER PLAN. STRONG CENTRAL LEADER. MATCHED, WELL BRANCHED.
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS			
321	MEXICAN FEATHER GRASS	NEELIA	1 GAL. CONTAINER GROWN. MATCHED, WELL ROOTED.
237	PINK SKULLCAP	SCUTELLARIA	1 GAL. CONTAINER GROWN. MATCHED, WELL ROOTED.
8	DWARF BURFORD HOLLY	ILEX CORNUTA DWF	1 GAL. CONTAINER GROWN. MATCHED, WELL ROOTED.
11	AUTUMN SAGE	SAVIA DRESS	1 GAL. CONTAINER GROWN. MATCHED, WELL ROOTED.
TURF GRASS AND SEED MIXES			
12,268	BERMUDA SOO	OXYCHORDON DACTYLOID	SOO. NA
114,581	BERMUDA HYDROMULCH	OXYCHORDON DACTYLOID	HYDRO. NA
GRAVEL			
472 SF	DECOMPOSED GRANITE	NA	NA

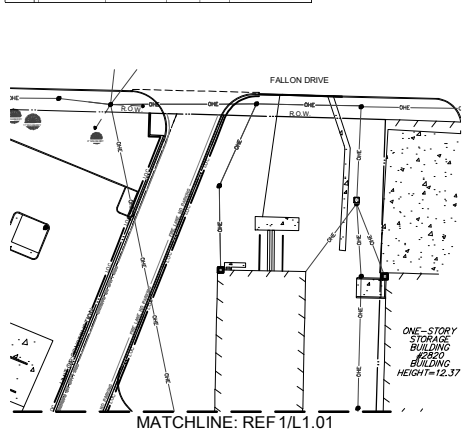
NOTE: NO PROTECTED TREES ARE BEING REMOVED THEREFORE NO TREE MITIGATION IS REQUIRED

NOTE: ALL AREAS NOT DESIGNATED BY A SPECIFIC PLANT HATCH THAT ARE DISTURBED DURING CONSTRUCTION ARE TO BE REPAIRED & PLANTED WITH BERMUDA SOO OR HYDROMULCH SO AS TO LEAVE NO BARE SOIL

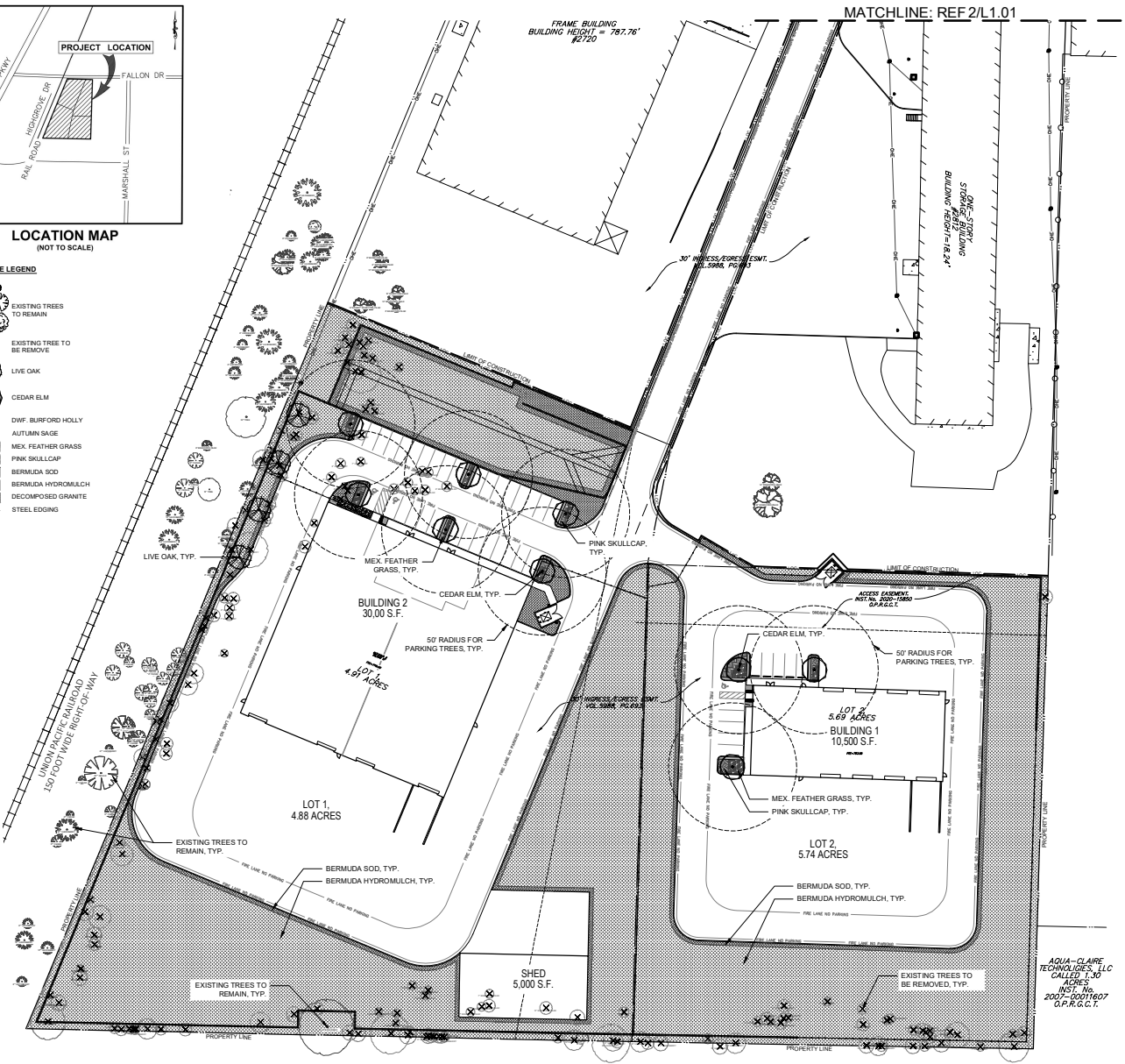


LOCATION MAP (NOT TO SCALE)

LANDSCAPE LEGEND



MATCHLINE: REF 1/L1.01



AQUA-CLARE TECHNOLOGIES, LLC
CALL: 7.30
10/23
2007-10/11/2007
O.P.R.G.C.T.

Landprint.

Landscape Architecture & Urban Design
7822 Mason Delta Drive
Dallas, Texas 75230
469.987.3100
www.landprint.biz



Project
2810 FALLON DRIVE
WAREHOUSE

SHERMAN, TEXAS

CANTEX CAPITAL

Project Number CAN001
Drawn By XY
Checked By CC
Issue Date 07-21-2026

Revisions

Sheet Title

Landscape Plan,
Plant List and
Tabulation

Sheet Number

L1.01



Project

2810 FALLON DRIVE
WAREHOUSE

SHERMAN, TEXAS

CANTEX CAPITAL

Project Number CANN001

Drawn By XY

Checked By CC

Issue Date 07-21-2026

Revisions

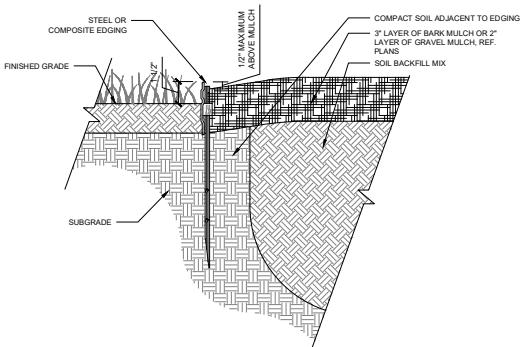
Sheet Title

Tree Survey List
and Planting
Details

Sheet Number

L1.02

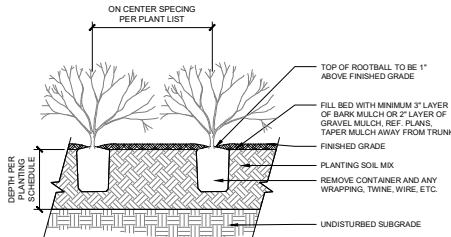
SHEET 25 of 28



3 STEEL EDGE

SECTION

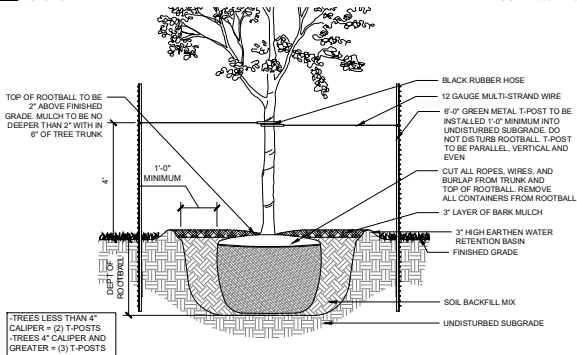
SCALE: 3"=1'-0"



2 SHRUB PLANTING

SECTION

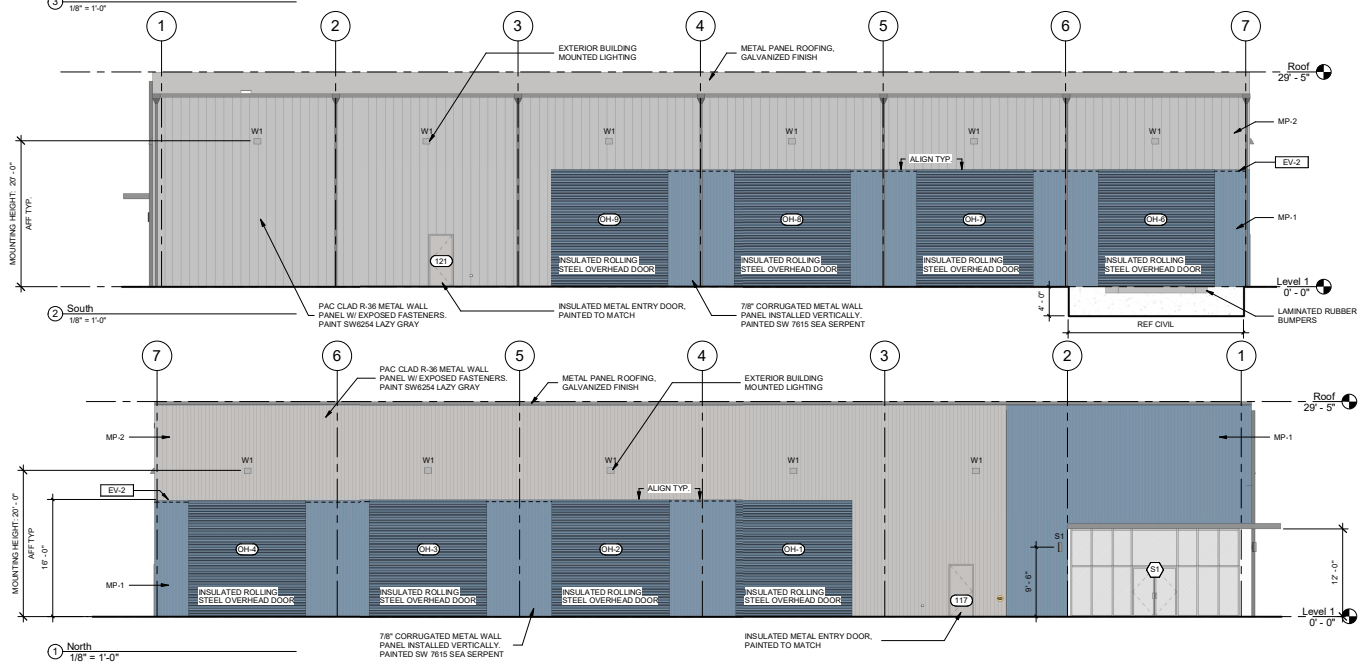
SCALE: 3/8"=1'-0"



1 TREE PLANTING

SECTION

SCALE: 1/2"=1'-0"



07 - 21 - 2026

2810 FALLON DRIVE
SHERMAN, TEXAS 75090

AGENT ARCHITECTURE
1414 BELLEVIEW ST
SUITE 150
DALLAS, TEXAS 75215
214-775-0823
www.agentarchitecture.co

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REVISIONS:

[illegible]

ISSUED DATE

project 2810

A200

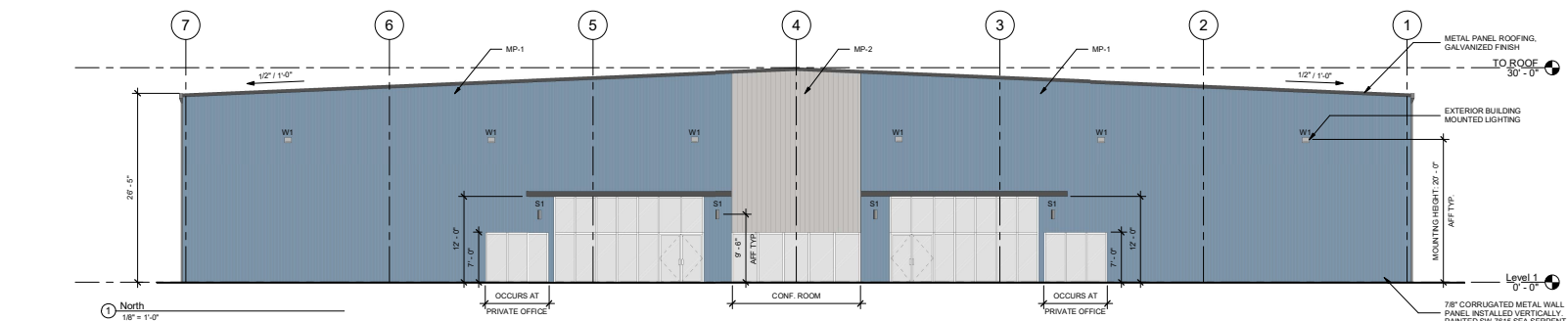
05 - 21 - 2026



MP- 1: MFG: MBCI, PRODUCT: EXPOSED FASTENER WALL SYSTEMS, PBC
COLOR: SW 7615 SEA SERPENT

MP- 2: MFG: MBCI, PRODUCT: EXPOSED FASTENER WALL SYSTEMS, PBR

COLOR: SW6254 LAZY GRAY





Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2701 BLOCK NORTH HIGHWAY 75 (Project No. 000488-2026)**

The request of RIOCAP Sherman Centre LLC (Owner), M-PAK Construction LLC (Applicant) and Chisholm Trail Land Surveying (Surveyor) concerning the properties located in the 2701 Block North Highway 75, consisting of 1.914 acres, being part of Lot 5, Texoma Crossing Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Chuy's Tex Mex.

Background:

The property is located in the 2701 Block North Highway 75. The owner is requesting Site Plan approval for Chuy's Tex Mex.

The following has been approved for this location.

- 4/13/1993- Zone Change R-1 (One Family Residential) District to C-2 (General Commercial) District
Ord. No 4285

Origination:

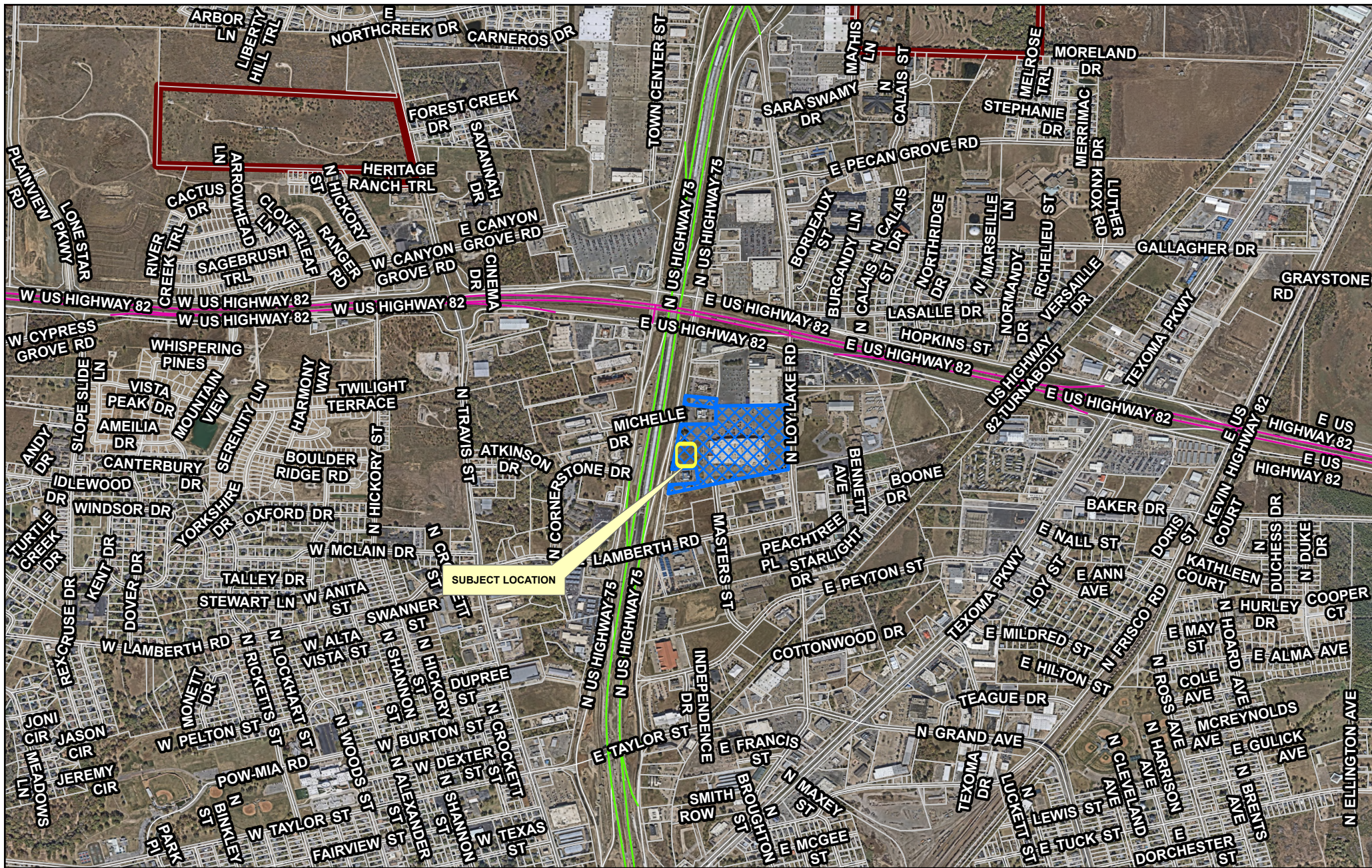
The request of RIOCAP Sherman Centre LLC (Owner), M-PAK Construction LLC (Applicant) and Chisholm Trail Land Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

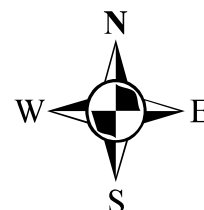
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Site Plan
6. Landscape Plan
7. Elevation



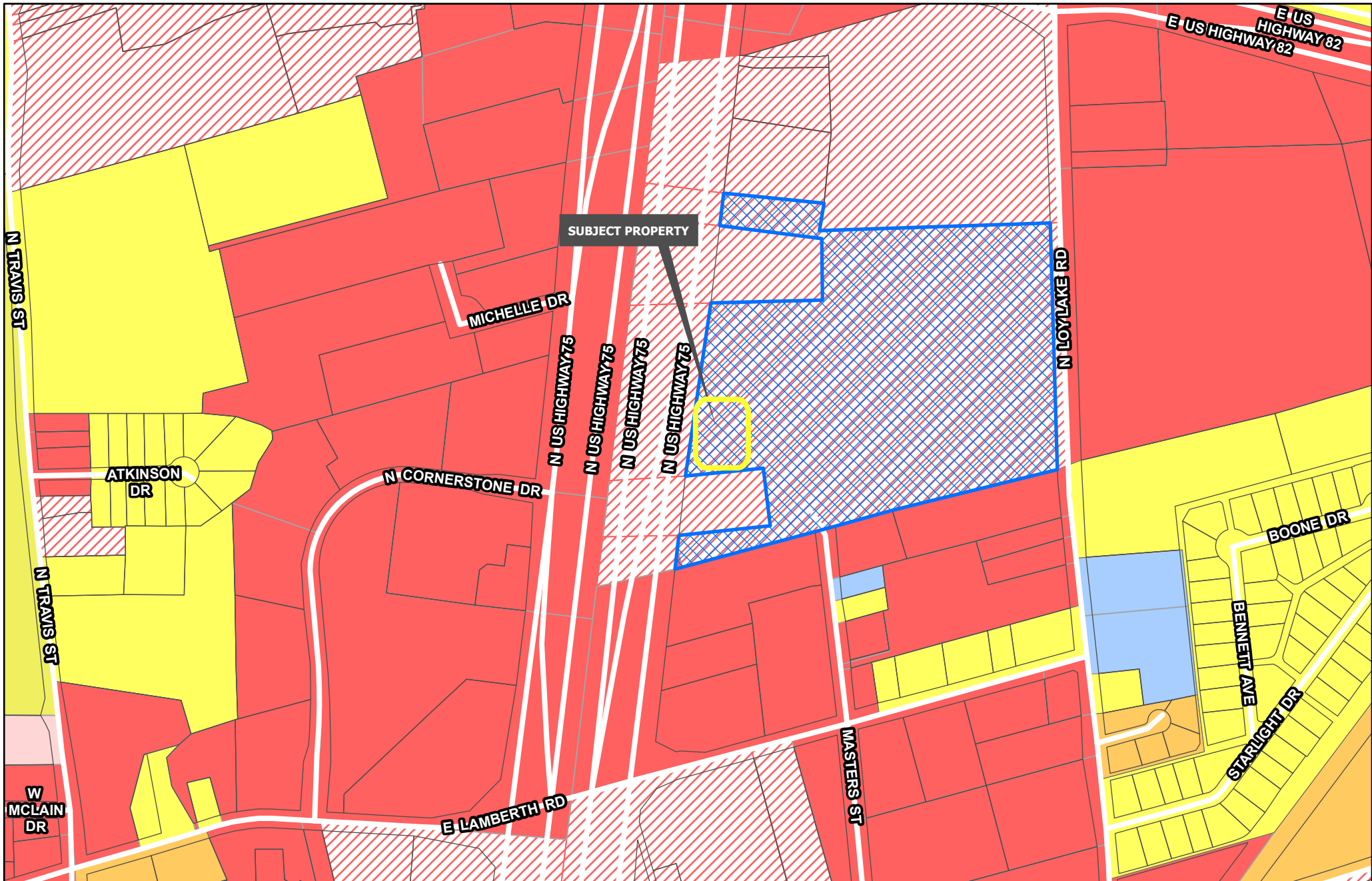
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2701 BLK N HWY 75



Date: 8/11/2026 2:59 PM



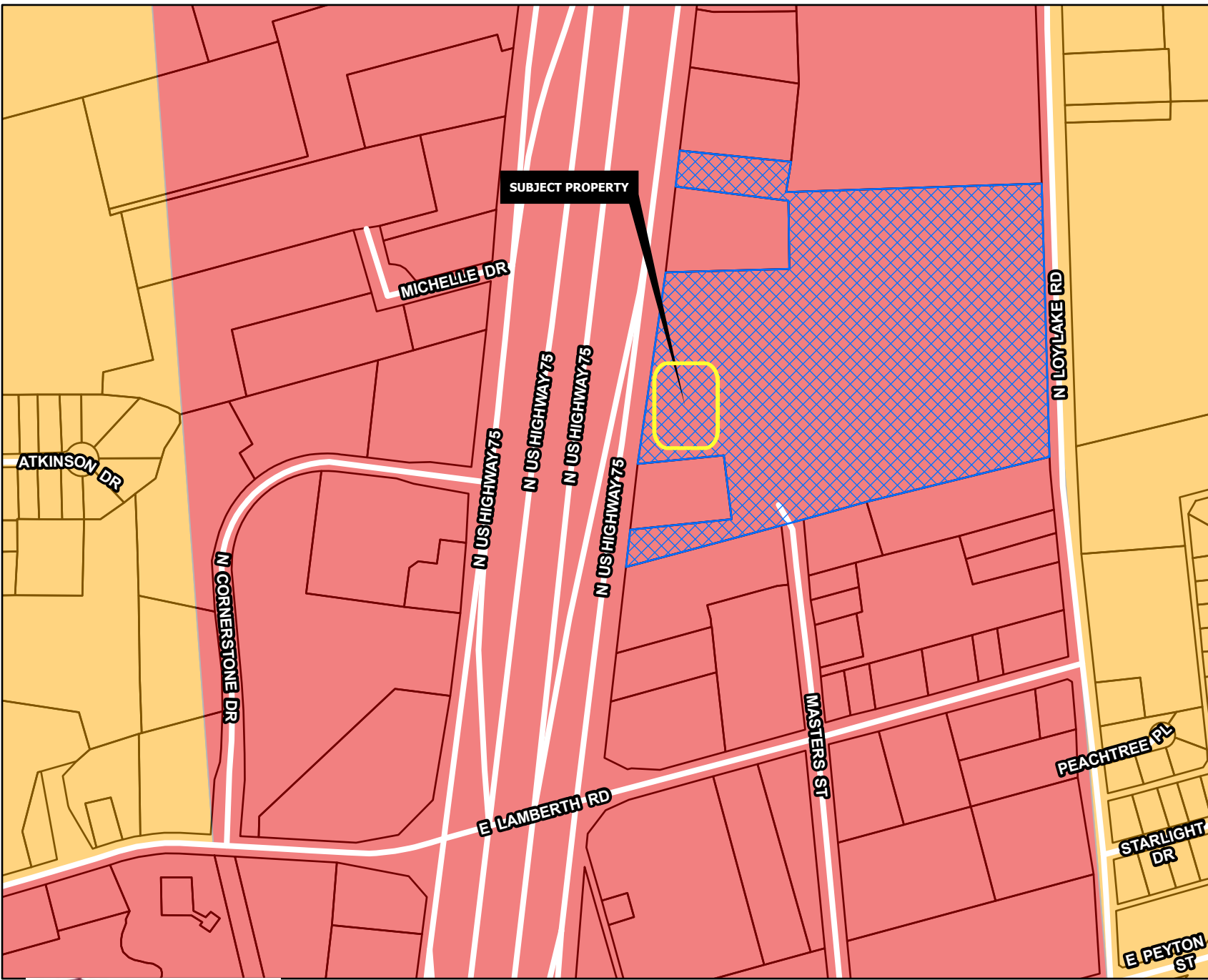
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- | | | |
|--------------------------------|--------------------------------|----------------------------|
| 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
2701 BLK N HWY 75



Date: 8/11/2026 2:59 PM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

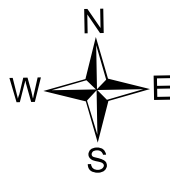
Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LANDUSE MAP
2701 BLK N HWY 75



LEGEND / ABBREVIATIONS

---	PROPERTY LINE
- - -	EASEMENT LINE
	ASPHALT
—OHE—	OVERHEAD ELECTRIC LINE
—UT—	UNDERGROUND TELECOMMUNICATIONS LINE
—GAS—	UNDERGROUND GAS LINE
●	CONCRETE MONUMENT FOUND
●	IRON ROD FOUND
⊙	BOLLARD
⊙	LIGHTPOLE
⊙	POWER POLE
⊙	GUY WIRE
⊙	STORM MANHOLE
⊙	CLEANOUT
⊙	SANITARY MANHOLE
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	SIGN
⊙	BENCHMARK
⊙	IRON ROD FOUND
BM	BENCHMARK
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS

US HIGHWAY 75
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGAL DESCRIPTION

BEING part of Lot 5, TEXOMA CROSSING ADDITION, an addition to the City of Sherman, Grayson County, Texas according to the plat thereof recorded in Volume 18, Page 46 of the Plat Records of Grayson County, Texas.

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations. Vertical datum based on NAVD 88.
- This topographic survey is not a title survey. The surveyor did not abstract the site. Additional easements and/or matters of record or not of record may affect the site.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" in Grayson County, Texas according to FEMA map number 48181C0290G dated September 1, 2022. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR CERTIFICATION

I, Michael R. Kersten, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 6, 2026, that this plat correctly represents the facts found at the time of said survey.

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

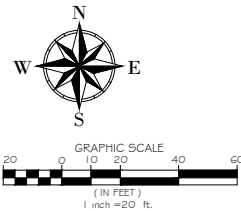


CHISHOLM TRAIL
LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-L.L.C.COM
940.367.7188

PROJECT NO. 26-0196 DRAWN BY: CWC SCALE: 1" = 40' DATE: 6-6-2026 SHEET: 1 OF 1

TOPOGRAPHIC SURVEY
BEING A PART OF
LOT 5, TEXOMA CROSSING ADDITION
LYING WITHIN THE
J.B. MCNAIL SURVEY, ABSTRACT #763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



GENERAL NOTE

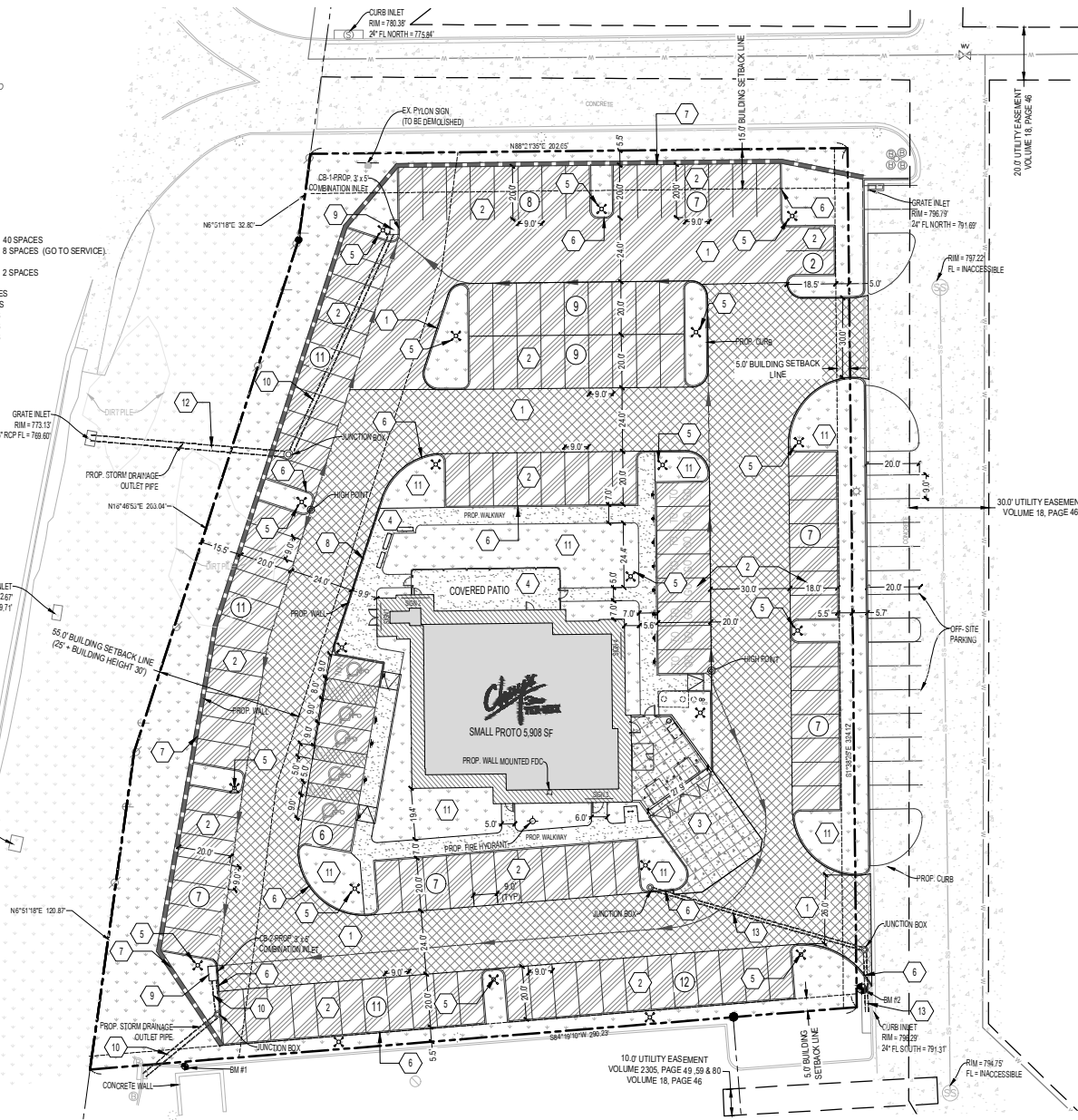
PROPERTY AREA : ±83,375 SF - 1.914 ACRES
BUILDING AREA : 5,908 SF - SMALL PROTO
PERVIOUS AREA : 19820 SF (23.77%)
IMPERVIOUS AREA : 63555 SF (76.23%)
TOTAL PARKING REQUIRED (5908/150SF) : 40 SPACES
(AS PER ORDINANCE 14.04.003, CITY OF SHERMAN)
TOTAL ADA PARKING REQUIRED(40/25 SPACES) : 2 SPACES
ON-SITE PARKING PROVIDED : 134 SPACES
OFF-SITE PARKING PROVIDED : 16 SPACES
TO-GO PARKING : 8 SPACES
ADA PARKING PROVIDED : 5 SPACES
BICYCLE PARKING PROVIDED : 3 SPACES

PAVING AND SITE PLAN

US HIGHWAY 75
(VARIABLE WIDTH RIGHT-OF-WAY)

BENCHMARKS

BM #1: X-OUT SET
N: 7,293,909.89
E: 2,543,503.42
Z: 792.86
BM #2: X-OUT SET
N: 7,293,943.02
E: 2,543,758.25
Z: 796.38



CONSTRUCTION NOTES:

1. CONSTRUCT FIRELANE P.V.M.T.
6" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.
2. CONSTRUCT PARKING P.V.M.T.
5" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.
3. CONSTRUCT DUMPMSTER PAVEMENT.
7" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.
4. CONSTRUCT WALKWAY P.V.M.T.
4" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.
5. INSTALL STREET LIGHTS (AS PER DETAIL ON SHEET C14.2)
6. CONSTRUCT 6" HEIGHT CURB
7. CONSTRUCT RETAINING WALL (AS PER DETAIL ON SHEET C10.5)
8. CONSTRUCT CONCRETE RAMP WALL (AS PER DETAIL ON SHEET C10.5)
9. INSTALL 3" x 5" COMBINATION INLET (AS PER DETAIL ON SHEET C11.1 AND C11.2)
10. INSTALL 18" STORM WATER HOPE PIPE (AS PER SHEET C8.1)
11. CONSTRUCT LANDSCAPE AREA
12. INSTALL 24" STORM WATER HOPE PIPE (AS PER SHEET C8.1)
13. INSTALL 12" STORM WATER HOPE PIPE (AS PER SHEET C8.1)

LEGEND:

---	PROPERTY LINE	SS	EXISTING SANITARY MANHOLE
---	EASEMENT LINE	WV	EXISTING WATER VALVE
---	SETBACK LINE	S	EXISTING STORM MANHOLE
---	PROPOSED WALL	+	EXISTING CLEANOUT
●	CONCRETE MONUMENT FOUND	+	BENCHMARK
○	EXISTING POWER POLE	+	IRON ROD FOUND
○	EXISTING GUY WIRE	+	PROPOSED BUILDING
○	EXISTING FIRE HYDRANT	+	PROPOSED LANDSCAPING
○	EXISTING LIGHT POLE	+	
○	EXISTING BOLLARD	+	
134	PARKING SPACE COUNT		

PAVEMENT LEGEND:

[Pattern]	PROPOSED FIRELANE P.V.M.T. 6" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.
[Pattern]	PROPOSED PARKING P.V.M.T. 5" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.
[Pattern]	DUMPMSTER PAVEMENT. 7" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.
[Pattern]	PROPOSED WALKWAY P.V.M.T. 4" 3500 PSI REIN. CONCRETE P.V.M.T. w/#3 BARS AT 18" CENTERS E.W ON 6" LIME TREATED SUBGRADE (32-40 LBS/SY) COMPACTED TO 95% STANDARD PROCTOR DENSITY AT A RANGE OF 0% - 4% OPTIMUM MOISTURE.

ZONING:
THE SITE IS LOCATED WITHIN THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT.
75 & 82 OVERLAY DISTRICT
ADJACENT PROPERTIES ARE ZONED C-1 (RETAIL BUSINESS).

QTY
26365 S.F.

24360 S.F.

1803 S.F.

4515 S.F.

20 E.A.

1923 L.F.

499 L.F.

86 L.F.

2 E.A.

140 L.F.

10285 S.F.

75 L.F.

107 L.F.

RR CONSULTING ENGINEERS LLC
2231 CHRISTOPHER LANE
EULESS, TX 76040



CHUY'S SHERMAN
SHERMAN, TEXAS

Sherman
CLASSIC TOWN BROAD HORIZON

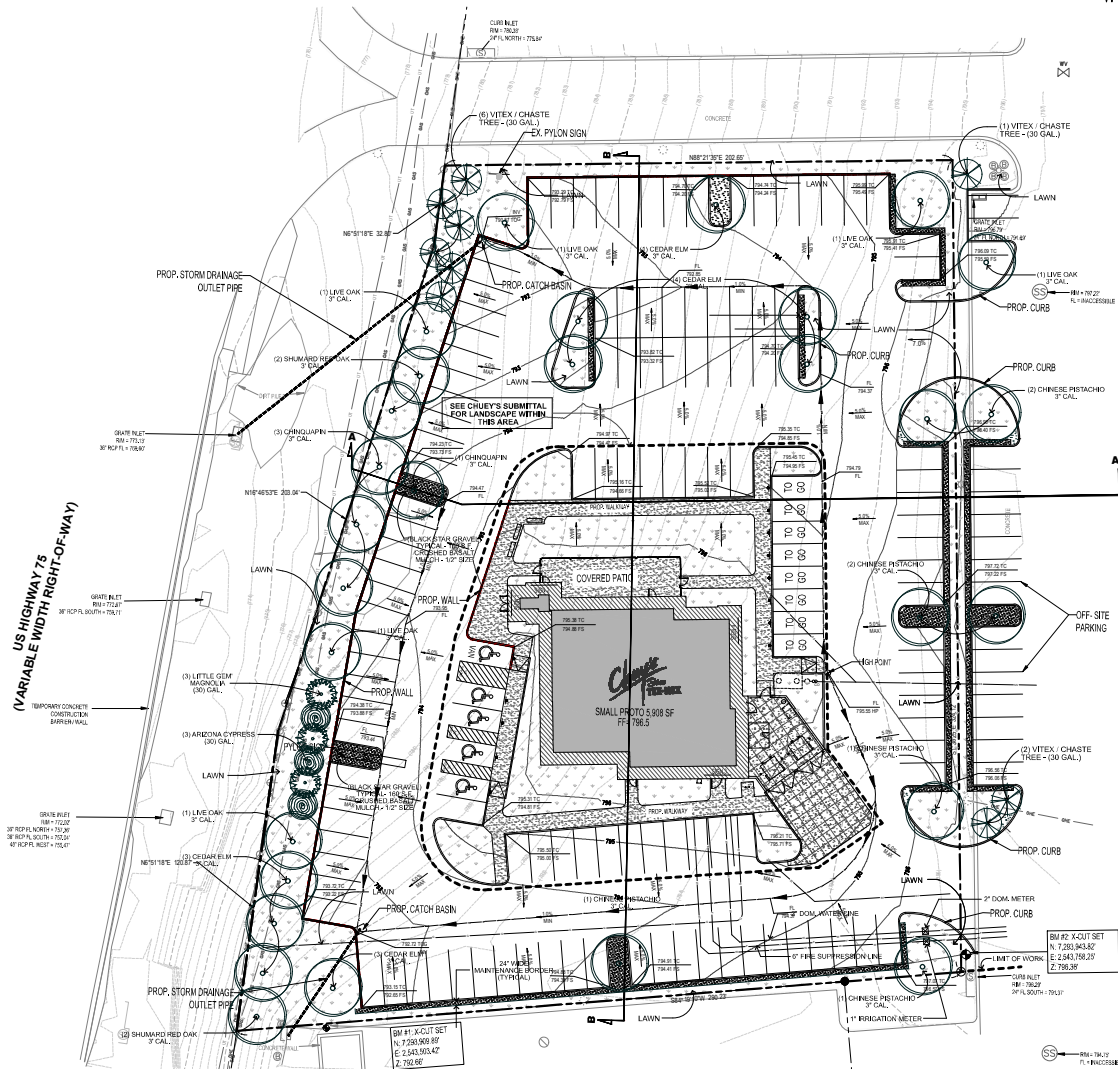
ISSUE FOR: APPROVAL

DATE: 09/06/26

PAVING AND SITE
PLAN

SHEET NUMBER :
C3.2

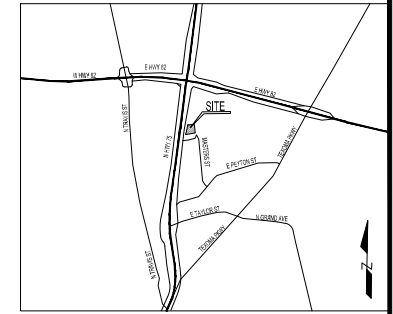
10



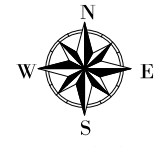
L-2.001 TREE PLAN W/ SITE GRADING

SCALE:

1" = 20.0'



VICINITY MAP
SCALE NTS



GRAPHIC SCALE
0 10 20 40 60
1 IN. FEET
1 INCH = 20.0 FT.



CHUY'S SHERMAN
SHERMAN, TEXAS

Sherman
CLASSIC TOWN BROAD HORIZON



HIGHLAND
Landscaping
972-801-7928
hilandscape.net

ISSUE FOR: SUBMITTAL

DATE: 08-03-26

SHEET NUMBER:
L-2.0

SECTION 32.9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS.

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

B. 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.

C. 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

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSEYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (280.1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSEYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LIMER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNSOLID SOIL.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOVING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- F. REMOVE DEAD, UNHEALTHY AND UNSUITABLE PLANTS DURING WARRANTY PERIOD
- G. REMOVE GUTTING AND STAKING MATERIALS AFTER ONE YEAR
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RE-STAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS.
- M. SOIL SEEDING AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

- N. 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 REPLACED WITH HEALTHY PLANT MATERIAL, PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH, BARE SOIL AND NO MORE THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED.

GUARANTEE

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL CYCLE OR DRAINAGE SLOPE) AFTER FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENT SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING ROTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER WORK OF THIS SECTION.
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
- G. ACCEPTANCE FOR THE ABOVE GUARANTEE SHALL BE GIVEN AFTER INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS AT THAT TIME. THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

- C. HAVE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROPOSAL TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SH/IT FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PERIODS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED (BBB) PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER, PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
3. PROTECT ROOT BALLS BY HEELING IN W/ SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL, IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DECIMATION OF LEAVES.
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 7 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOP OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO MINIMAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY WILL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS F SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AD TO BIDDERS ONLY. CONFORM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNDESIRABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERGROWN WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN NASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON POT BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE OF ANY OTHER ROOT DEFECTS (SUCH AS SHAWED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS SHALL BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRAIONS, SHALCUT, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD SINGLE TRUNK TREES SHALL BE AS FOLLOWS: SIX 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.

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOIL: PROVIDE WELL ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3" TO 1" EACH ROLL OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.

2.2 SOIL PREPARATION MATERIALS

A. SANDY SOIL:

1. FRAMBLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LAMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING CALCAGRASS OR NUTGRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY - BETWEEN 7-20%
 - b. SILT - BETWEEN 15-25%
 - c. SAND - LESS THAN 52%
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL, COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATERIAL AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACD GROMULCH MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILIZANT, SUSTAIN, OR GREEN SENSE OR EQUAL, AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURERS GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM 9% SULFUR AND 4% IRON, PLUS MICROELEMENTS.

H. PEAT: COMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 1/8" DARK GREEN LANDSCAPE EDGING, DURAGADE STEEL OR APPROVED EQUAL.
- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE, AVAILABLE AT LONE STAR PRODUCTS INC. (889-529-5444) APPROVED FABRICS MUST ADHERE TO THE FOLLOWING ITEMS:
 - a. A NONWOVEN POLYPROPYLENE GEOTEXTILE, PROVIDE EXCELLENT WATER FLOW RATES AND DURABILITY.
 - b. C. CHEMICAL STABILITY: RESISTANT TO A WIDE RANGE OF AGGRESSIVE ENVIRONMENTS.
 - c. C. HIGH PERMITTIVITY: ALLOW HIGH WATER FLOW RATES WHILE RETAINING SOIL.
 - d. C. HIGH PUNCTURE AND TENSILE RESISTANCE: CAN WITHSTAND INSTALLATION STRESSES.
- C. SAND - UNIFORM, GRADED, WASHED, CLEAN, BANK RUN SAND.
- D. SAND - UNIFORM, GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL - WASHED NATIVE GRAV, GRADED 1" TO 1 1/2".
- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL, NATIVE MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2" - 4" IN DIAMETER.
- H. PRE-EMERGENT HERBICIDES - ANY GRANULAR, NON-STANNING 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 MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING ANY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURERS RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALCICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS

1. BLOCKS OF SOIL SHOULD BE Laid JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOIL SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH IF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNERS AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IT DO TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") IN DIAMETER. PLANTS SHOULD BE PLANTED AT LEAST TWO (2") INCHES ABOVE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 30 MINUTES, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAIN PIPE FOR TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL PITS WITH PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS FULL IN SOLID ROCK, TOPSOIL FROM THE AREA AREA ABOVE MUST BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/3 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING.

I. DO NOT WARP TREES

J. DO NOT OVER PRUNE

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MATCH THE TOP OF THE BALL, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER, WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MAJOR PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TRIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

T. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND AIRBURY BENDS.
2. TOP OF EDGING SHALL BE 1/4" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACE.

C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

E. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

RR CONSULTING ENGINEERS LLC
2231 CHRISTOPHER LANE
EULESS, TX 76040



CHUY'S SHERMAN
SHERMAN, TEXAS



ISSUE FOR: APPROVAL

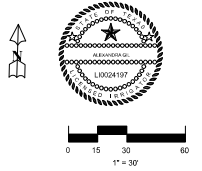
DATE: 08/03/26

LANDSCAPE PLAN
GENERAL NOTES

SHEET NUMBER :
L-3.0



* Estimated zone count subject to change
due to different on site factors and/or
landscape changes



SHEET DESCRIPTION:
Irrigation in Texas is regulated
by the Texas Commission
on Environmental Quality
TCEQ (MC-178)
PO Box 13087
Austin, TX 78711-3087
www.tceq.state.tx.us

PROJECT:
Chuy's Sherman
Sherman, TX

REVISIONS:
water pressure,
meter, controller
and fence
locations to be
verified by installer

DATE:
7/15/26

JOB NUMBER:

DRAWN BY:
1836 Backflow &
Irrigation Design, LLC
CHECKED BY:
Alexandra Gil

SCALE:
1" = 30'

SHEET:
C13.1

Irrigation

Quantity	Symbol	Description	Pressure	Flow	Radius
Sprinklers					
2		Hunter MP Left Strip - PROS-04	55 psi	0.26 gpm	16 x 6 ft
3		Hunter MP Right Strip - PROS-04	30 psi	0.19 gpm	14 x 4 ft
17		Hunter MP Side Strip - PROS-04	40 psi	0.44 gpm	30 x 5 ft
36		Hunter MP1000 180° - PROS-04	40 psi	0.42 gpm	14 ft
3		Hunter MP1000 360° - PROS-04	30 psi	0.69 gpm	12 ft
2		Hunter MP1000 90° - PROS-04	40 psi	0.21 gpm	14 ft
57		Hunter MP2000 180° - PROS-04	40 psi	0.77 gpm	19 ft
2		Hunter MP2000 360° - PROS-04	30 psi	1.28 gpm	17 ft
12		Hunter MP2000 90° - PROS-04	40 psi	0.43 gpm	20 ft
3		Hunter MP3000 180° - PROS-04	40 psi	1.82 gpm	30 ft
4		Hunter MP3000 90° - PROS-04	40 psi	0.86 gpm	30 ft
43		Rain Bird 1404	30 psi	1 gpm	0 ft

Meters/Pumps

1		1 inch meter
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Backflow Assemblies

1	
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Control Valves

19		Hunter PGV-100G
1		Hunter PGV-100G

Irrigation Accessories

1		Hunter PCC-1200i
1		Hunter Wireless Solar-Sync Sensor Only
1		Nibco 3/4" isolation valve

Lateral Line Pipe

778 ft		Class 200 3/4"
1540 ft		Class 200 1"

Mainline Pipe

1044 ft		Class 200 1"
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Drip Tubing

1205 ft		Hunter HDL-09-12-PC
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Sprinkler Zone Data

Zone #	Total Area	Total Flow	Precip Rate
3	1774.57 Sq/Ft	6.88 gpm	0.37 in/hr
4	1798 Sq/Ft	6.55 gpm	0.35 in/hr
5	2091.54 Sq/Ft	6.16 gpm	0.28 in/hr
6	1495.56 Sq/Ft	6.16 gpm	0.42 in/hr
7	1157.55 Sq/Ft	6.16 gpm	0.51 in/hr
8	1166.65 Sq/Ft	6.16 gpm	0.51 in/hr
9	1333.35 Sq/Ft	6.76 gpm	0.42 in/hr
10	1170.03 Sq/Ft	5.88 gpm	0.48 in/hr
11	1047.63 Sq/Ft	6.3 gpm	0.58 in/hr
12	1400.09 Sq/Ft	6.5 gpm	0.45 in/hr
13	1365.79 Sq/Ft	6.28 gpm	0.44 in/hr
14	1091.27 Sq/Ft	6.04 gpm	0.53 in/hr
15	676.79 Sq/Ft	5.28 gpm	0.75 in/hr
16	906.76 Sq/Ft	5.6 gpm	0.59 in/hr

Drip Zone Data

Zone #	Total Area	Total Flow	Precip Rate
1	597.53 Sq/Ft	537.3 gph	1.44 in/hr
2	606.79 Sq/Ft	545.4 gph	1.44 in/hr

Bubbler Zone Data

Zone #	Total Area	Total Flow	Precip Rate
17	N/A	15 gpm	N/A
18	N/A	13 gpm	N/A
19	N/A	15 gpm	N/A

Water Source #1

Meter Size	1 inch meter
Static Pressure	65 psi
Elevation	0 ft

Service Line Information

Pipe Category	Class 200 PVC
Pipe Size	Class 200 1"
Length	6 ft
Velocity	9 f/s

Recommendations

Maximum Recommended Flow	31.15 gpm
Available Working Pressure	52.27 psi

Run Set: 1

Water Source #1	
Type	Motor
Static Pressure	65 psi
Service Line	0.063 psi
Water Loss	0.486 psi

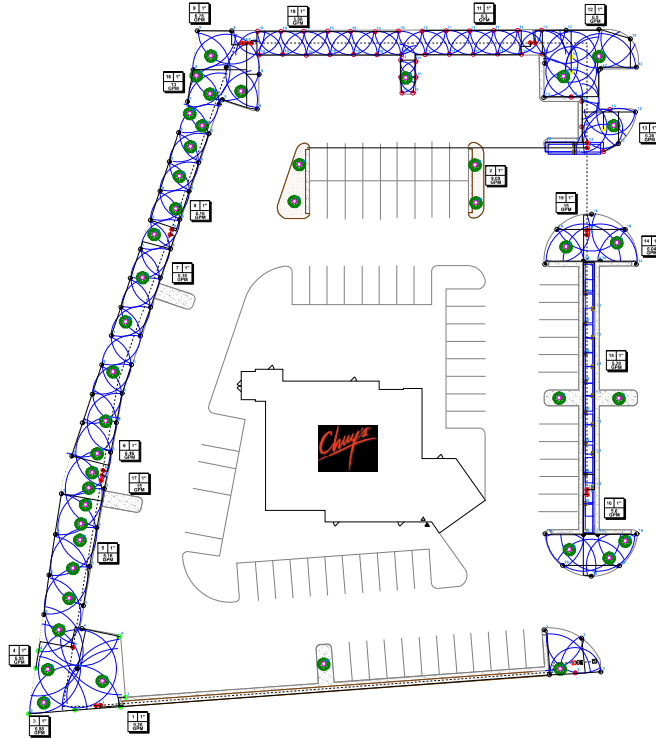
Mainline Components

Backflow Loss	6.187 psi
Master Valve Loss	3.5 psi
Filter Loss	0 psi

Zone 1 @ 5.955 gpm

Water Loss	2.75 psi
Valve Loss	1.837 psi
Lateral Loss	4 psi
Fitting Loss	0.275 psi
Elevation Loss	0 psi

Sprinkler Requirement	30 psi
Total Design Pressure	45.34 psi
Residual Pressure	19.63 psi





BRICK: ACME "Allendale"	METAL: Aluminum "Clear Anodized"	METAL: Aluminum "Brick Red"	PAINT PT01: Sherwin Williams 6966 Blueblood	PAINT PT02: Sherwin Williams 6863 Lusty Red	PAINT PT04: Sherwin Williams 887 Navel	PAINT PT05: Sherwin Williams 6958 Dynamic Blue	PAINT PT06: Sherwin Williams 6718 Dynamic Blue	PAINT PT09: Sherwin Williams 0058 Jazz Age Coral	PAINT PT11: Sherwin Williams 6646 Orange Blast	PAINT PT-26: Sherin Williams 7082 Stunning Shade	PAINT PT-276: Sherin Williams 7018 Dovetail	TILE: Cement Paver Tile

FRONT ELEVATION



BRICK:
ACME
"Allendale"



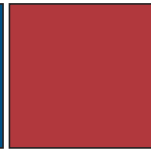
METAL:
Aluminum
"Clear Anodized"



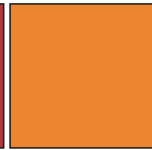
METAL:
Aluminum
"Brick Red"



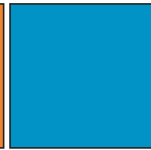
PAINT PT01:
Sherwin Williams
6966 Blueblood



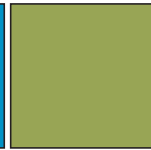
PAINT PT02:
Sherwin Williams
6863 Lusty Red



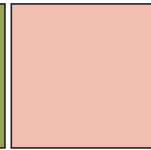
PAINT PT04:
Sherwin Williams
887 Navel



PAINT PT05:
Sherwin Williams
6958 Dynamic Blue



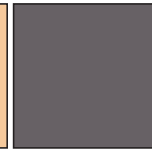
PAINT PT06:
Sherwin Williams
6718 Dynamic Blue



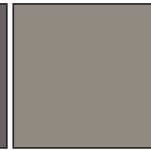
PAINT PT09:
Sherwin Williams
0058 Jazz Age Coral



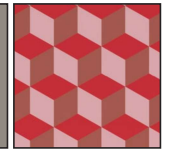
PAINT PT11:
Sherwin Williams
6646 Orange Blast



PAINT PT-26:
Sherin Williams
7082 Stunning Shade



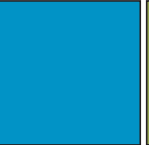
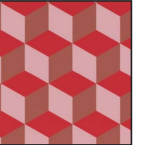
PAINT PT-276:
Sherin Williams
7018 Dovetail



TILE:
Cement Paver Tile

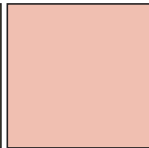
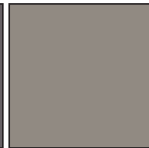
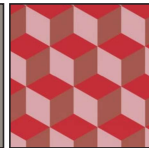
RIGHT ELEVATION



												
BRICK: ACME "Allendale"	METAL: Aluminum "Clear Anodized"	METAL: Aluminum "Brick Red"	PAINT PT01: Sherwin Williams 6966 Blueblood	PAINT PT02: Sherwin Williams 6863 Lusty Red	PAINT PT04: Sherwin Williams 887 Navel	PAINT PT05: Sherwin Williams 6958 Dynamic Blue	PAINT PT06: Sherwin Williams 6718 Dynamic Blue	PAINT PT09: Sherwin Williams 0058 Jazz Age Coral	PAINT PT11: Sherwin Williams 6646 Orange Blast	PAINT PT-26: Sherin Williams 7082 Stunning Shade	PAINT PT-276: Sherin Williams 7018 Dovetail	TILE: Cement Paver Tile

REAR ELEVATION



												
BRICK: ACME "Allendale"	METAL: Aluminum "Clear Anodized"	METAL: Aluminum "Brick Red"	PAINT PT01: Sherwin Williams 6966 Blueblood	PAINT PT02: Sherwin Williams 6863 Lusty Red	PAINT PT04: Sherwin Williams 887 Navel	PAINT PT05: Sherwin Williams 6958 Dynamic Blue	PAINT PT06: Sherwin Williams 6718 Dynamic Blue	PAINT PT09: Sherwin Williams 0058 Jazz Age Coral	PAINT PT11: Sherwin Williams 6646 Orange Blast	PAINT PT-26: Sherin Williams 7082 Stunning Shade	PAINT PT-276: Sherin Williams 7018 Dovetail	TILE: Cement Paver Tile

LEFT ELEVATION



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2800 CANYON CREEK DRIVE (Project No. 000062-2026) TABLED FROM JULY 22, 2025

The request of Grace United Methodist Church (Owner), Dan Dominick (Applicant) and Lochner (Surveyor), concerning the property located at 2800 Canyon Creek consisting of 3.26 acres, being part of Lot 10, Block Two of Canyon Creek Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-6 (Single-Family Residential) District/F.M. Highway 1417 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow a 63 square foot monument sign in lieu of the allowed 32 square feet.

Background:

The property is located at 2800 Canyon Creek Drive. The applicant is requesting a Variance to allow a 63 square foot monument sign.

The following has been approved at this location:

- 4/20/2021- Exception- To allow a dark bronze architectural metal cladding on a portion of the existing church facility in lieu of the required masonry in an R-1 (One-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

Origination:

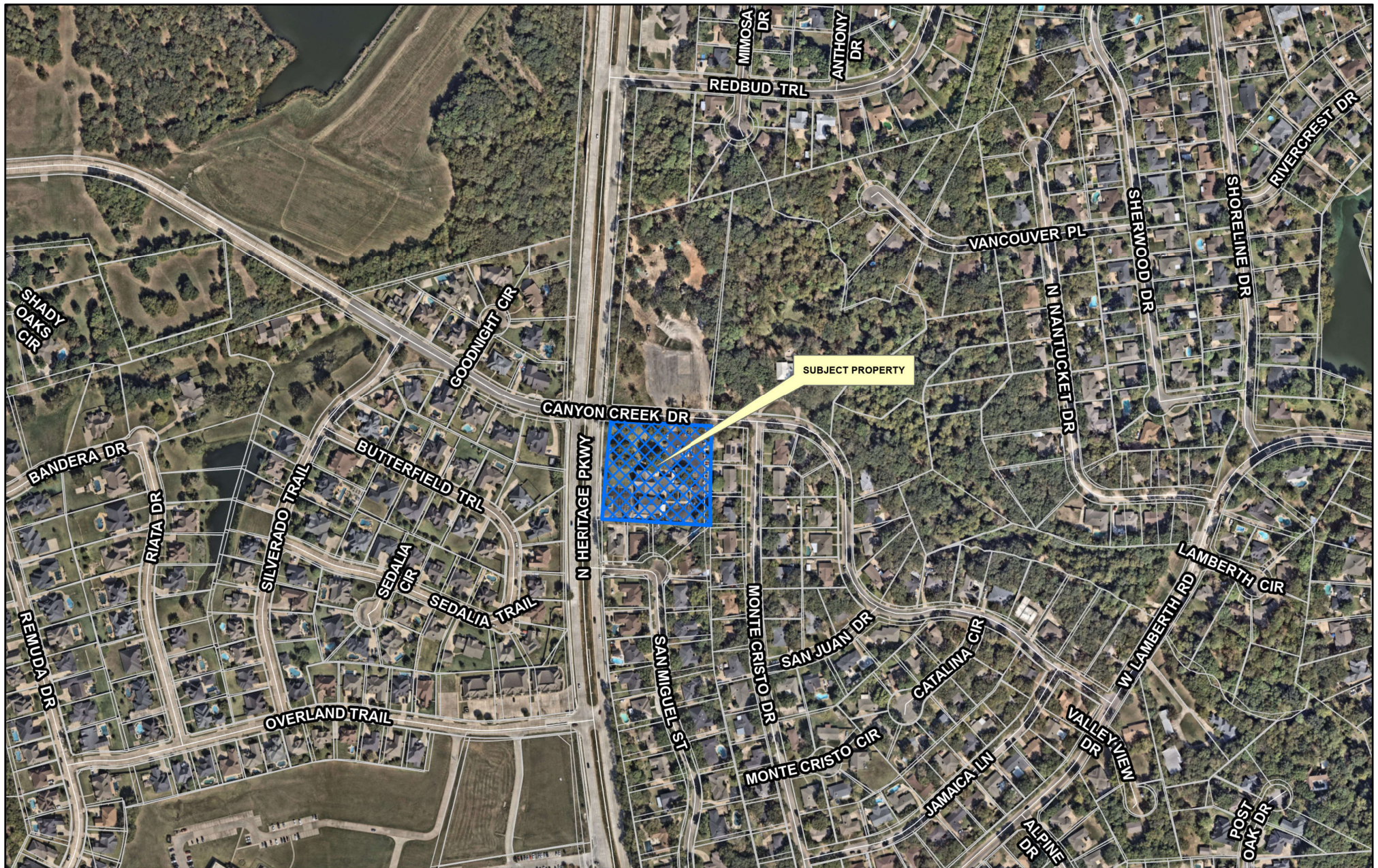
The request of Grace United Methodist Church (Owner), Dan Dominick (Applicant) and Lochner (Surveyor),

Staff Recommendation:

Staff has no recommendation.

Attachments:

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

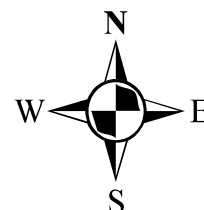
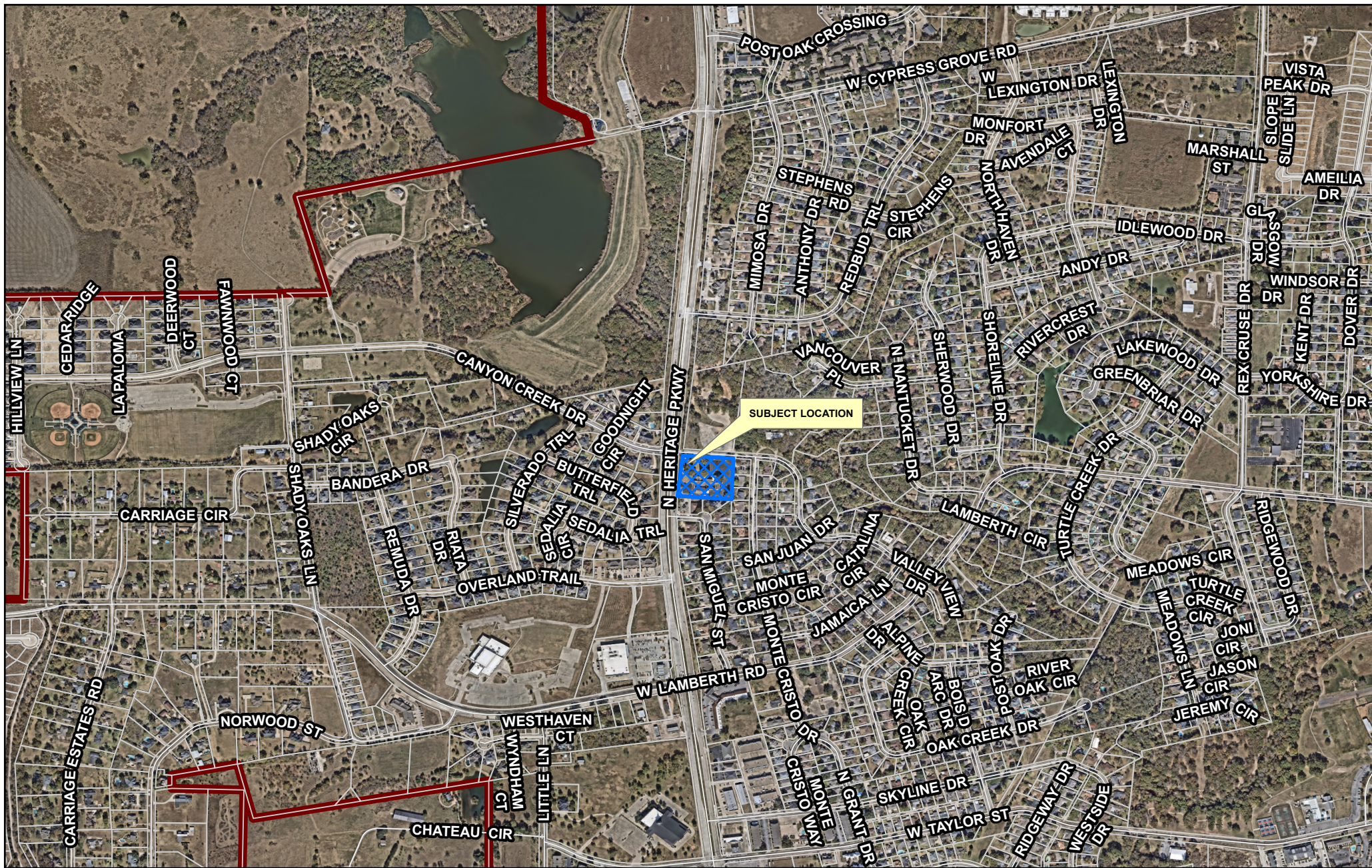


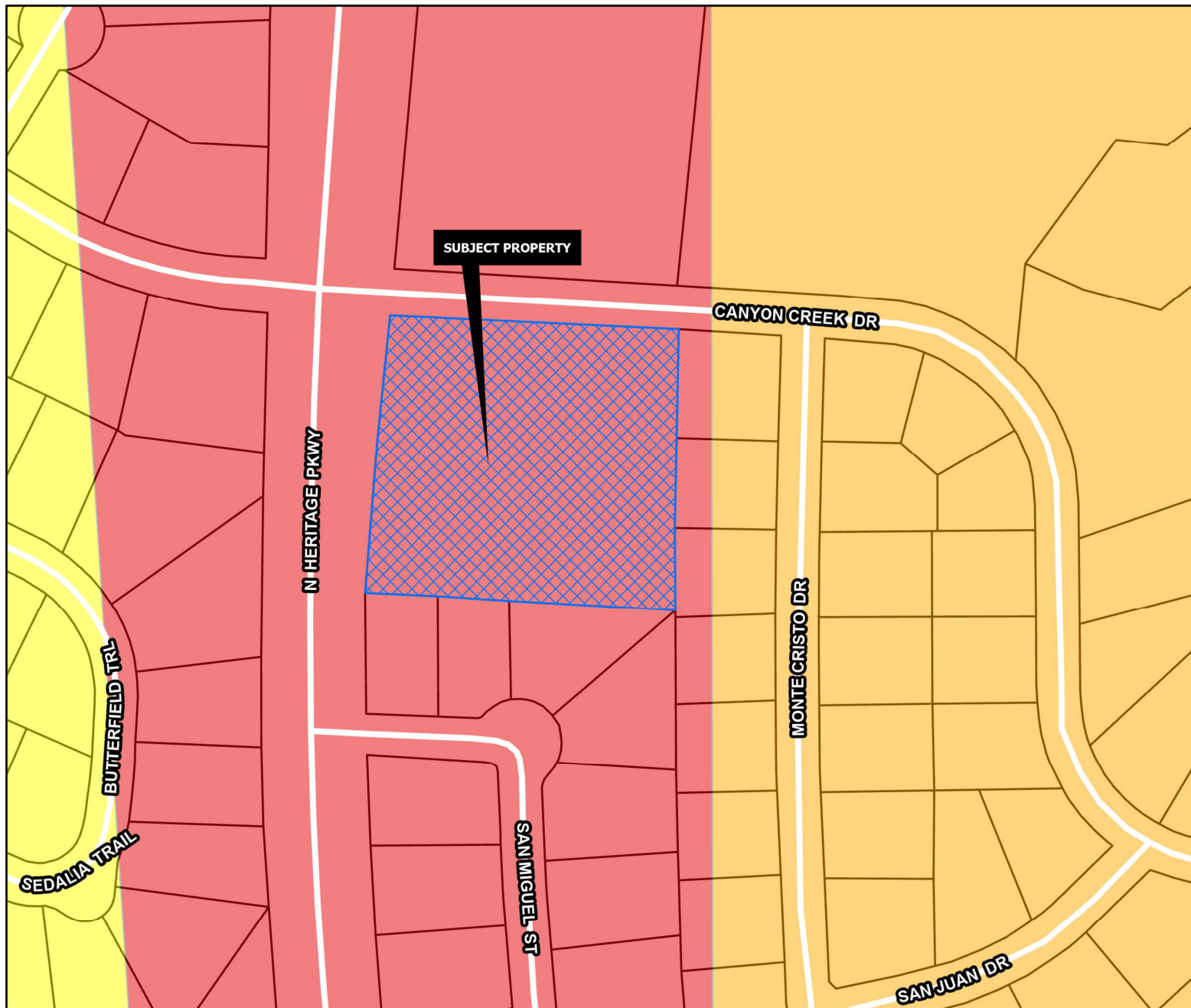
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2800 CANYON CREEK DR



Date: 7/8/2025 4:06 PM





REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department



CITY OF SHERMAN
FUTURE LAND USE MAP
2800 CANYON CREEK DR



Date: 7/9/2025 8:28 AM

Posted Friday, July 11, 2025 – 2800 Canyon Creek Drive



25/14

CANYON CREEK ADDITION

SECTION TWO "A"

INCLUDING REPLAT OF ALL SECTION ONE "C" AND LOT NO. 13 OF BLOCK NO. 2 OF SECTION ONE "B"

TO THE CITY OF SHERMAN GRAYSON COUNTY, TEXAS
OWNER & DEVELOPER: DEWEY OSTEEN

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN:

MAYOR, CITY OF SHERMAN

APPROVED THIS 28 DAY OF 1972
BY THE CITY PLANNING AND ZONING COMMISSION
OF THE CITY OF SHERMAN, TEXAS.

CHAIRMAN SECRETARY

THE UNDERSIGNED, THE CITY CLERK FOR THE CITY OF SHERMAN, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF CANYON CREEK ADDITION, SECTION TWO "A" TO THE CITY OF SHERMAN WAS SUBMITTED TO THE CITY COUNCIL ON THE DAY OF 1972, AND THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE, ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UP-ON SAID MAP OR PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS 21 DAY OF FEBRUARY A.D., 1972

CITY CLERK, CITY OF SHERMAN, TEXAS

I, DEWEY OSTEEN, OWNER AND DEVELOPER OF CANYON CREEK ADDITION, SECTION TWO "A" BEING NO PART OF MY HOMESTEAD, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON PLAT OF SAID ADDITION.

DEWEY OSTEEN

KNOW ALL MEN BY THESE PRESENTS:
THAT I, E.M. BUSBY 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 SUB-DIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 1972
E.M. Busby
E.M. BUSBY, REGISTERED PUBLIC SURVEYOR NO. 1068

THE STATE OF TEXAS COUNTY OF GRAYSON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DEWEY OSTEEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF A.D., 1972

NOTARY PUBLIC, IN AND FOR GRAYSON COUNTY, TEXAS

FIELD NOTES

SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE J.B. MCANAIR SURVEY, ALSO BEING A PART OF THE W.K. O'HANLON 82.4 ACRE TRACT, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1417 WITH THE NORTH LINE OF SAID O'HANLON TRACT;

THENCE S 07° 56' W WITH SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 594.3 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5669.65 FEET, TANGENT TO SAID CURVE AT THIS POINT BEARS S 05° 02' W;

THENCE SOUTHERLY WITH SAID CURVE FOR A DISTANCE OF 943.3 FEET TO A CONCRETE MARKER AT END OF SAID CURVE, TANGENT TO SAID CURVE AT THIS POINT BEARS S 04° 30' E;

THENCE S 08° 58' E WITH SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 191 FEET TO A STEEL ROD;

THENCE N 77° 58' E FOR A DISTANCE OF 362.16 FEET TO A STEEL ROD;

THENCE N 12° 02' W FOR A DISTANCE OF 120 FEET TO A STEEL ROD;

THENCE N 77° 58' E FOR A DISTANCE OF 120 FEET TO A STEEL ROD;

THENCE N 12° 02' W FOR A DISTANCE OF 50 FEET TO A STEEL ROD;

THENCE N 77° 58' E FOR A DISTANCE OF 173.76 FEET TO A STEEL ROD

AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 350 FEET;

THENCE NORTHEASTERLY WITH SAID CURVE FOR A DISTANCE OF 175.62

FEET TO A STEEL ROD AT END OF SAID CURVE, TANGENT TO SAID CURVE

AT THIS POINT BEARS N 49° 13' E;

THENCE S 40° 47' E FOR A DISTANCE OF 170 FEET TO A STEEL ROD;

THENCE N 49° 13' E FOR A DISTANCE OF 213.18 FEET TO A STEEL ROD;

THENCE N 54° 16' W FOR A DISTANCE OF 65.05 FEET TO A STEEL ROD;

THENCE N 12° 06' E FOR A DISTANCE OF 182.86 FEET TO A STEEL ROD;

THENCE N 19° 47' W FOR A DISTANCE OF 320 FEET TO A STEEL ROD;

THENCE S 80° 29' W FOR A DISTANCE OF 126.98 FEET TO A STEEL ROD

TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 225 FEET

TANGENT TO SAID CURVE AT THIS POINT BEARS N 13° 40' W;

THENCE NORTHWESTERLY WITH SAID CURVE FOR A DISTANCE OF 281.76

FEET TO A STEEL ROD AT END OF SAID CURVE, TANGENT TO SAID CURVE AT

THIS POINT BEARS N 85° 25' W;

THENCE N 85° 25' W FOR A DISTANCE OF 250.39 FEET TO A STEEL ROD

AT A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5314.65 FEET,

TANGENT TO SAID CURVE AT THIS POINT BEARS N 04° 51' E;

THENCE NORTHERLY WITH SAID CURVE FOR A DISTANCE OF 17 FEET

TO A STEEL ROD AT END OF SAID CURVE, TANGENT TO SAID CURVE AT THIS

POINT BEARS N 05° 02' E;

THENCE N 07° 56' E FOR A DISTANCE OF 730.37 FEET TO A STEEL

ROD IN THE NORTH LINE OF SAID O'HANLON TRACT;

THENCE S 75° 10' W WITH SAID LINE FOR A DISTANCE OF 385 FEET

TO THE PLACE OF BEGINNING, CONTAINING 25.03 ACRES OF LAND.

CURVE DATA

CURVE	ANGLE	TANGENT	LENGTH	RADIUS
A	100° 50'	211.66'	307.98'	175'
B	109° 15'	316.90'	429.05'	225'
* C	85° 25'	184.61'	298.16'	200'
* D	8° 54'	402.32'	803.03'	5,169.65'

* CURVE RADIUS ON CENTER LINE OF STREET

FILED FOR RECORD

March 3, 1972

at 11:15 a.m. in Book

Recorded in Vol. Page

Records Grayson County

PAUL E. LEE

County Clerk, Grayson Co., Tex.

By

Variance request for

Grace United Methodist Church
2800 Canyon Creek Dr. Sherman TX. 75092

Variance requested to allow a 63 square foot sign.

The proposed sign consists of:

- A brick foundation that matches the brick on the existing church. The foundation would be 11 feet wide with an angled vertical element 8 feet tall that matches angled elements in the church's architecture.
- Solid large letters (**GRACE**), approximately 16 inches tall, and solid smaller letters (**United Methodist Church**) approximately 6 inches tall, all backlit LED for each letter. All lighting is indirect.
- Letters are floating, mounted on horizontal 6 inch boards (TREX decking), brown in color, that match the wood fencing at various places around the church.

Grace United Methodist Church is hoping to build a monument sign that matches our architecture and that informs the public of our presence. Our previous monument sign was demolished when TX DOT widened FM 1417; that sign was also of brick, two piers with an interior-lighted letter board between. We have been without a sign for several years, having to wait for the road work to be completed before we could know where to place the new sign.

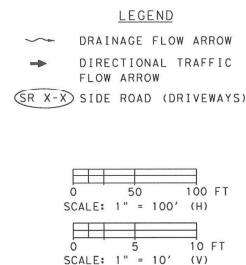
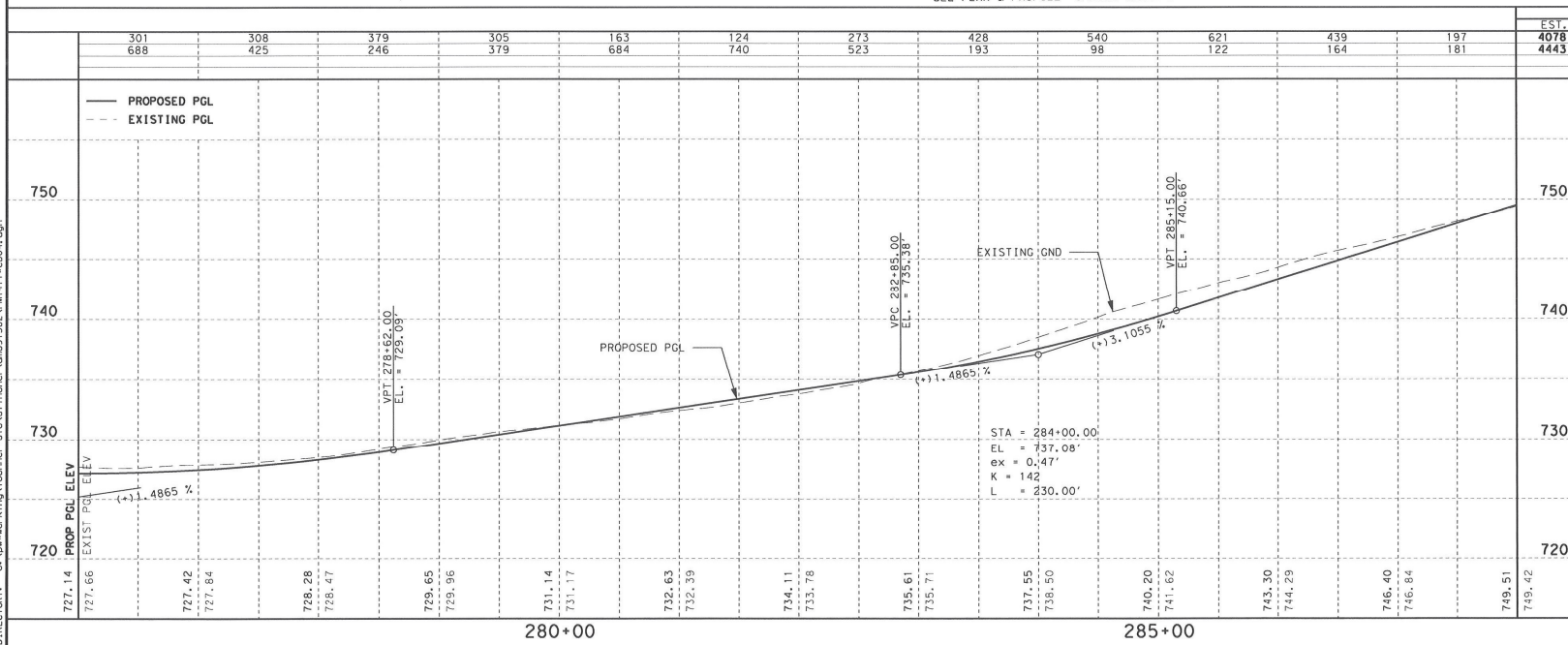
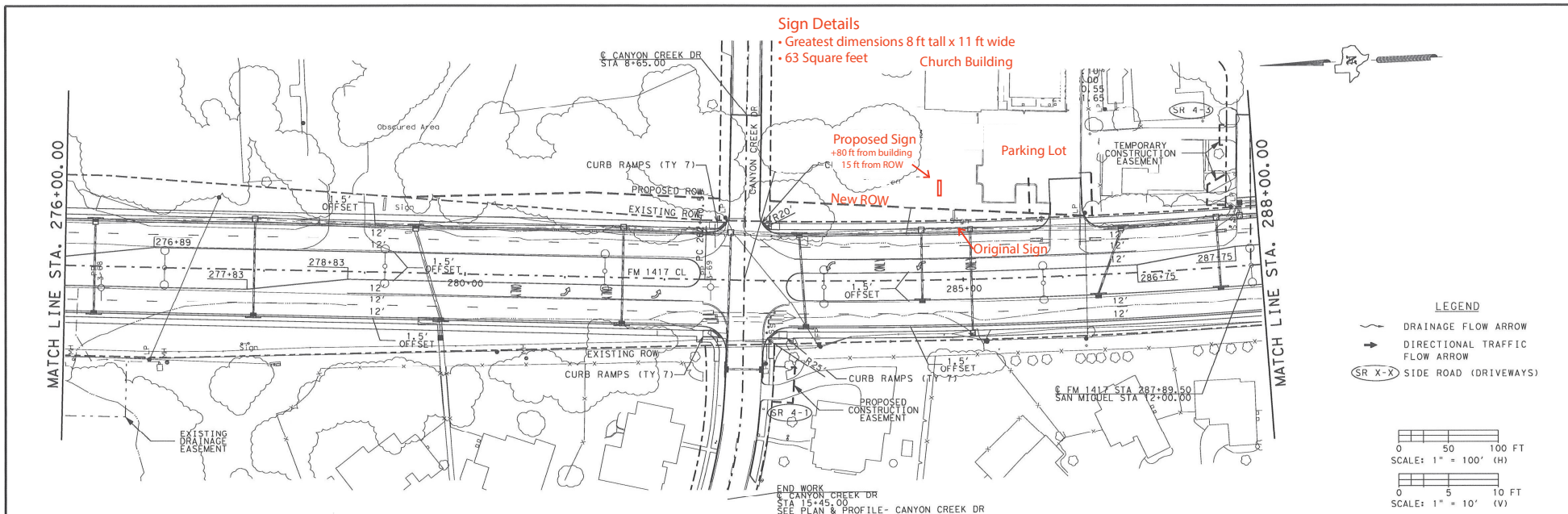
Because of the road widening and the loss of some of our western property boundary, the new sign will be in a much lower portion of land, while the road remains at the height it was previously. We believe that the 63sf sign will not appear very large because of the lowness of the land on which it must be built; that land is more than 5 feet below the roadway.

Grace UMC wants to be a good neighbor to our close neighbors and a good citizen of Sherman. We are proposing a sign that we believe will be beautiful, will match the church's renovated aesthetics, and will tastefully advertise our presence. Because of the lower elevation of land that we now have to work from, we respectfully request a variance to allow this 63 sf sign.

FILE: \\M1417\4004.dgn

DATE: 3/30/2019 TIME: 3:40:22 PM

DIRECTORY: c:\pwworking\lochner-usa\firm\m1417\4004.dgn



EST.		FINAL		SECTION TOTALS	
NO.	DESCRIPTION	NO.	DESCRIPTION	UNIT	DESCRIPTION
4078	EXCAVATION (RDWY)			CY	
4443	EMBANKMENT			CY	
				STA	PREPARING ROW

09/03/2019

STATE OF TEXAS
ADAM K. FISHER
96601
LICENSED PROFESSIONAL ENGINEER

PLAN & PROFILE
STA 276+00.00 to STA 288+00.00
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

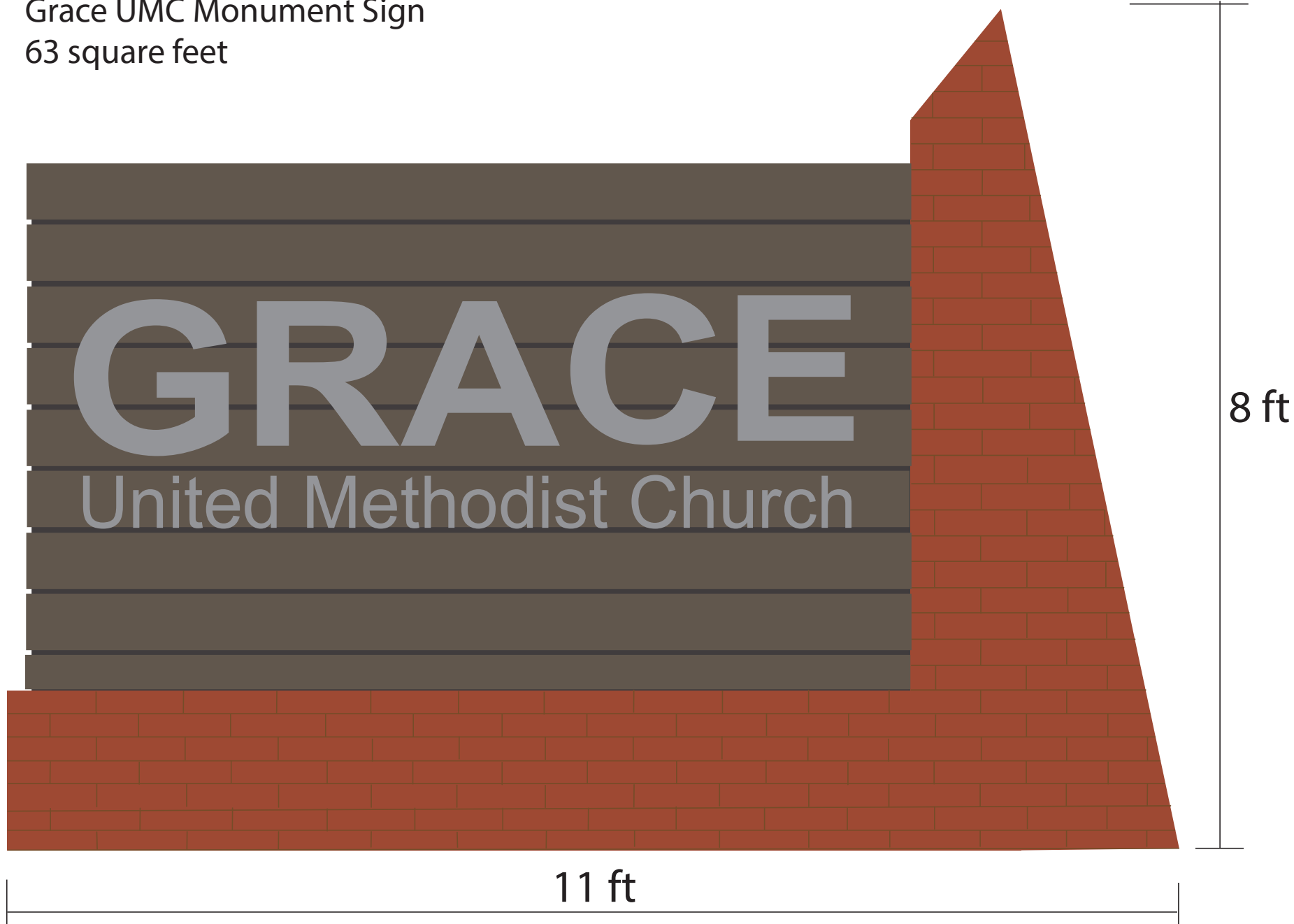
SHEET 4 OF 14

Texas Department of Transportation
© 2019

LOCHNER
TBPE Firm Reg. No. 10488

PROJ. NO.	SHEET NO.
6	200
STATE	DIST.
TEXAS	PAR
CONT.	SECT.
2455	01
JOB	HIGHWAY NO.
031, etc.	FM 1417

Grace UMC Monument Sign
63 square feet





Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3004 REDBUD TRAIL (Project No. 000481-2026)

The request of Marc & Consuelo Roberge (Owner) and Cox Land Surveying CO (Surveyor), concerning the property located at 3004 Redbud Trail consisting of 0.415 acres, being Lot 10, Block 5, Belvedere Estates Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.002 to allow a 10' rear setback in lieu of the required 20' for Accessory Structure larger than 500 square feet.

Background:

The property is located at 3004 Redbud Trail. The owner is requesting a Variance for the rear setback on an Accessory Structure.

Origination:

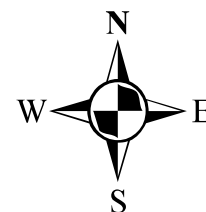
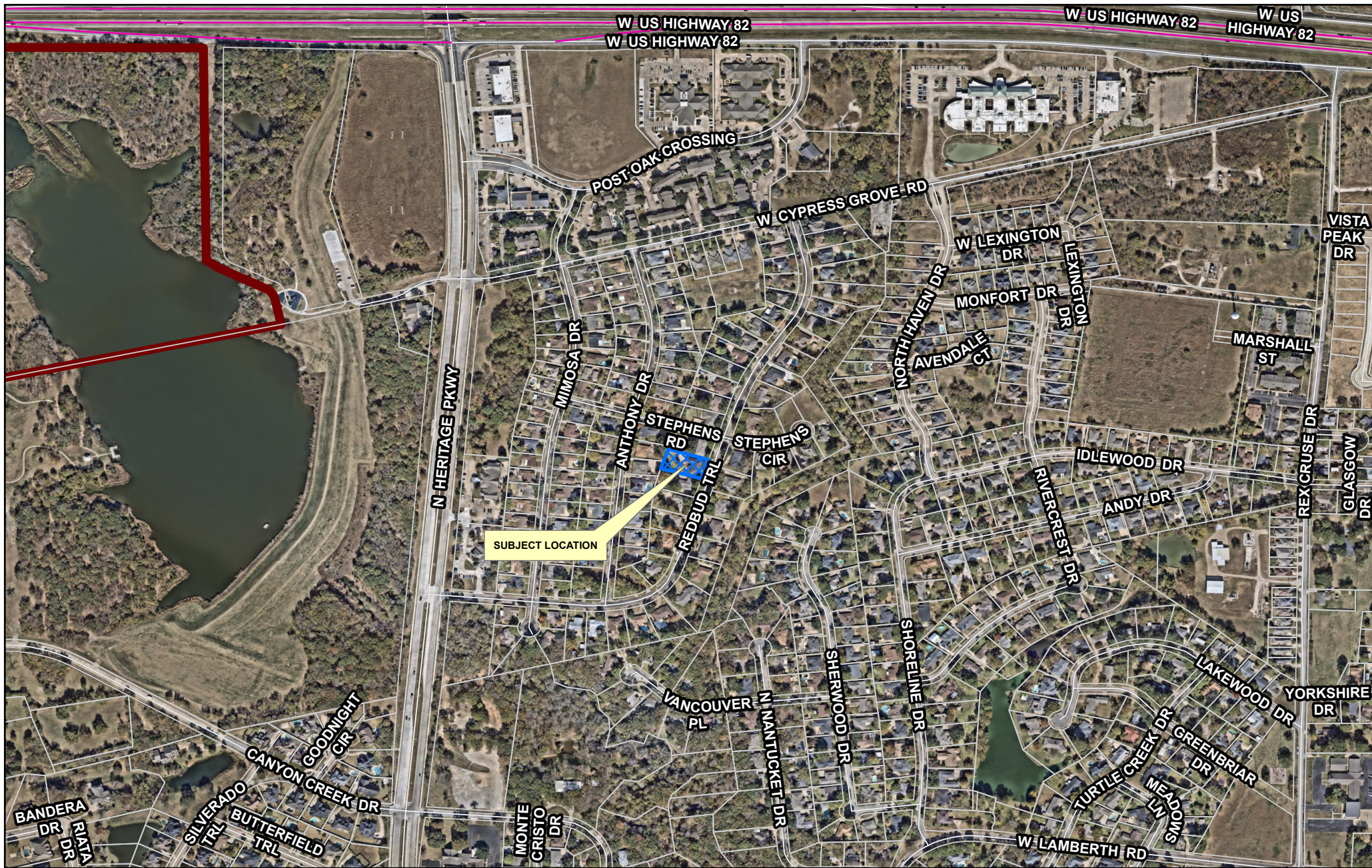
The request of Marc & Consuelo Roberge (Owner) and Cox Land Surveying CO (Surveyor).

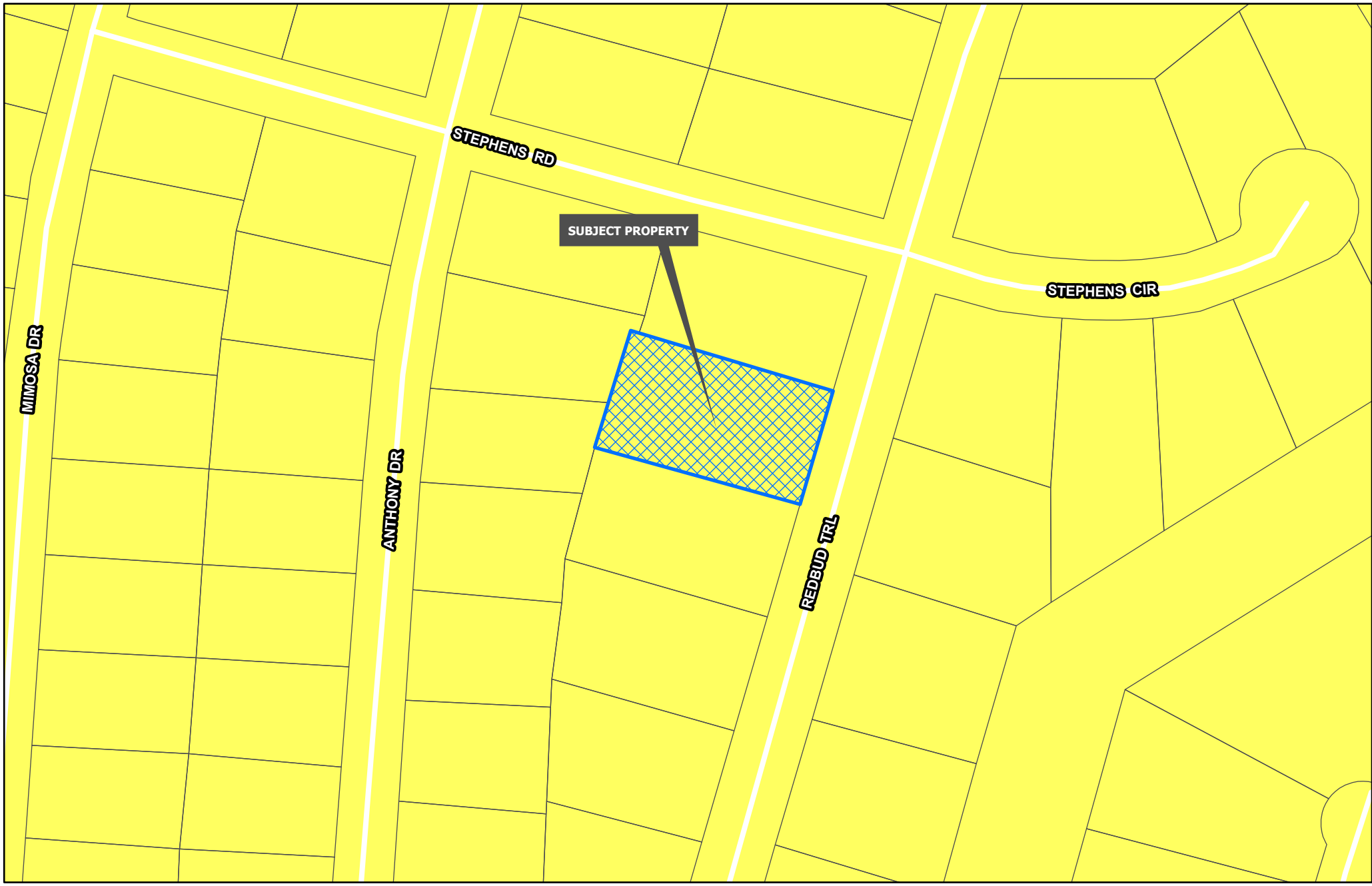
Staff Recommendation:

Staff has no recommendation.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Elevation
9. Support 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
3004 REDBUD TRL**





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 #: 000481-2026
FOR MORE INFORMATION CONTACT
DEVELOPMENT SERVICES
952-892-2210

PROJECT NARRATIVE & VARIANCE REQUEST

Property Address: 3004 Redbud Trail, Sherman, TX 75092

Zoning District: R-6 (Single-Family Residential)

Associated Building Permit: #007870-2026-ACCS

Applicant / Owner: Daniel Roberge

1. Executive Summary & Proposed Development

The applicant requests a zoning variance from Chapter 14 Zoning Code (§ 14.04) concerning the standard 20-foot primary rear/side setback requirement for detached accessory structures exceeding 500 square feet.

The proposed project involves pouring a steel-reinforced concrete pad and constructing a 20' × 38' (760 sq. ft.) detached carport and storage structure in the backyard. The structure will feature a 20' × 20' covered parking bay and an integrated 18' × 20' fully enclosed storage room.

2. Purpose & Need

Since taking ownership of the residence, the existing attached 20' × 20' garage has proven undersized for primary household vehicles and general storage needs. The proposed structure consolidates outdoor storage and provides necessary shelter for personal vehicles.

3. Specific Relief Requested

Because the total footprint exceeds 500 sq. ft., current code defaults the required rear/side setback to the 20-foot primary district setback. The applicant requests a variance to reduce this required setback to **10 feet from the rear boundary line**, aligning the edge of the building exactly with the outer boundary of the existing 10-foot utility easement. No permanent structure or concrete pad will encroach into or cross the 10-foot utility easement.

4. Hardship Justification

Literal enforcement of the 20-foot setback creates an unnecessary physical hardship on the property due to:

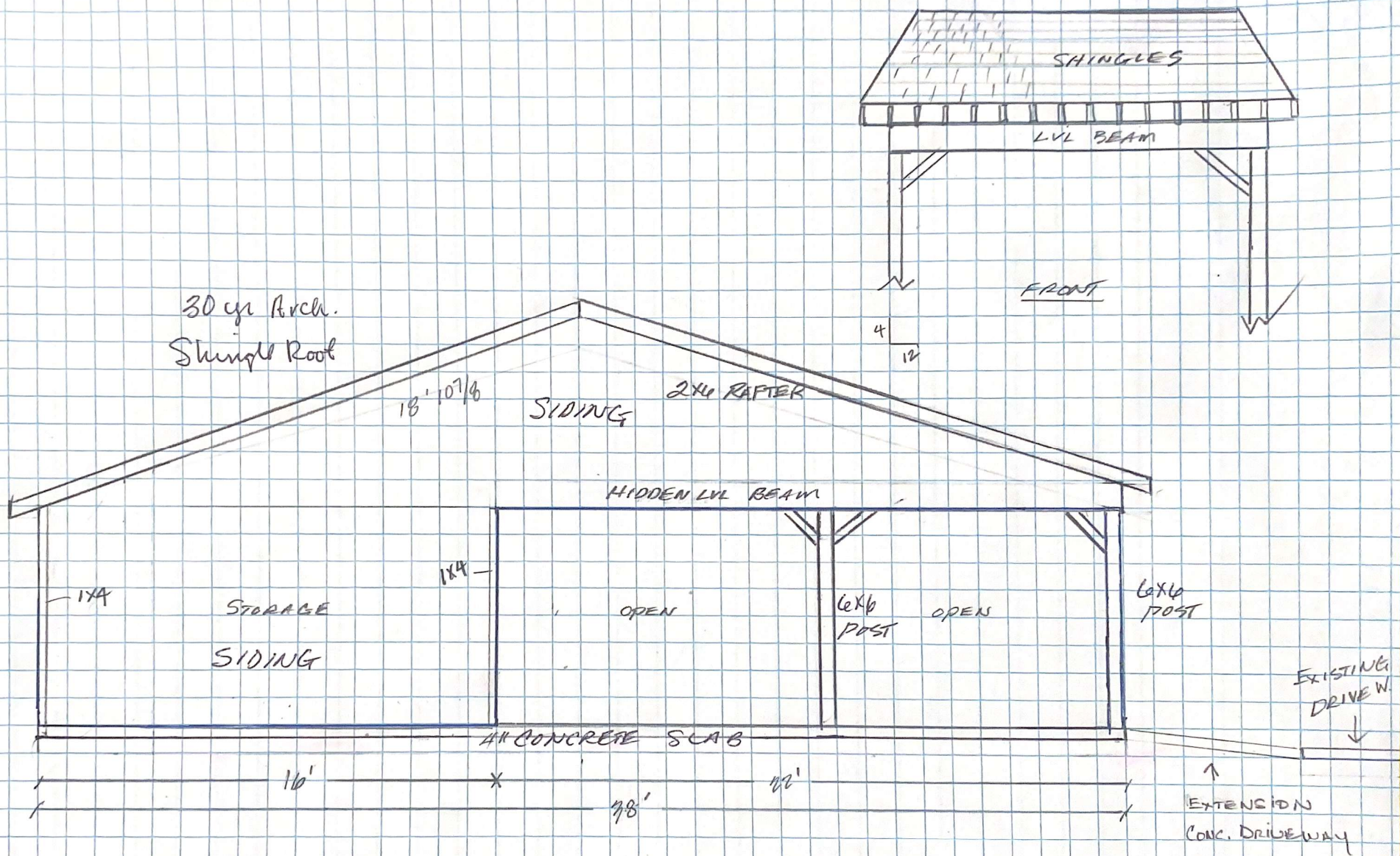
- **Pre-existing Building Envelope Constraints:** The position of the primary residence on the lot leaves limited depth in the rear yard. Enforcing a full 20-foot setback

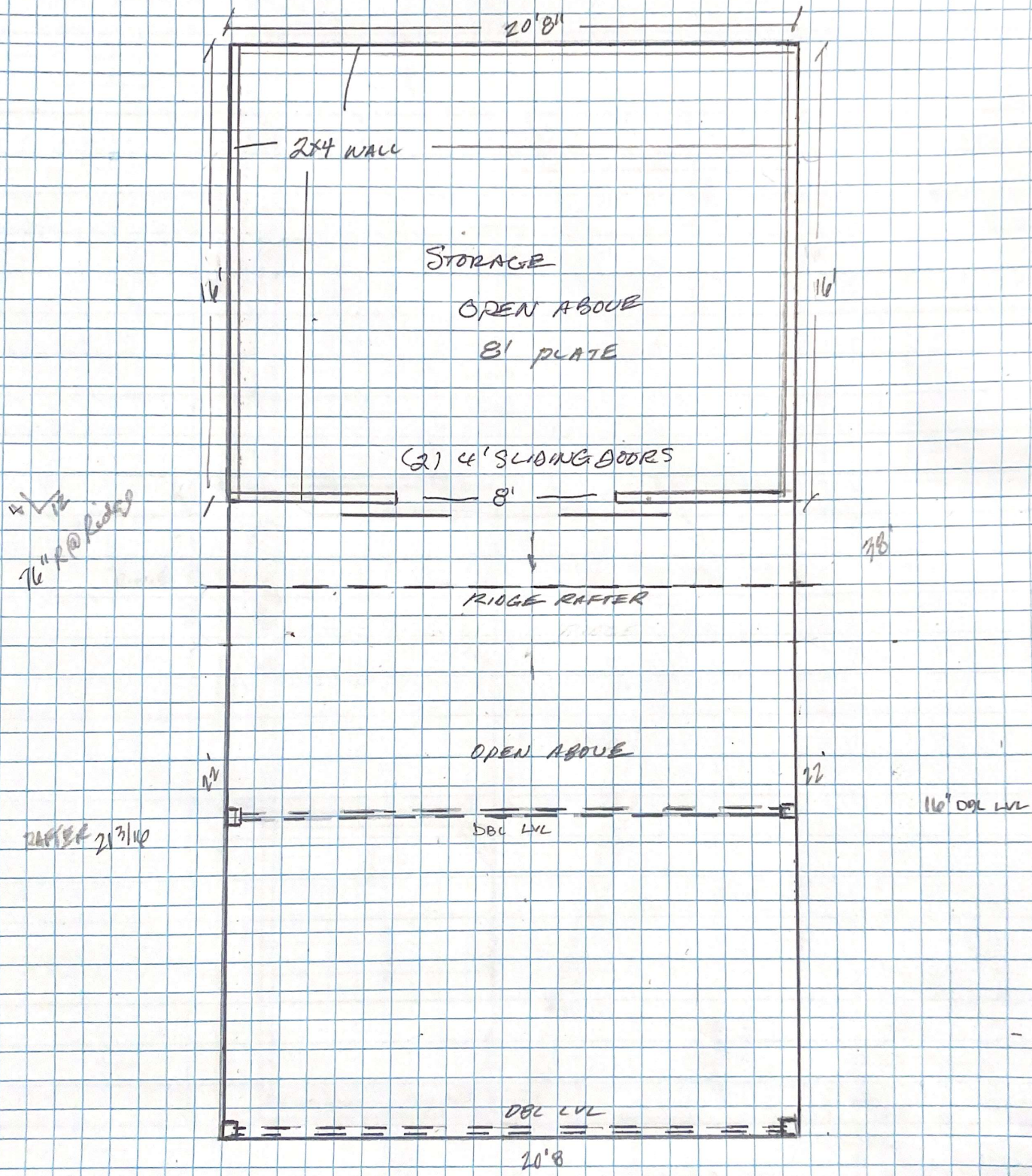
pushes the structure forward into the central yard, obstructing access and rendering the layout unfeasible.

- **Easement Buffer Preservation:** The proposed 10-foot setback maintains complete clearance for the city's 10-foot utility easement while maximizing functional lot utility without expanding closer to neighboring dwellings.
- **No Adverse Impact:** The proposed structure is single-story, architecturally compatible with the primary residence, and will not impair sightlines, drainage, or public safety for adjacent properties.



SCALE 1"=30'





Mrozinski, Tammy

From: Ronald Adams [REDACTED]
Sent: Wednesday, September 16, 2026 11:42 AM
To: Planning
Subject: Re.3004 Redbud Trails- Marc&Consuela Roberge(Owner)

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

Received a letter from Sherman Development referring to the owners request allowing a 10 ft rear setback in lieu of the required 20 ft for accessory structure larger than 500 square feet. I, Ronald Adams and my wife Susan Adams have no issues with this request! Thank you, Ronald Adams----3009 Anthony Drive, Sherman,Texas 75092



Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

100 BLOCK WEST TRAVIS STREET (Project No. 000492-2026)

The request of Sherman Crossroads, LTD (Owner), Chance LeBlanc (Applicant) and A & W Surveyors, Inc (Surveyor) concerning the property located in the 100 Block West Travis Street, consisting of 1.682 acres, being Lot 3R2, Block 2, Sherman Crossroads, Phase III in the Preston Kitchen Survey, Abstract No. 667, 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 the Blalock Industrial Park PD (Planned Development) District/ Blalock Commercial Overlay District.

Background:

The property is located in the 100 Block West Travis Street. The owner is requesting a Specific Use Permit to allow Automobile repair for a Les Schwab Tire Center. The facility will primarily provide tire and wheel sales and service, along with related automotive services such as brakes, batteries, alignments, oil changes, and routine vehicle maintenance.

The store will operate Monday through Saturday from 8:00 a.m. to 6:00 p.m. Routine vehicle servicing will occur within the designated service bays. The project will not utilize the parking lot for routine vehicle repairs or tire changes, and tires will not be displayed or stored openly around the site.

Origination:

The request of Sherman Crossroads, LTD (Owner), Chance LeBlanc (Applicant) and A & W Surveyors, Inc (Surveyor).

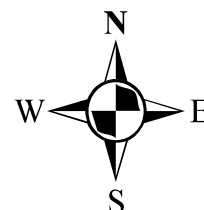
Staff Recommendation:

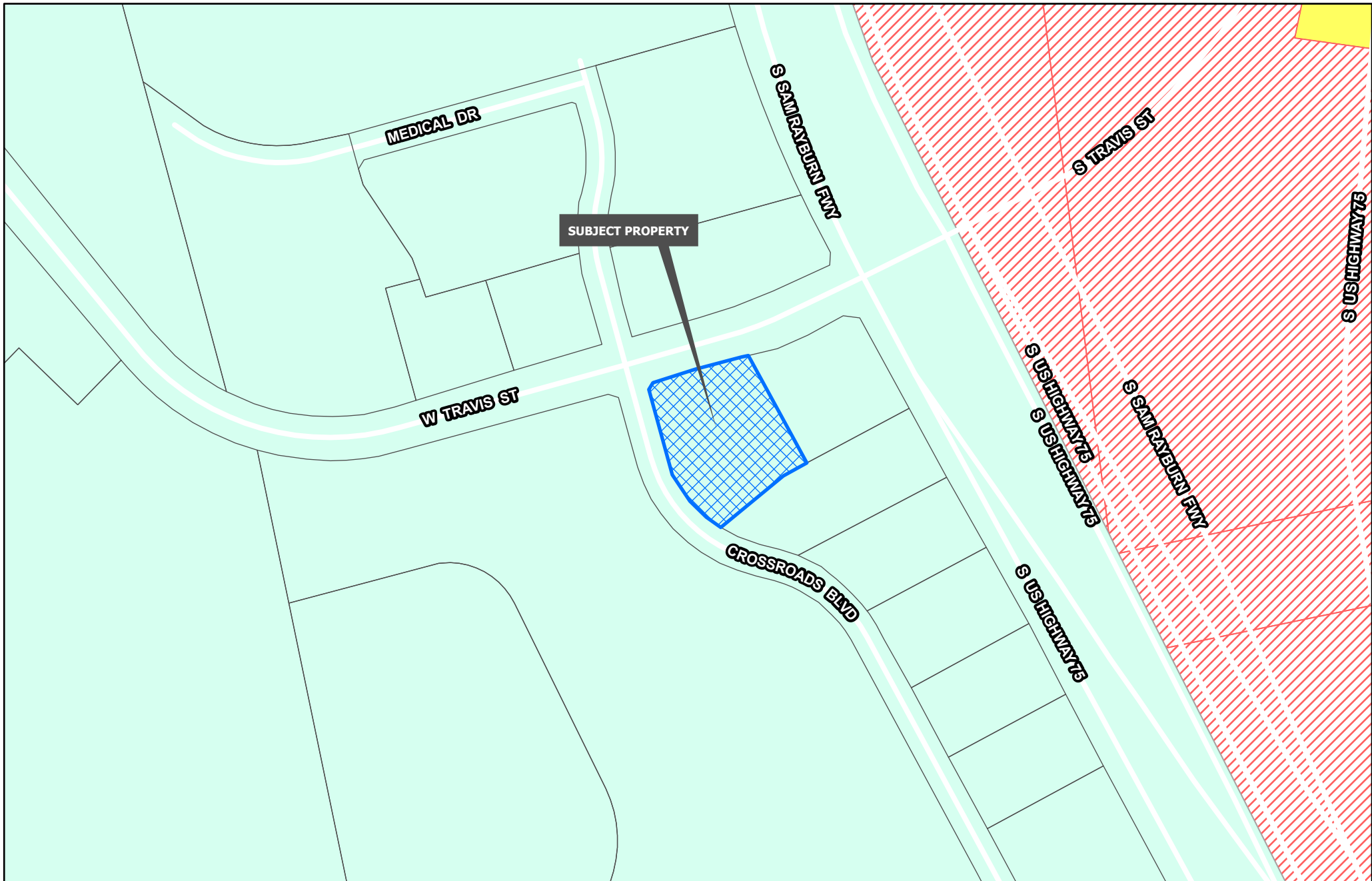
Staff has no recommendation for this item.

Attachments:

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

10. Staff Review Letter

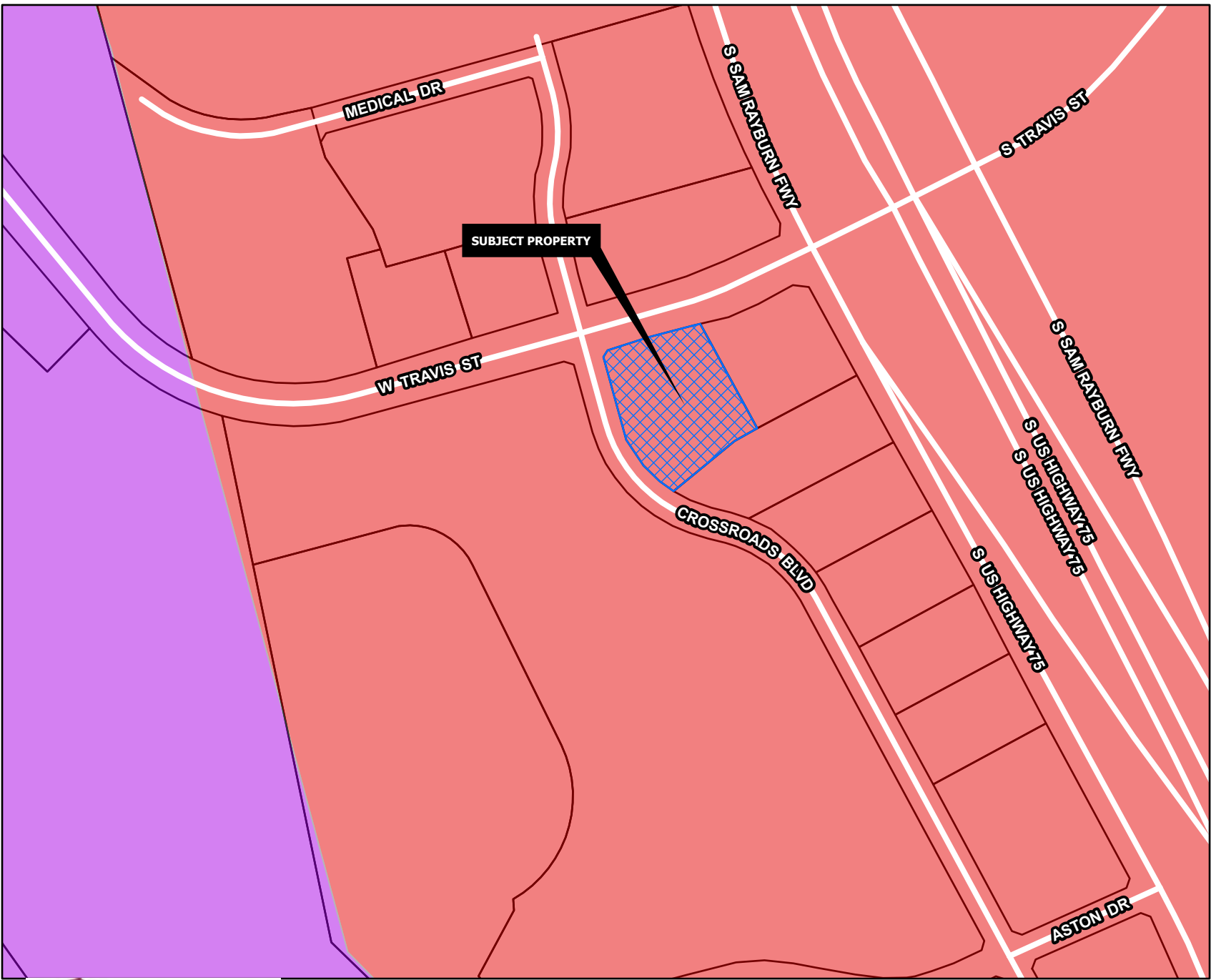




 Planning & Zoning	 R-4 Patio Home Residential	 C-O Office
 R-A Residential Agricultural	 R-2F Duplex Residential	 C-1 Retail Business
 R-E Estate Residential	 R-TH Townhome Residential	 C-2 General Commercial
 R-12 Single Family Residential	 MF-15 Multi-Family Residential	 M-1 Light Manufacturing
 R-6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





REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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





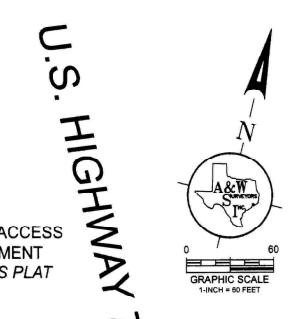
LOT 1 LOT 2
BLOCK 1
SHERMAN CROSSROADS MEDICAL
VOLUME 24, PAGE 92-93
P.R.G.C.T.

WEST TRAVIS STREET
VARIABLE WIDTH R.O.W., VOL. 24, PG. 65-66, P.R.G.C.T.

PLACE OF BEGINNING

LEGEND

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS YELLOW CAPPED IRON ROD SET
C.M. CONTROLLING MONUMENT
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
LOT LINE
BOUNDARY LINE



LINE TABLE

LINE	LENGTH	BEARING
L1	43.18'	N75°25'26"W
L2	21.21'	N29°34'50"E
L3	135.13'	N74°35'07"E
L4	90.19'	N62°43'11"E
L5	21.23'	S72°18'45"E
L6	5.12'	N20°27'06"E
L7	110.80'	N50°46'24"E
L8	8.71'	N28°21'07"W
L9	14.19'	S28°21'34"E
L10	160.00'	N61°38'26"E
L11	9.16'	N28°21'34"W
L12	10.26'	N28°18'14"W
L13	40.01'	N29°47'52"W
L14	51.06'	N28°21'34"W
L15	82.49'	S61°38'26"W
L16	67.69'	N28°21'34"W
L17	40.92'	S28°21'34"E
L18	84.49'	N61°38'26"E
L19	102.32'	S28°21'27"E
L20	113.86'	S28°21'34"E
L21	22.86'	N61°38'26"E
L22	79.85'	S61°38'26"W
L23	101.69'	N28°21'34"W
L24	172.57'	S61°38'32"W
L25	106.21'	S50°47'17"W
L26	5.51'	S20°27'06"W
L27	65.28'	N23°05'08"W

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	1°45'58"	993.00'	30.61'	N73°42'08"E	30.61'
C2	10°05'05"	215.00'	37.84'	N77°51'41"E	37.79'
C3	15°57'57"	235.00'	65.48'	N74°55'15"E	65.27'
C4	4°13'05"	1004.00'	73.91'	N64°49'44"E	73.90'
C5	28°49'39"	20.01'	10.07'	N34°51'56"E	9.96'
C6	30°19'18"	23.80'	12.60'	N35°36'45"E	12.45'
C7	79°07'32"	20.00'	27.62'	N11°12'38"E	25.48'
C8	90°00'00"	10.00'	15.71'	S73°21'34"E	14.14'
C9	90°00'00"	15.00'	23.56'	N16°38'26"E	21.21'
C10	90°00'00"	15.00'	23.56'	N73°21'34"W	21.21'
C11	90°00'00"	60.00'	94.25'	N73°21'34"W	84.85'
C12	69°42'01"	21.87'	26.61'	N81°29'22"W	25.00'
C13	21°26'26"	25.00'	9.38'	N39°04'47"W	9.30'
C14	47°37'47"	25.00'	20.79'	S05°18'59"E	20.19'
C15	72°32'33"	20.00'	25.32'	S64°37'50"E	23.66'
C16	90°00'00"	25.00'	39.27'	S73°21'34"E	35.36'
C17	90°00'00"	49.00'	76.97'	S73°21'34"E	69.30'
C18	90°00'00"	27.00'	42.41'	S73°21'34"E	38.18'
C19	90°00'00"	20.00'	31.42'	N73°21'34"W	28.28'
C20	10°51'15"	62.84'	11.87'	S56°12'55"W	11.85'
C21	30°20'11"	23.80'	12.60'	S35°37'12"W	12.45'
C22	26°36'05"	20.00'	9.29'	S07°09'04"W	9.20'

REMAINDER OF
SHERMAN CROSSROADS LTD.
VOLUME 5054, PAGE 925
D.R.G.C.T.

CROSSROADS BOULEVARD
60' WIDE PUBLIC RIGHT-OF-WAY
INSTRUMENT NO. 2019-33 - P.R.G.C.T.

PURPOSE OF PLAT:

To replat two platted lots.

NOTES:

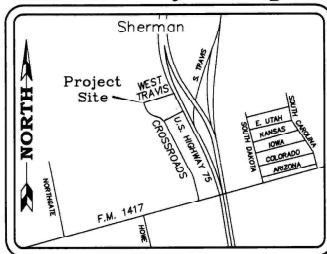
1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0405 F, dated September 29, 2010. Property is in Zone X.

2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

Filed for Record
in the Official Records of:
Grayson County Clerk
On: 5/11/2023 11:12:28 AM
In the PLAT Records
SHERMAN CROSSROADS
Doc Number: 2023-96
Number of Pages: 1
Amount: 43.00
Order#: 20230511000052
By: KP

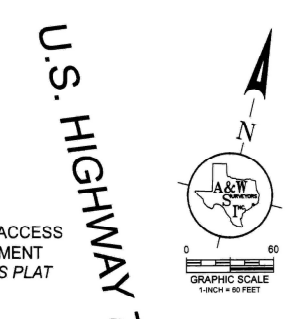


Vicinity Map



LEGEND

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS YELLOW CAPPED IRON ROD SET
C.M. CONTROLLING MONUMENT
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
LOT LINE
BOUNDARY LINE



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS SHERMAN CROSSROADS LTD and RETAIL BUILDINGS, INC., are owners of Lots 2 and 3, Block 2 of Amending Plat, Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2019-33, Public Records, Grayson County, Texas, located in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas, Lot 3 being a portion of that tract of land conveyed to Sherman Crossroads LTD by Special Warranty Deed with Vendor's Lien, recorded in Volume 5054, Page 925 of the Deed Records, Grayson County, Texas and Lot 2 being described in Special Warranty Deed to Retail Buildings, Inc., recorded in Instrument No. 2019-3228, Official Public Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "BDD" found for corner in the South end of a transitional right-of-way at the intersection of the South line of West Travis Street a variable width right-of-way and the Southwest line of U.S. Highway 75, some being the northeast corner of the remainder of said Sherman Crossroads LTD tract;

THENCE South 27°20'42" East, along said Southwest line of U.S. Highway 75, a distance of 156.44' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 28°21'12" East, along said Southwest line, a distance of 228.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the North corner of Lot 1R-1, Block 2 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2020-108, Official Public Records, Grayson County, Texas;

THENCE South 61°38'26" West, a distance of 342.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Easterly line of Crossroads Boulevard, a 60' wide public right-of-way, at the West corner of said Lot 1R-1, some being the beginning of a non-tangent curve to the left having a central angle of 08°18'51", a radius of 330.00' and a chord bearing and distance of North 71°16'01" West, 47.84';

Thence Northwest along said Easterly line and said curve to the left, an arc distance of 47.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE North 75°25'26" West, a distance of 43.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 60°00'00", a radius of 270.00' and a chord bearing and distance of North 45°25'26" West, 270.00';

THENCE Northwest along said Easterly line and said curve to the right, an arc distance of 282.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE North 15°25'26" West, along said Easterly line, a distance of 138.30' to a 5/8" iron rod found at the Southerly corner of the transitional right-of-way of said Crossroads Boulevard and the Southerly line of West Travis Street, a variable width public right-of-way;

THENCE North 29°34'50" East, along said transitional right-of-way, a distance of 21.21' to a 5/8" iron rod found for corner in said Southerly line of West Travis Street;

THENCE North 74°35'07" East, along said Southerly line, a distance of 135.13' to a 5/8" iron rod found at the Southerly corner of the transitional right-of-way of said Crossroads Boulevard and the Southerly line of West Travis Street, a variable width public right-of-way;

THENCE Easterly along said Southerly line and said curve to the left, an arc distance of 30.61' to a 5/8" iron rod found for corner at the beginning of a reverse curve to the right having a central angle of 10°05'05", a radius of 215.00' and a chord bearing and distance of North 77°51'41" East, 37.79';

THENCE Easterly along said Southerly line and said curve to the right, an arc distance of 37.84' to a 5/8" iron rod found for corner at the beginning of a reverse curve to the left having a central angle of 15°57'57", a radius of 235.00' and a chord bearing and distance of North 74°55'15" East, 65.27';

THENCE Easterly along said Southerly line and said curve to the left, an arc distance of 65.48' to a 5/8" iron rod found for corner at the beginning of a compound curve to the left having a central angle of 04°13'05", a radius of 1004.00' and a chord bearing and distance of North 64°49'44" East, 73.90';

THENCE Easterly along said Southerly line and said curve to the left, an arc distance of 73.91' to a 5/8" iron rod found for corner;

THENCE North 62°43'11" East, along said Southerly line, a distance of 90.19' to a 5/8" iron rod found at the transitional right-of-way of said West Travis Street and U.S. Highway 75;

THENCE South 72°18'45" East, along said transitional right-of-way, a distance of 21.23' to the PLACE OF BEGINNING, containing 194,878 square feet or 4.474 acres.

OWNER'S CERTIFICATE OF DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That SHERMAN CROSSROADS LTD and RETAIL BUILDINGS, INC., acting by and through their duly authorized agents, do hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS, PH. III, being a REPLAT OF THE AMENDING PLAT OF SHERMAN CROSSROADS, PH. II, an addition to the City of Sherman, Grayson County, Texas, being located in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS my hand at Dallas County, Texas, this 1st day of May, 2023.

Sherman Crossroads, Ltd.

By: William J. Harkinson, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William J. Harkinson, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 1st day of May, 2023.

Notary Public in and for the State of Texas

16-10-2024

My Commission Expires On:

WITNESS, my hand at Dallas County, Texas, this 1st day of May, 2023.

RETAIL BUILDINGS, INC.

By: Elaine M. Braum, Manager

STATE OF OKLAHOMA

COUNTY OF LOGAN

BEFORE ME, the undersigned authority, on this day personally appeared Elaine M. Braum, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 1st day of May, 2023.

Notary Public in and for the State of Oklahoma

March 31, 2024

My Commission Expires On:

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, 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.

John S. Turner
Registered Professional Land Surveyor, No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John S. Turner, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 1st day of May, 2023.

Notary Public in and for the State of Texas

12-04-23

My Commission Expires On:

STATE OF TEXAS
COUNTY OF GRAYSON

Approved this 13th day of December, 2022, by the City Council and Planning Commission of the City of Sherman, Texas.

Chairman Secretary

Accepted by the City Council of the City of Sherman:

Mayor Date

05/04/2023

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS, PHASE III, to the City of Sherman was submitted to the City Council on the 3rd day of December, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 1st day of May, A.D. 2023.

City Clerk, City of Sherman, Texas

Filed for Record
in the Official Records of:
Grayson County Clerk
On: 5/11/2023 11:12:28 AM
In the PLAT Records
SHERMAN CROSSROADS
Doc Number: 2023-96
Number of Pages: 1
Amount: 43.00
Order#: 20230511000052
By: KP

WITNESS, my hand at Dallas County, Texas, this 1st day of May, 2023.

RETAIL BUILDINGS, INC.

By: Elaine M. Braum, Manager

STATE OF OKLAHOMA

COUNTY OF LOGAN

BEFORE ME, the undersigned authority, on this day personally appeared Elaine M. Braum, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 1st day of May, 2023.

Notary Public in and for the State of Oklahoma

March 31, 2024

My Commission Expires On:

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870023, MESQUITE, TX. 75187
PHONE: (972) 881-4875 FAX: (972) 881-4854
WWW.AWSURVEY.COM



OWNER:
SHERMAN CROSSROADS LTD,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75011

OWNER:
RETAIL BUILDINGS, INC.
3500 NE 83rd Street
Oklahoma City, Oklahoma 73121

Job No.: 22-1803 Drawn by: 517/543 Date: 01-14-2019 Revised: 10-18-22
"A professional company operating in your best interest"

SHERMAN CROSSROADS, PH. III
LOTS 2R, 3R1 AND 3R2, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF THE AMENDING PLAT OF SHERMAN CROSSROADS, PHASE II
LOTS 2 AND 3, BLOCK 2
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



Dunaway No. B017714.006

September 8, 2026

Planning Services
City of Sherman
220 W. Mulberry Street
Sherman, Texas 75090

Reference: Project NO, 000492-2026: Narrative

Dear City Staff:

Les Schwab Tire Centers respectfully requests approval of a Special Use Permit for the development and operation of a new automotive tire and service center located at the southeast corner of West Travis and Crossroads Boulevard. The currently vacant project site is identified as Lot 3R2, Block 2 of Sherman Crossroads Phase 3 and is located within the PD Blalock Commercial Overlay. Vehicle service and repair is allowable within the applicable zoning framework subject to approval of a Special Use Permit.

The proposed development consists of an approximately 8,300-square-foot Les Schwab Tire Center with six pull-in service bays. The facility will primarily provide tire and wheel sales and service, along with related automotive services such as brakes, batteries, alignments, oil changes, and routine vehicle maintenance. Les Schwab's core business remains tire and related vehicle service, and the proposed Sherman location is intended to function as a retail automotive service center rather than a dedicated heavy-truck or high-volume fleet-service facility.

The store will operate Monday through Saturday from 8:00 a.m. to 6:00 p.m. Routine vehicle servicing will occur within the designated service bays. The project will not utilize the parking lot for routine vehicle repairs or tire changes, and tires will not be displayed or stored openly around the site. Used tires will instead be contained within a dedicated, approximately 800-square-foot screened storage bullpen at the rear of the property. This arrangement is intended to maintain a clean and orderly appearance and minimize the visual impacts that can sometimes be associated with automotive service uses.

A dedicated service canopy is also proposed at the rear of the building. The canopy is intended to provide a defined service area for individual vehicles or trailers that cannot safely or practically be accommodated within the standard service bays, including recreational vehicles, trailers, and occasional larger commercial vehicles.

Les Schwab may also serve commercial fleet customers; however, fleet work is generally performed remotely at the customer's location rather than by routing fleets through the retail store. Accordingly, the rear canopy is accessory to the primary retail tire and automotive service operation and is not intended to function as a dedicated semi-truck, heavy-truck, or high-volume fleet-service facility. The canopy allows oversized vehicles to be serviced in a designated area at the rear of the site rather than elsewhere within the parking or circulation areas. The canopy and its intended function will be clearly identified on the SUP site plan and project elevations.

The development has been designed to integrate into the larger Sherman Crossroads commercial development and will comply with the applicable standards of the Blalock Commercial Overlay District, including applicable setbacks, architectural requirements, landscaping, screening, and site improvements. A landscape buffer will be provided along West Travis, and the site will include the required pedestrian connections along West Travis and Crossroads Boulevard. The proposed layout also provides designated on-site areas for customer parking, vehicle circulation, service activities, used-tire storage, and solid waste so that the operation can remain contained and organized within the property.

The proposed use is also anticipated to have a relatively modest traffic impact for a commercial property of this type. Project trip generation presented during the City's pre-development meeting estimated approximately 264 vehicle trips per day, including approximately 25 trips during the AM peak hour and 35 trips during the PM peak hour. City staff indicated that this level of traffic does not warrant a Traffic Impact Analysis.

Les Schwab has operated since 1952 and has grown from a small operation in Prineville, Oregon to more than 540 stores across 12 states. The company emphasizes long-term involvement in the communities where it operates, local employment, employee development and promotion from within, and community support including youth sports, food drives, toy drives, and other local organizations. The Sherman location is anticipated to create approximately 8 to 15 local jobs with benefits while adding a new retail service business and contributing to the City's commercial tax base. The company intends to bring the same long-term, community-focused approach to Sherman that it has established in the communities it currently serves.

The applicant believes the proposed Les Schwab Tire Center represents an appropriate use for this commercially planned property. The proposed operation is relatively low intensity, is limited to normal daytime business hours, places routine service activities within the building, provides screened storage for used tires, and provides a defined rear service area for vehicles that cannot be accommodated within the standard bays. The project will incorporate the architectural, landscaping, screening, and site improvements required by the Blalock Commercial Overlay

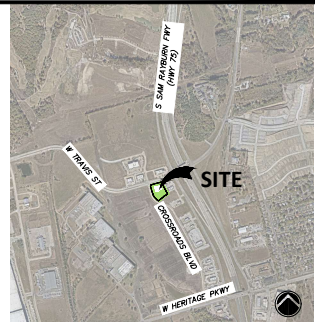
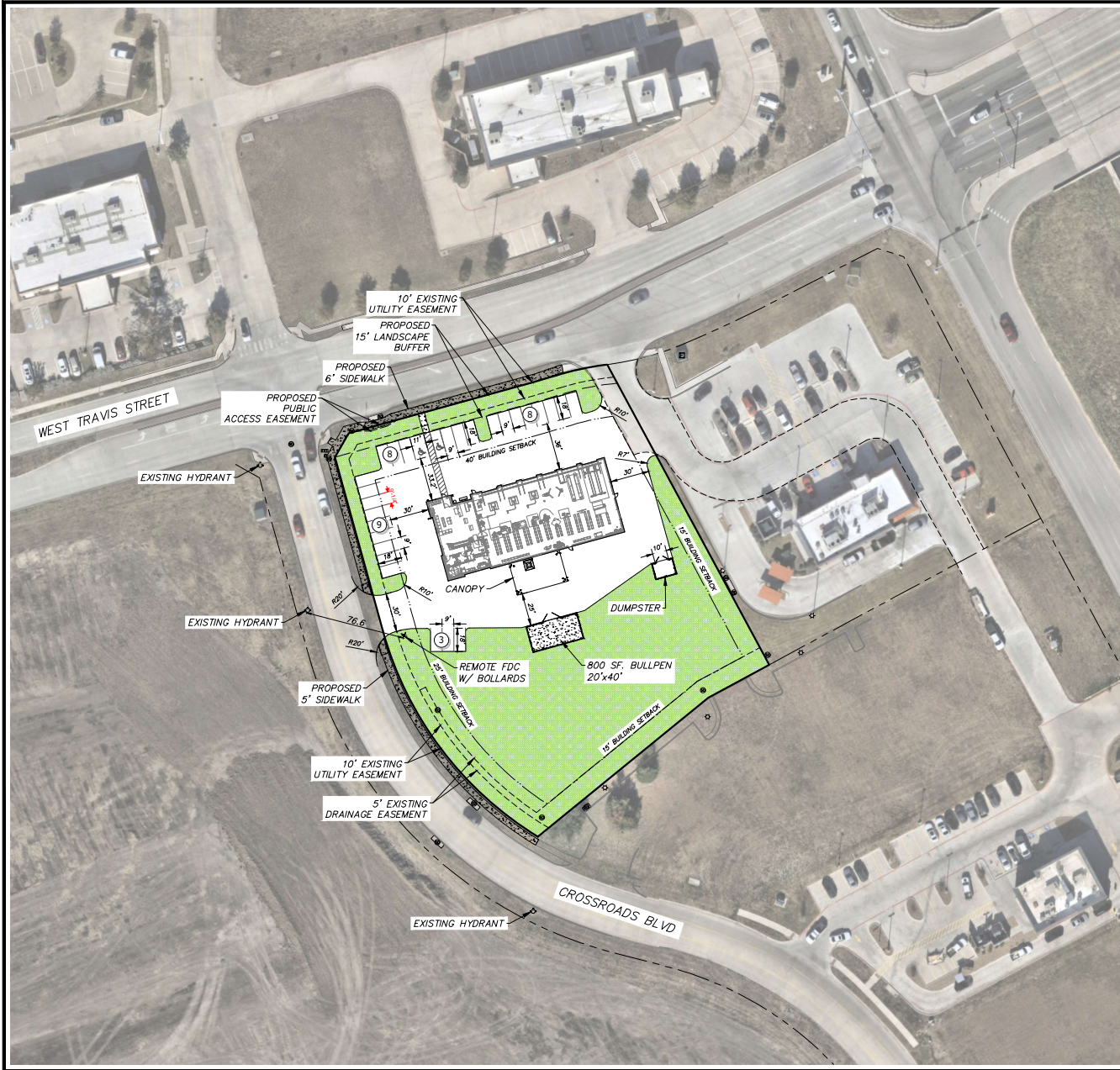
District. Accordingly, the proposed use is not anticipated to adversely affect surrounding properties or the larger Sherman Crossroads development and will provide additional services, employment opportunities, and economic activity for the Sherman community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Stiles", written in a cursive style.

DUNAWAY ASSOCIATES, LLC
a Texas limited liability company

Rick Stiles, PE
Project Manager | Associate



VICINITY MAP (NTS)

PROPERTY AREA	1.68 ACRES (73,286 SF)		
IMPERVIOUS AREA	0.80 ACRES (34,764 SF)		
PROTOTYPE	6-BAY MVP RETAIL		
BULLPEN	EXTERNAL (800 SF)		
BUILDING AREA	8,296 SF		
F.A.R.	0.11		
ADDRESS	W TRAVIS ST & CROSSROADS BLVD		
ZONING	PD (BLALOCK COMMERCIAL OVERLAY DISTRICT)		
PERMITTED USE AS	"AUTOMOBILE REPAIR, BODY WORK, OR PAINTING"		
SUP REQUIRED			
PARKING	REQUIRED	PROVIDED	
	12	28	
2 SPACES PER SERVICE BAY (MINIMUM OF 5)			
SETBACKS	FRONT	SIDE	REAR
PER CODE OF ORDINANCES	40' TRAVIS ST.	25'/15'*	15*
MAX COVERAGE	80% (47% PER SITE PLAN)		
*YARDS NOT ADJACENT TO PUBLIC ROADS			
LANDSCAPE BUFFER			
STREET PERIMETER 15' BUFFER ALONG WEST TRAVIS ST.			
BUILDING REQUIREMENTS			
MAX HEIGHT= 100'			
BUILDING DESIGN			
ARCHITECTURAL FEATURES ARE REQUIRED IN THE BLALOCK COMMERCIAL OVERLAY			
SIGN ALLOWANCE			
PYLON NOT ALLOWED			
MONUMENT SIGNS NOT ALLOWED			
WALL SIGNS ALLOWED, MAX AREA 300 SF.			

NOTES:
• ALL PARCEL LINEWORK SHOWN HEREIN IS BASED ON AVAILABLE GIS, NOTHING HAS BEEN FIELD VERIFIED.



REVISIONS	NO.	DATE	#	#	#	#	#	#	#
DESCRIPTION									

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 333-1114

LES SCHWAB TIRE CENTERS
CITY OF SHERMAN
WEST TRAVIS STREET & CROSSROADS BLVD
SHERMAN, TX

JOB NO.	17714.006
DESIGNED BY:	LEBS
DRAWN BY:	LEBS
CHECKED BY:	RWS
DATE:	08/01/2026
SHEET:	1



JOB NO.	17714.00
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	KL
DATE:	09/01/202
SHEET:	2

1. ALL TREES SHALL HAVE STRAIGHT TRUNKS. A CENTRAL LEADER AND BE MATCHING WITHIN VARIETIES.
2. ALL PLANT AND TREE HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
3. AMEND MANUFACTURER'S BASIC SOIL WITH COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
4. LAY SOD WITHIN 48 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
5. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY JOINED JOINTS, BUT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOD OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SOIL. ELIMINATE AIR POCKETS. AND FORM A SMOOTH SURFACE. WOE SIFTED SOIL OR FINE SAND INTO CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
6. A) LAY SOD ACROSS SLOPES EXCEEDING 1:3.
B) ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
7. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1- 1/2 INCHES BELOW SOD.
8. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REF. MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
9. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT:

-

$$1'' = 1'-0''$$
[illegible]

Full Path: P:\017009\017716\006-USTC - Sherman (Trails & Crossroads) - Work Order No. 01014\CMO\01014\015\PO6\26-0901 - LSTC - Sherman Landscape Plan

- FILENAME: 260901 - LSTC - Sherman Landscape Plan.dwg
 2009.06.04.14.48

1. SEE CIVIL FOR ALL SITE DEMOLITION, INCLUDING TREE REMOVAL AND TOPSOIL STOCKPILE.
2. REMOVE EXISTING GROUND COVER AND PLANTINGS IN UNDISTURBED AREAS PROPOSED FOR NEW GROUND COVER AND PLANTINGS. SEE SPECIFICATIONS FOR SOIL AMENDMENTS.
3. SEE PLANTING PLANS, PLANTING DETAILS AND PLANT PROTECTION SPECIFICATIONS FOR PLANTINGS TO REMAIN.
4. SEE IRRIGATION PLANS FOR EXISTING IRRIGATION INFORMATION.

1. GENERAL NOTES APPLY.
2. SEE SPECIFICATIONS 32 9113 SOIL PREPARATION AND 32 9900 PLANTS.
3. EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
4. RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLANT, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRIMMING, DISSECTION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GRASSCOVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL, COORDINATE ACTUAL.
5. PERFORM SOIL SAMPLING AND TESTING AS SPECIFIED.
6. PREPARE SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 SOIL PREPARATION FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IF CERTAIN CONDITIONS INDICATE THE NEED OF UNDERSTOIL WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
7. AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAVED AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PLAN AS SPECIFIED & DETAILED.
8. ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLAN.
9. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALLING PLANTS.
10. INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.
11. IF THE SLOPE OPENING DATE DOES NOT ALLOW FOR PLANTING TO BE INSTALLED IN AN ALF-STORE PRODUCT (PER SPECIFICATIONS) THAT ENSURES SURVIVABILITY AND A CLEAN-LOOKING PRODUCT THROUGHOUT THE WINTER MONTHS A SACRIFICIAL MULCH (PRODUCT AS AGREED UPON WITH THE OWNER'S REPRESENTATIVE) OVER A WEED BARRIER (PER SPECIFICATIONS) SHALL BE INSTALLED UNTIL THE APPROVED LANDSCAPE PLAN CAN BE INSTALLED THE FOLLOWING SEASON.
12. MAINTAIN PLANTS AS SPECIFIED.

1. ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND SPECIFIED AND CONFORM TO THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK.
2. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
3. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
4. WARRANTY PLANT MATERIAL AS SPECIFIED.

1. SEE CIVIL FOR ALL SITE DEMOLITION, INCLUDING TREE REMOVAL AND TOPSOIL STOCKPILE.
2. REMOVE EXISTING GROUNDCOVER AND PLANTINGS IN UNDISTURBED AREAS PREPARED FOR NEW GROUNDCOVER AND PLANTINGS. SEE SPECIFICATIONS FOR SOIL AMENDMENTS.
3. SEE PLANTING PLANS, PLANTING DETAILS AND PLANT PROTECTION SPECIFICATIONS FOR PLANTINGS TO REMAIN.
4. SEE IRRIGATION PLANS FOR EXISTING IRRIGATION INFORMATION.
5. ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO RECEIVE MULCH AS SPECIFIED. MODIFY EXISTING GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS.
2. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
3. EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS

CONTRACTOR SHALL ONLY INSTALL LANDSCAPING IN ACCORDANCE WITH THE ALLOWABLE DATES SHOWN. IF THE CONSTRUCTION SCHEDULE DOES NOT ALLOW THE INSTALLATION WITHIN THE DATES SHOWN, THE CONTRACT AND ASSOCIATED WARRANTY SHALL BE EXTENDED TO THE NEXT PLANTING SEASON AND A TEMPORARY LANDSCAPE PLAN (SEE SPECIFICATION BELOW) SHALL BE INCLUDED IN THE BID AND CONTRACT IN ORDER TO PRESENT A CLEAN FINISHED SITE AT THE TIME OF SITE OPENING. IF THE CONTRACTOR IS AWARE OF A LOCAL MICROCLIMATE THAT WOULD CHANGE THE RECOMMENDED DATES, CONTRACTOR SHALL REQUEST A CHANGE IN WRITING WITH AN EXPLANATION OF SAID DATE CHANGE. A PLANTING SCHEDULE WITH ASSUMPTIONS SHALL BE INCLUDED WITH THE CONTRACTORS BID. SEE SPECIFICATIONS BELOW IF THE CONTRACTOR WILL UTILIZE A TEMPORARY LANDSCAPE INSTALLATION DUE TO THE CONSTRAINTS OF THE CONSTRUCTION SCHEDULE.

1. SPRING SEEDING AND PLANTING MAY OCCUR ONLY AFTER THE LAST FROST
2. CHOOSE COOL SEASON GRASS AND SEED; TALL FESCUE, FINE FESCUE, KENTUCKY BLUEGRASS, RYEGRASSES
3. FALL SEEDING AND PLANTING ALLOWED BEFORE SNOW ONLY IF GROUND TEMP IS NO LOWER THAN 50F
4. HYDROSEEDING CONDITIONS: IN THE SPRING WATCH FOR ANY UNEXPECTED FROST DAYS OR OVERNIGHT LOWS THAT CAN FREEZE THE SEED. FALL IS THE OPTIMAL TIME DUE TO CONSISTANT WETTER SEED IN THE EARLY FALL BEFORE THE FIRST FROST.
5. IF IN A CLIMATE THAT IS TOO HOT TO SEED, OR TOO HOT TO DO A HYDROSEED, WAIT UNTIL COOLER TEMPERATURES OR MOVE SEEDS OF DESIRED AREA
6. LAYING SOD MAY BE DONE OVER WINTER IN WARMER CLIMATES IF THERE IS NO DANGER OF FREEZING TEMPERATURES
7. TREES AND SHRUBS CAN BE PLANTED YEAR ROUND IN WARMER CLIMATES AS LONG AS SOIL TEMPERATURE DOESN'T DROP BELOW 50F
7. CHOOSE WARM SEASON GRASS AND SEED; BERMUDA GRASS, ST. AUGINE GRASS, ZOYSIA GRASS, CENTIPETE GRASS, BAHIA GRASS
8. CHOOSE A TRANSITION ZONE GRASS; TALL FESCUE, BERMUDA GRASS, ZOYSIA GRASS, CENTIPETE GRASS
9. SOD CAN BE LAID IN WARMER CLIMATES IN THE WINTER AS LONG AS TEMPERATURES DO NOT FREEZE DURING THE INSTALLATION PERIOD

FOR ANY AREAS OR PLANTINGS THAT CANNOT BE PLANTED WITHIN THE DATES ALLOWED THE CONTRACTOR SHALL USE A READILY AVAILABLE LOCAL MULCH MATERIAL TO COVER LANDSCAPED AREAS. CONTRACTOR SHALL PROVIDE IN THEIR BID THE MULCH TYPE, COLOR, COST AND MAP SHOWING AREAS TO BE TEMPORARILY MULCHED. CONTRACTOR TO PROVIDE REMOVAL AND/OR RESUE OF THE TEMPORARY MULCH AND INSTALLATION OF LANDSCAPE PER PLANS IN THE BID.

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
[TXENG RRM F-1114]

LES SCHWAB TIRE CENTERS
CITY OF SHERMAN
WEST TRAVIS STREET & CROSSROADS BLVD
SHERMAN, TX

4

ELEVATION GENERAL NOTES:

- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL SUPPORTS USING GALVANIZED EXPANSION ANCHORS AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS. ENSURE ELECTRICAL IS PROVIDED AT ALL EXTERIOR SIGNAGE AND TERMINATED AT SIGN.
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

ELEVATION KEY NOTES:

- FOR CMU MASONRY CONTROL JOINT @ 30'-0" O.C. MAX. REF A303 FOR DETAILS.
- SIGNAGE BY CARLSON SIGN, REF A303 FOR DETAIL.
- ADDRESS NUMBER LOCATION, COORD IN PLAN.
- DROP DOWNSPOUT FROM GUTTER IN CANOPY BELOW STRUCTURAL BEAM AND AROUND CORNER.
- THE DOWNSPOUT IS TO BE LOCATED 10'-0" FROM THE CORNER.

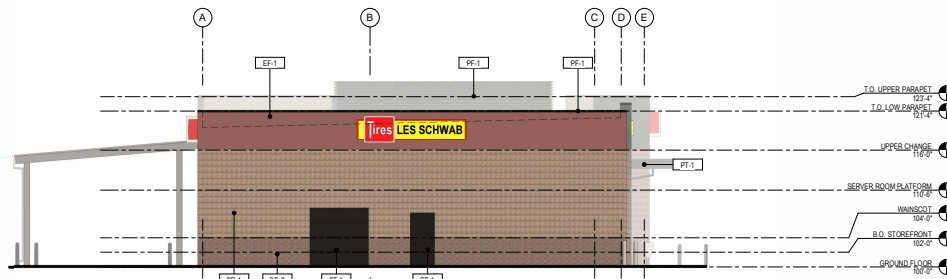
MATERIAL LEGEND:

- ENSURE ALL COLORS RETURN INTO JAMBS AND INTERIOR CORNERS, TYP.
- EF-1 EXTERIOR INSULATED FINISH SYSTEM (EIFS), PAINTED SW, COLOR: 8261-7797 - LS COLONIAL RED 2020
 - EF-2 EXTERIOR INSULATED FINISH SYSTEM (EIFS), PAINTED SW, COLOR: 7068 - GRIZZLE GRAY
 - BR-1 THIN BRICK VENEER, CORONADO STONE (ROMAN BRICK - MEZZANO)
 - BR-2 THIN BRICK VENEER, CORONADO STONE (ROMAN BRICK - SORANO)
 - PT-1 EXTERIOR PAINT, COLOR: MATCH KAWNEER 848 DARK BRONZE - CUSTOM FORMULA IN SYSTEM PRO INDUSTRIAL WATERBASE ALKID URETHANE ENAMEL SEMI-GLOSS, B03T554
 - PF-1 PRE-FINISHED METAL COLOR TO MATCH SW 8261-1005 LS BRONZE 2020



ARCHITECTURAL FEATURES (SEC. 14.03.007(E)(2)(D))

Included	Feature (4 Required)
X	(i) Canopies, awnings, or porticos.
X	(ii) Recesses/projections.
	(iii) Arcades (recessed porches).
	(iv) Peaked roof forms.
	(v) Arches.
	(vi) Outdoor patios.
X	(vii) Display windows.
	(viii) Architectural details (such as tile work and moldings) integrated into the building facade.
X	(ix) Articulated cornice line.
	(x) Integrated planters or wing walls that incorporate landscape and sitting areas.
X	(xi) Offsets, reveals or projecting ribs used to express architectural or structural bays.
X	(xii) Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade).
	(xiii) Varied roof heights.



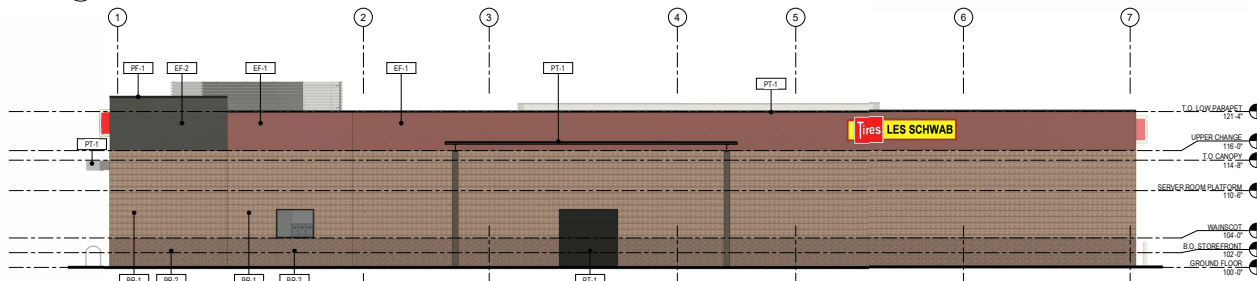
4 LOADING ELEVATION

SCALE: 1/8" = 1'-0"



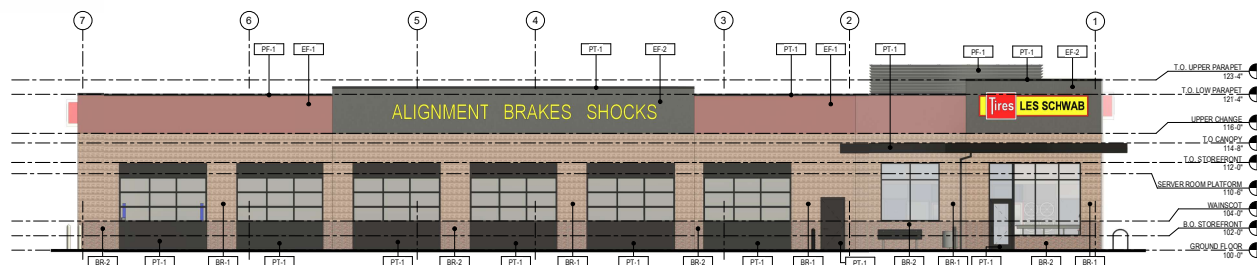
3 SHOWROOM ELEVATION

SCALE: 1/8" = 1'-0"



2 REAR ELEVATION

SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL SUPPORTS USING GALVANIZED EXPANSION ANCHORS AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS. ENSURE ELECTRICAL IS PROVIDED AT ALL EXTERIOR SIGNAGE AND TERMINATED AT SIGN.
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURER SPECIFICATIONS AND REQUIREMENTS.
- EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

ELEVATION KEY NOTES:

- FOR CMU MASONRY CONTROL JOINT @ 30'-0" O.C. MAX. REF A303 FOR DETAILS.
- SIGNAGE BY CARLSON SIGN, REF A303 FOR DETAIL.
- ADDRESS NUMBER LOCATION, COORD IN WALL.
- DROP DOWNSPOUT FROM GUTTER IN CANOPY BELOW STRUCTURAL BEAM AND AROUND CORNER.
- SEE DOWNSPOUT TO BELOW GRADE PPGING, RE: CIVIL.

MATERIAL LEGEND:

- ENSURE ALL COLORS RETURN INTO JAMBS AND INTERIOR CORNERS, TYP:
- EF-1 EXTERIOR INSULATED FINISH SYSTEM (EIFS), PAINTED SW, COLOR: 8051-7797 -LS COLONIAL RED 2020
 - EF-2 EXTERIOR INSULATED FINISH SYSTEM (EIFS), PAINTED SW, COLOR: 7068 GRIZZLE GRAY
 - BR-1 THIN BRICK VENEER, CORONADO STONE (ROMAN BRICK - MEZZANO)
 - BR-2 THIN BRICK VENEER, CORONADO STONE (ROMAN BRICK - SORANO)
 - PT-1 EXTERIOR PAINT, COLOR: MATCH HANNEBER AND DARK BRONZE - CUSTOM FORMULA IN SYSTEM PRO INDUSTRIAL WATERBASED ACRYL URETHANE ENAMEL SEMI-GLOSS, B037554
 - PF-1 PRE-FINISHED METAL COLOR TO MATCH SW 8201-1005-LS BRONZE 2020

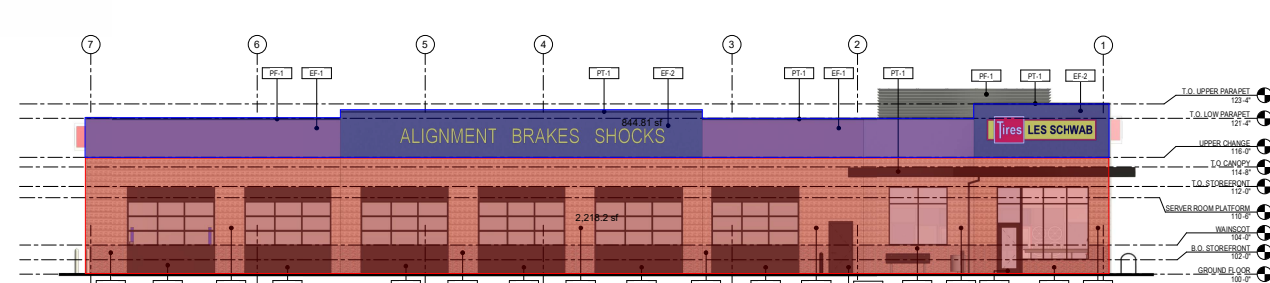
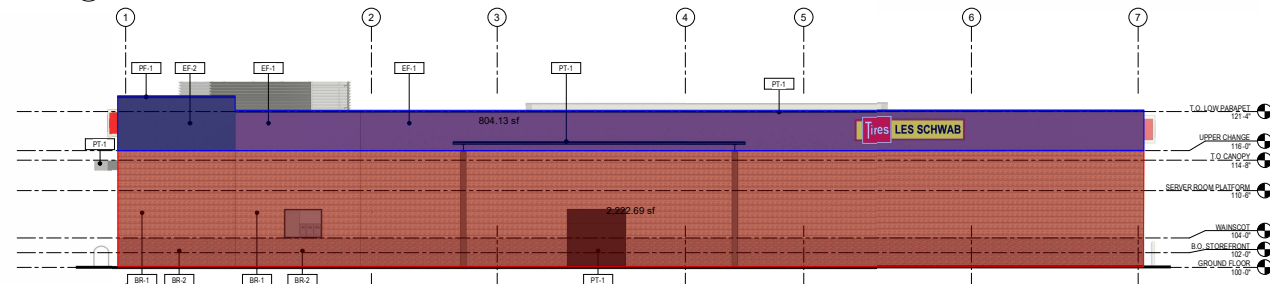
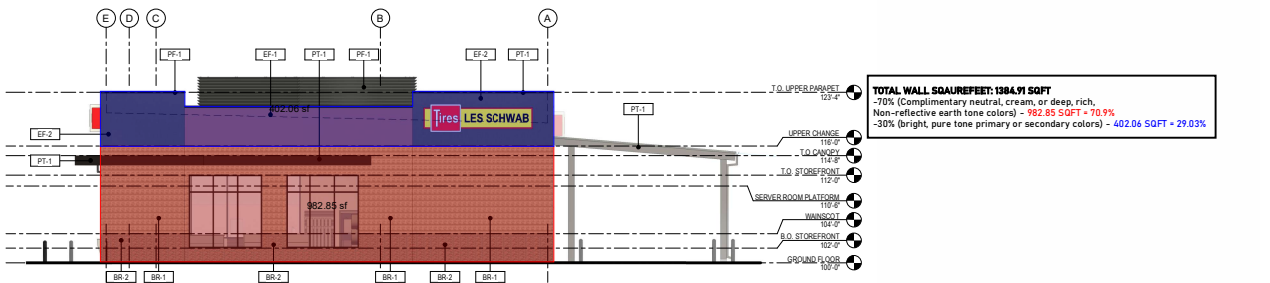
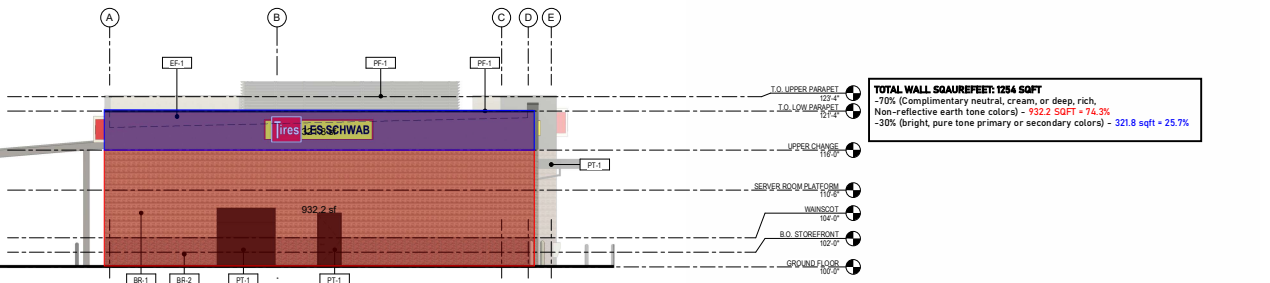


Roman Brick - Mezzano

Roman Brick - Sorano

TOTAL WALL SQAUREFEET: 3026.82 SQFT
-70% (Complimentary neutral, cream, or deep, rich, Non-reflective earth tone colors) - 2,222.69 SQFT = 73.4%
-30% (bright, pure tone primary or secondary colors) - 804.13 SQFT = 26.6%

TOTAL WALL SQAUREFEET: 3043.01 SQFT
-70% (Complimentary neutral, cream, or deep, rich, Non-reflective earth tone colors) - 2,218.2 SQFT = 72.4%
-30% (bright, pure tone primary or secondary colors) - 844.81 SQFT = 27.6%



STAFF REVIEW LETTER

September 16, 2026

Sent via email

Chance LeBlanc
550 Bailey Ave. Ste 400
Ft. Worth, TX 76107

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting in the Blalock Industrial Park PD (Planned Development) District/ Blalock Commercial Overlay District located in the 100 Block West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 22, 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. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Additional Easements, if required, shall be dedicated via separate instrument. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

Fire Services

13. *The following are informational items only that may be applicable during construction but should not hold up approval of a site plan for zoning by the Fire Marshal's Office.*
[] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*

Additional Comments

14. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Les Schwab Tire Center is the owner or lessee of the property.
15. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
16. 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: Clint Philpott, Acting 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. 13.

Meeting Date: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2601 BLOCK WEST TRAVIS STREET (Project No. 000493-2026)

The request of Sherman ISD (Owners), Mitch Hesse (Applicant) and Teague Nall & Perkins, INC (Surveyor), concerning the property located in the 2601 Block West Travis Street, consisting of 16.962 acres, being Lot 1, Block 1, in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Schools, elementary, high, college and universities, public, private, or denominational in a C-1 (Retail Business) District.

Background:

The property is located in the 2601 Block West Travis Street. The applicant is requesting a Specific Use Permit to allow an elementary school in a C-1 (Retail Business) District.

The elementary school is anticipated to open in Fall 2028 and is designed to serve approximately 712 students.

Origination:

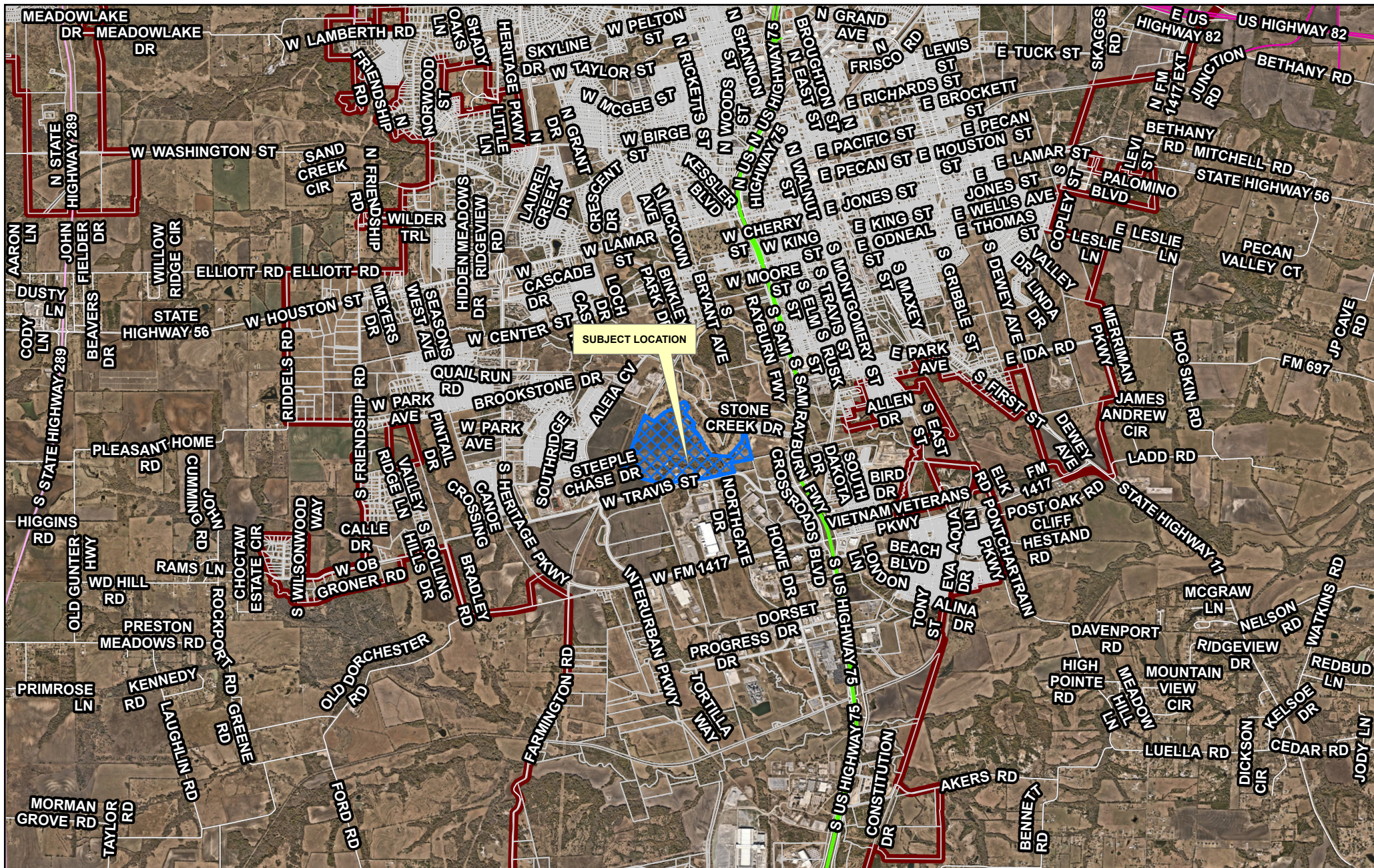
The request of Sherman ISD (Owners), Mitch Hesse (Applicant) and Teague Nall & Perkins, INC (Surveyor).

Staff Recommendation:

Staff recommends approval of this item.

Attachments:

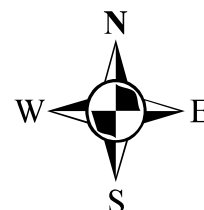
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Landscape Plan
9. Elevation
10. Traffic Circulation Study
11. Staff Review Letter



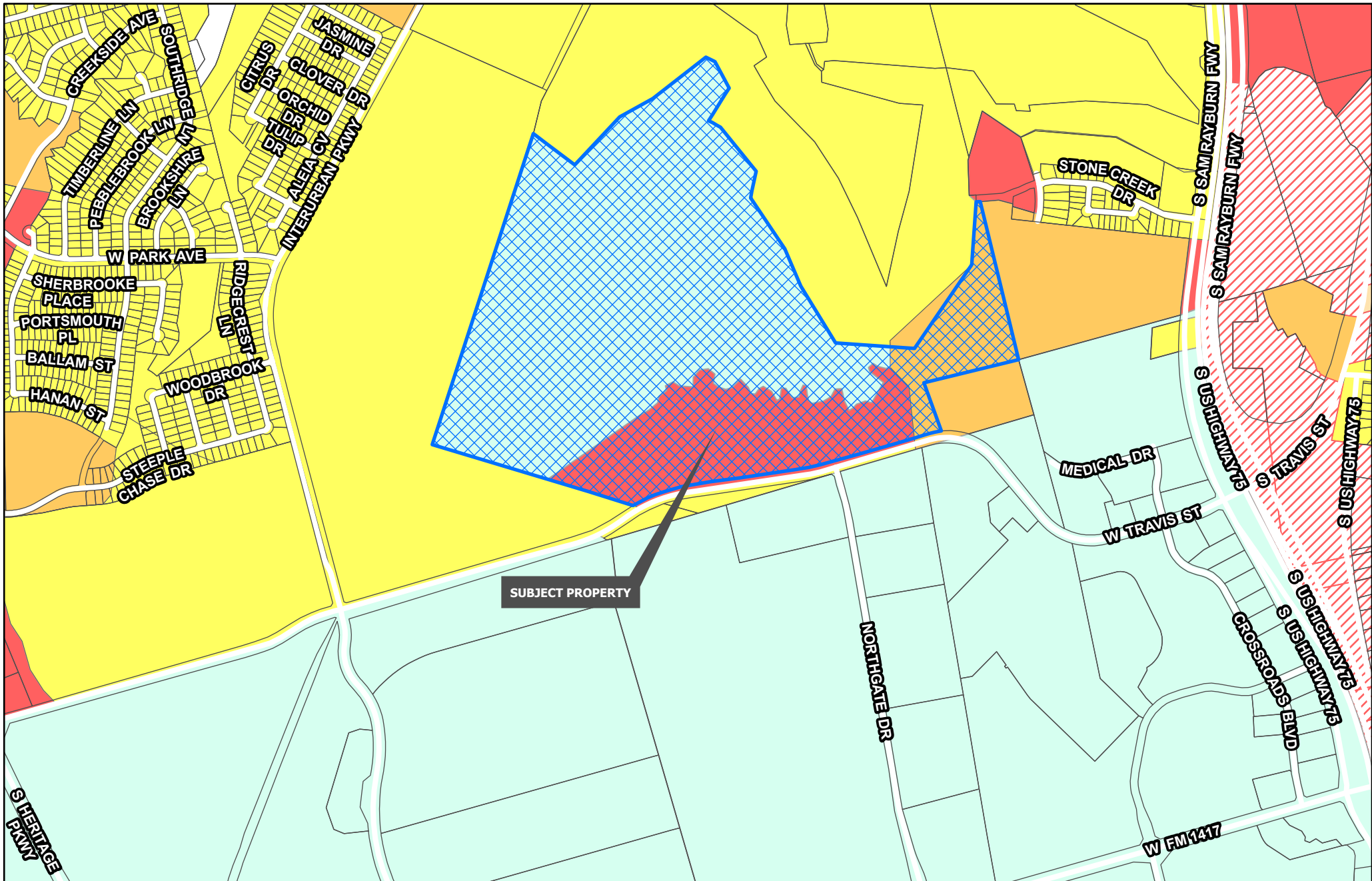
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

**CITY OF SHERMAN
LOCATION MAP
2601 BLK W TRAVIS ST**



Date: 8/26/2026 10:24 AM



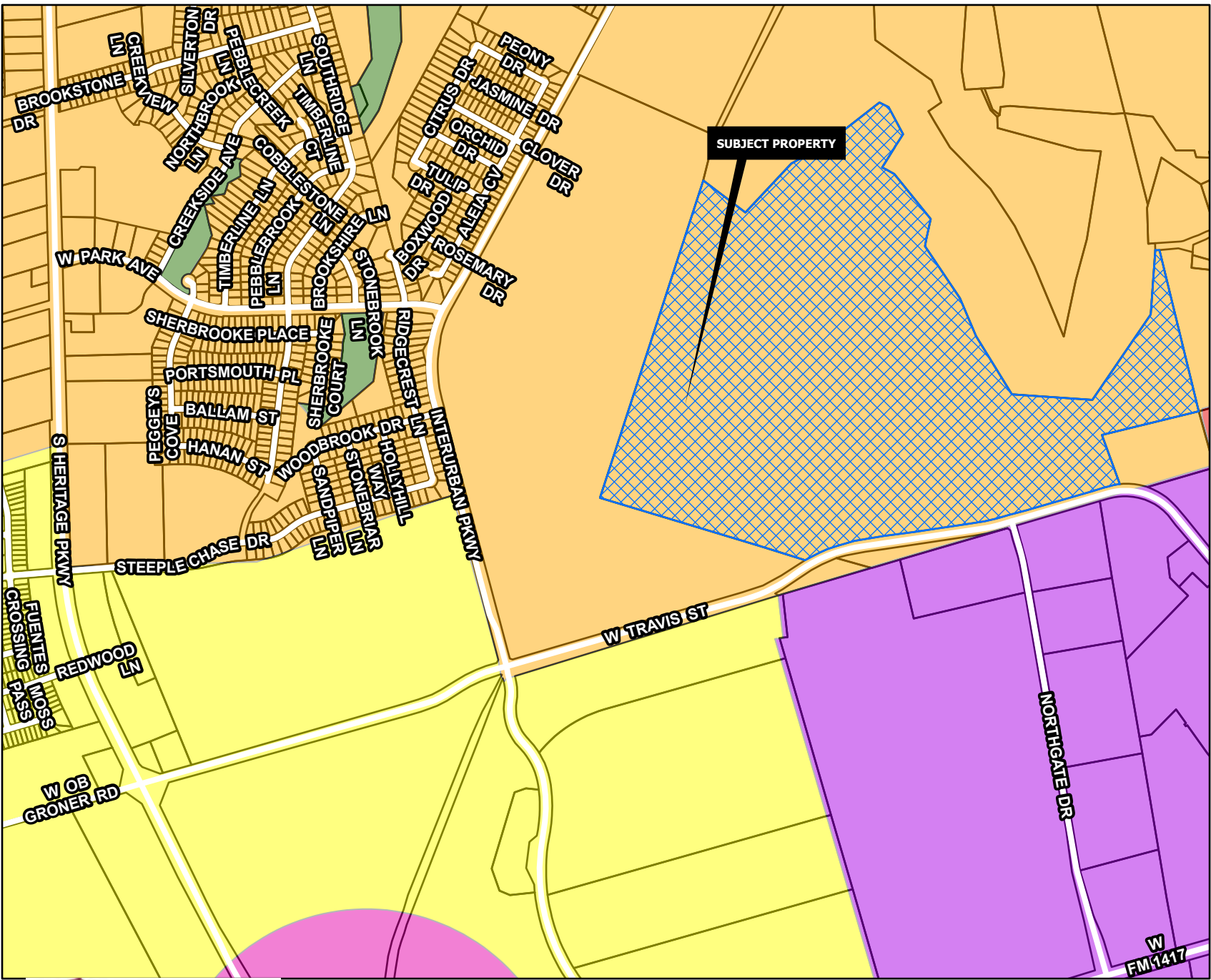
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- | | | |
|--------------------------------|--------------------------------|----------------------------|
| 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
2601 BLK W TRAVIS ST



Date: 8/25/2026 10:19 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

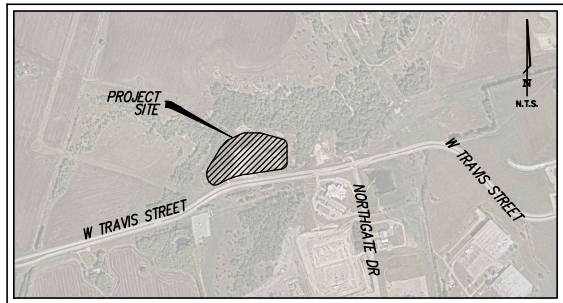
- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

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







VICINITY MAP
NOT TO SCALE



teague nall & perkins
825 Watters Creek Boulevard., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

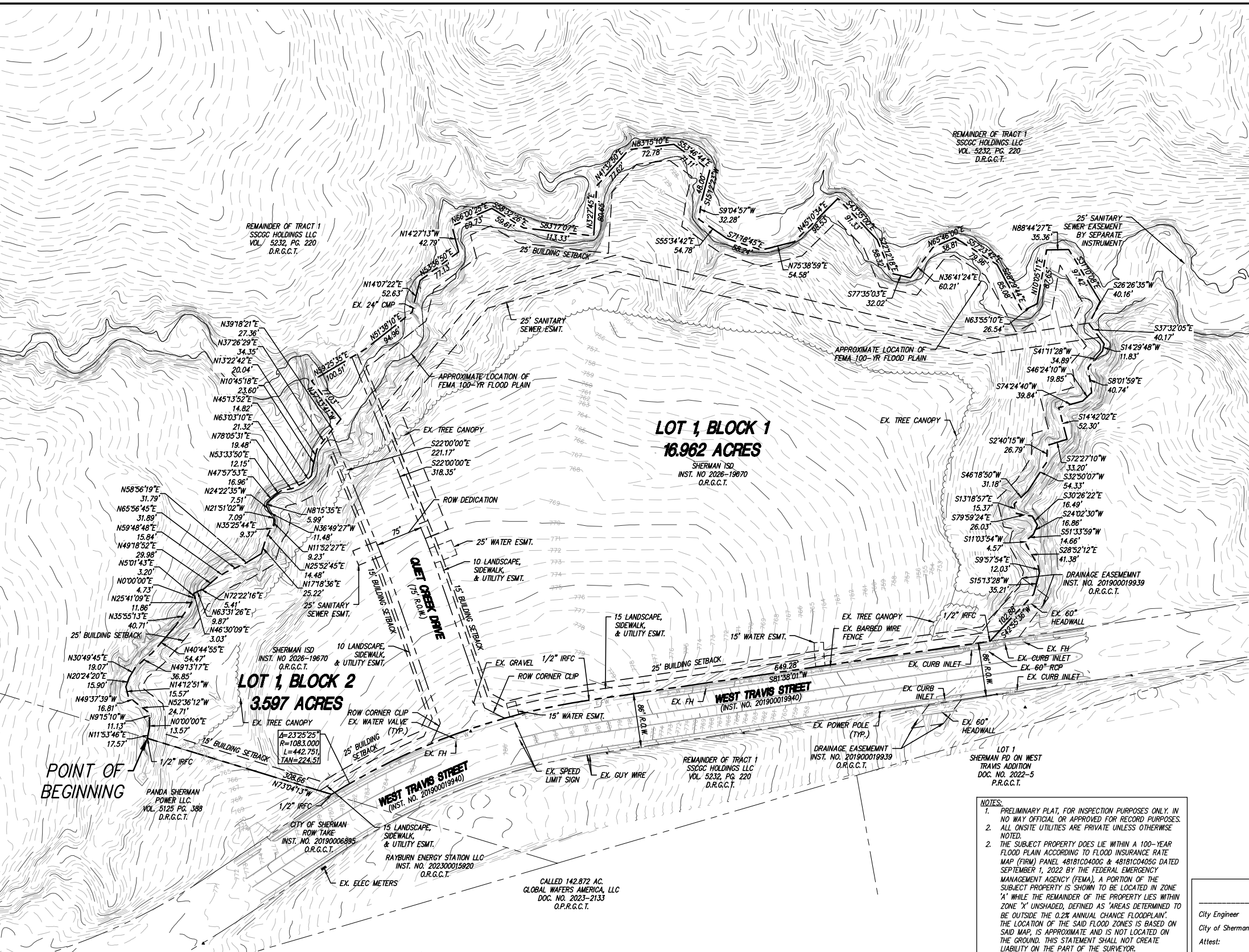
OWNER/APPLICANT:
SHERMAN I.S.D.
2701 N LOY LAKE RD,
SHERMAN, TEXAS 75090
PHONE: 903.891.6400
CONTACT: DR. THOMAS O'NEIL

ARCHITECT:
WRA ARCHITECTS
6000 HEADQUARTERS DR. STE 600,
PLANO, TEXAS 75024
PHONE: 214.764.7380
CONTACT: SALVATORE SCAMINACI

ENGINEER:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.216.0192
CONTACT: MITCHELL J. HESSE, P.E.

SURVEYOR:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.988.9971
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

**PRELIMINARY PLAT
FOR
SHERMAN NEW ELEMENTARY SCHOOL
LOT 1, BLOCK 1-2
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
AUGUST 12, 2026**



AVIGATION RELEASE

STATE OF TEXAS
COUNTY OF GRAYSON
KNOW ALL MEN BY THESE PRESENTS:

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

Executed this _____ day of _____, AD,
20 _____

(Owner)

LEGEND	
	TNP CONTROL
	SANITARY SEWER M.H.
	STORM DRAIN M.H.
	A.C. UNIT
	TELEPHONE RISER
	MAILBOX
	STREET LIGHT
	POWER POLE
	GUY WIRE
	WATER VALVE
	WATER METER
	HOSE BIB
	GAS METER
	SIGN
	TREE
	EDGE OF TREE CANOPY

NOTES:

1. PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
2. ALL ON-SITE UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
3. THE SUBJECT PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48181C0400G & 48181C0405G DATED SEPTEMBER 1, 2022 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), A PORTION OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE 'A' WHILE THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'. THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LAND USE	
EXISTING	UNDEVELOPED
PROPOSED	SCHOOLS; ELEMENTARY

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

WHEREAS SHERMAN INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, SAME BEING ALL OF A CALLED 21.611 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHERMAN INDEPENDENT SCHOOL DISTRICT (SD), RECORDED IN INSTRUMENT NUMBER 2008-19670 OF THE OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS (O.R.G.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "9915 4709" (CONTROLLING MONUMENT), BEING THE SOUTHWEST CORNER OF SAID SHERMAN ISD TRACT, SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF W TRAVIS STREET (A CALLED 80' RIGHT-OF-WAY) AS DESCRIBED IN INSTRUMENT NUMBER 201900019940 (O.R.G.C.T.);

THENCE N 73°41'31"W, DEPARTING SAID RIGHT-OF-WAY AND ALONG THE WESTERLY LINE OF SAID SHERMAN ISD TRACT A DISTANCE OF 308.8 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "9915 4709" (CONTROLLING MONUMENT), BEING THE WESTERNMOST CORNER OF SAID SHERMAN ISD TRACT;

THENCE ALONG A CREEK THE FOLLOWING COURSES:

N 11°57'46"E, A DISTANCE OF 17.57 FEET;
N 00°00'00"W, A DISTANCE OF 13.57 FEET;
N 08°57'07"W, A DISTANCE OF 11.13 FEET;
N 52°38'12"E, A DISTANCE OF 24.71 FEET;
N 49°37'39"E, A DISTANCE OF 16.81 FEET;
N 14°29'17"W, A DISTANCE OF 15.57 FEET;
N 20°24'20"E, A DISTANCE OF 15.90 FEET;
N 30°49'45"E, A DISTANCE OF 18.07 FEET;
N 49°15'17"E, A DISTANCE OF 36.85 FEET;
N 40°44'55"E, A DISTANCE OF 54.47 FEET;
N 48°50'07"E, A DISTANCE OF 44.79 FEET;
N 25°15'07"E, A DISTANCE OF 11.86 FEET;
N 00°00'00"W, A DISTANCE OF 4.73 FEET;
N 05°01'47"E, A DISTANCE OF 3.20 FEET;
N 46°30'09"E, A DISTANCE OF 3.03 FEET;
N 43°30'26"E, A DISTANCE OF 9.87 FEET;
N 72°22'16"E, A DISTANCE OF 5.41 FEET;
N 49°18'32"E, A DISTANCE OF 20.88 FEET;
N 58°48'48"E, A DISTANCE OF 15.84 FEET;
N 65°56'45"E, A DISTANCE OF 31.89 FEET;
N 58°56'18"E, A DISTANCE OF 31.79 FEET;
N 17°18'36"E, A DISTANCE OF 25.22 FEET;
N 25°52'46"E, A DISTANCE OF 14.48 FEET;
N 35°25'44"E, A DISTANCE OF 9.37 FEET;
N 11°02'27"E, A DISTANCE OF 8.23 FEET;
N 27°15'02"W, A DISTANCE OF 7.29 FEET;
N 36°41'24"E, A DISTANCE OF 11.45 FEET;
N 42°35'24"E, A DISTANCE OF 1.51 FEET;
N 08°15'30"E, A DISTANCE OF 3.89 FEET;
N 47°57'37"E, A DISTANCE OF 16.86 FEET;
N 53°35'07"E, A DISTANCE OF 12.15 FEET;
N 78°15'31"E, A DISTANCE OF 18.48 FEET;
N 43°15'07"E, A DISTANCE OF 21.32 FEET;
N 45°15'32"E, A DISTANCE OF 14.82 FEET;
N 10°45'18"E, A DISTANCE OF 23.60 FEET;
N 13°22'42"E, A DISTANCE OF 20.04 FEET;
N 10°45'18"E, A DISTANCE OF 23.60 FEET;
N 45°15'32"E, A DISTANCE OF 14.82 FEET;
N 63°03'10"E, A DISTANCE OF 21.32 FEET;
N 78°05'31"E, A DISTANCE OF 19.48 FEET;
N 53°33'50"E, A DISTANCE OF 12.15 FEET;
N 47°57'53"E, A DISTANCE OF 16.96 FEET;
N 24°22'35"W, A DISTANCE OF 7.51 FEET;
N 21°51'02"W, A DISTANCE OF 7.09 FEET;
N 35°25'44"E, A DISTANCE OF 9.37 FEET;
N 58°56'19"E, A DISTANCE OF 31.79 FEET;
N 65°56'45"E, A DISTANCE OF 31.89 FEET;
N 59°48'48"E, A DISTANCE OF 15.84 FEET;
N 49°18'52"E, A DISTANCE OF 29.98 FEET;
N 50°1'43"E, A DISTANCE OF 3.20 FEET;
N 0°00'00"E, A DISTANCE OF 4.73 FEET;
N 25°41'09"E, A DISTANCE OF 11.86 FEET;
N 35°55'13"E, A DISTANCE OF 40.71 FEET;
N 30°49'45"E, A DISTANCE OF 18.07 FEET;
N 20°24'20"E, A DISTANCE OF 15.90 FEET;
N 49°37'39"W, A DISTANCE OF 16.81 FEET;
N 9°15'10"W, A DISTANCE OF 11.13 FEET;
N 11°53'46"E, A DISTANCE OF 17.57 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF SAID W. TRAVIS STREET AND THE SOUTH LINE OF SAID SHERMAN ISD TRACT THE FOLLOWING COURSES:

S 81°35'07"W, A DISTANCE OF 440.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "9915 4709" (CONTROLLING MONUMENT), BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1083.00 FEET, A CENTRAL ANGLE OF 23°52'25", A CHORD BEARING AND DISTANCE OF S 89°57'39"W - 424.87 FEET;

CONTINUING ALONG SAID CURVE AN ARC LENGTH OF 442.75 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 21.611 ACRE OR 943.376 SQUARE FEET OF LAND MORE OR LESS.

SHERMAN ISD – NEW ELEMENTARY SCHOOL

SUP/SITE PLAN NARRATIVE

August 12, 2026

WRA Project Number 26016

TNP Project Number WRA26405

Sherman ISD is proposing the development of a new elementary school located approximately 600 feet west of the intersection of West Travis Street and Northgate Drive. The school is anticipated to open in Fall 2028 and is designed to serve approximately 712 students. The property is currently unplatted and will be platted as part of this development. The associated plat will include dedication of the necessary right-of-way for a proposed collector roadway that will provide access to the site and future connectivity to adjacent properties.

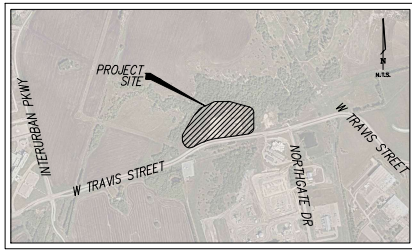
The proposed campus has been designed to provide safe and efficient circulation for students, staff, visitors, buses, and service vehicles. Parent pick-up and drop-off operations will be accommodated through dedicated drive aisles surrounding portions of the building, while a separate bus circulation loop will serve the anticipated bus traffic. Service access for deliveries, refuse collection, and support operations will be provided independently from primary student and visitor circulation areas to minimize potential conflicts.

The site plan includes parking, pedestrian connections, recreational facilities, and outdoor play areas necessary to support the proposed elementary school. Fencing and other site improvements will be provided as shown on the development plans to enhance safety and security for students and staff.

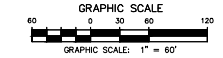
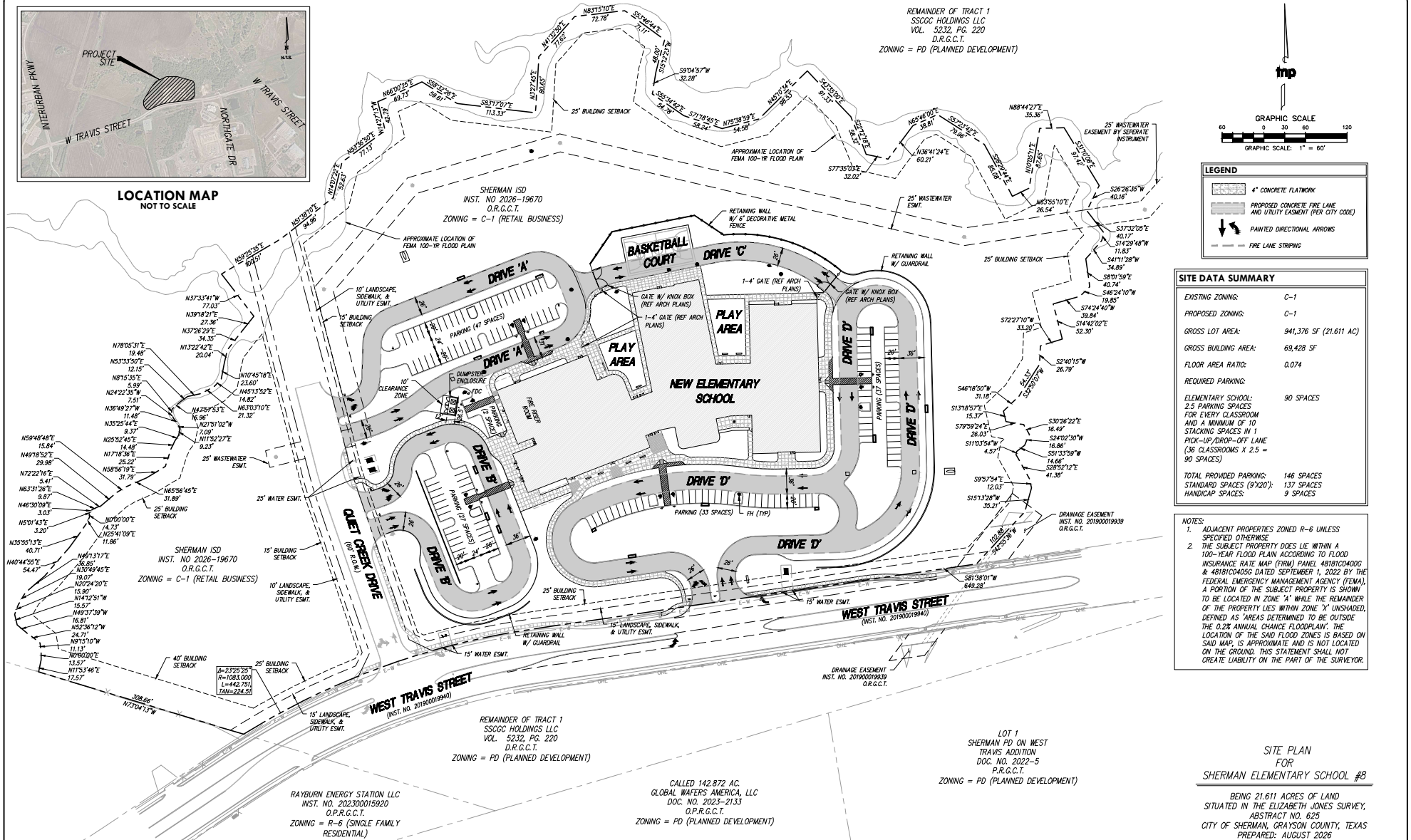
Access to the campus will be provided along West Travis Street and a proposed collector roadway constructed within a 75-foot right-of-way. Associated roadway improvements will include median openings and dedicated turn lanes along West Travis Street to facilitate safe ingress and egress. The existing 5' sidewalk along West Travis Street will be reconstructed where necessary, and new 5' sidewalk will be constructed along the east side of the proposed collector road.

Utility and drainage infrastructure will be extended to serve the development. A detailed drainage analysis will be completed as part of the engineering design process to ensure that post-development runoff conditions do not adversely impact adjacent properties or downstream systems. Water taps will be provided off an existing 12" waterline along West Travis Street and a proposed 12" waterline along the collector road. Sanitary sewer service will be provided through an off-site sewer extension connecting to an existing 36" sewer main near Highway 75.

A copy of the pre-development meeting notes has been included with this application for reference. Additional information can be provided upon request.



LOCATION MAP
NOT TO SCALE



LEGEND	
	4" CONCRETE FLATWORK
	PROPOSED CONCRETE FIRE LINE AND UTILITY EASEMENT (PER CITY CODE)
	PAINTED DIRECTIONAL ARROWS
	FIRE LINE STRIPING

SITE DATA SUMMARY

EXISTING ZONING:	C-1
PROPOSED ZONING:	C-1
GROSS LOT AREA:	941,376 SF (21.611 AC)
GROSS BUILDING AREA:	69,428 SF
FLOOR AREA RATIO:	0.074
REQUIRED PARKING:	
ELEMENTARY SCHOOL:	90 SPACES
2.5 PARKING SPACES FOR EVERY CLASSROOM AND A MINIMUM OF 10 STACKING SPACES IN 1 PICK-UP/DROP-OFF LANE (36 CLASSROOMS X 2.5 = 90 SPACES)	
TOTAL PROVIDED PARKING:	146 SPACES
STANDARD SPACES (9'X20'):	137 SPACES
HANDICAP SPACES:	9 SPACES

- NOTES:
1. ADJACENT PROPERTIES ZONED R-6 UNLESS SPECIFIED OTHERWISE.
 2. THE SUBJECT PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48181C0400G & 48181C0400G DATED SEPTEMBER 1, 2022 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). A PORTION OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" WHILE THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE "X" UNSHADED, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**SITE PLAN
FOR
SHERMAN ELEMENTARY SCHOOL #8**

BEING 21.611 ACRES OF LAND
SITUATED IN THE ELIZABETH JONES SURVEY,
ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
PREPARED: AUGUST 2026

no.	revision	by	date

SHERMAN
INDEPENDENT SCHOOL DISTRICT

scale	horizontal
1"=30'	vertical
N/A	date
SEP 2026	



teague nall & perkins
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnppinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.
WATCH J. HESSE, P.E. date: SEP 2026
Tc. Reg. # 139776

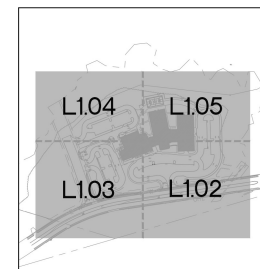
City of Sherman, Texas Sherman Independent School District Sherman Elementary School #8 OVERALL SITE PLAN

the project WRA26405 C1.05



City of Sherman, Texas
Landscape Requirements - Sherman High School

14.04.006.d - Interior Landscaping Requirements	Unit	TREES			LANDSCAPING		
		1 Tree Req. per	Trees Required	Trees Provided	Req. per SF	LS SF Required	LS SF Provided
d.2 - Landscape Areas	156,370 (SF)						
"Planting lot shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required landscape areas may be located along the perimeter of a parking lot or interior to the parking lot as landscaped islands."					10%	15,637	36,460
d.2.A	148 (STALL)						
"A minimum of one (1) shade tree shall be planted in all required landscape islands... landscaped islands shall be located at the end of every parking row and throughout the interior of the parking lot so that a landscaped island is provided for every twelve (12) parking stalls in a row."		12	13	29			
d.2.B							
"In order to maximize the distribution of shade, no parking stall shall be more than 20 feet from the center point of any city-approved parking lot tree, other than trees required for street perimeter buffer plantings. Clustering of trees shall be permitted as long as all required trees are situated within the parking lot."				PROVIDED			
d.2.C	32,410 (SF)						
"Landscaping shall consist of a combination of such materials as turf or ornamental grasses, ground cover, shrubs, vines, hedges, trees or other such materials. Landscape areas shall not contain more than 50% of a non-vegetative landscape material."					50%	16,205	39,673
d.2.D							
"...all landscaped areas shall be protected with a two (2) foot wide non-vegetative pervious surface area adjacent to the back of the curb adjacent to all parking spaces. This area may include mulch, crushed granite, river rock, or similar material."						PROVIDED	
14.04.006.e - Interior Landscaping Requirements	Unit	TREES			LANDSCAPING		
		2 Trees Req. per	Trees Required	Trees Provided	Req. per SF	LS SF Required	LS SF Provided
e.1 - Street Perimeter Buffer Areas	(LF)						
"For all developments and land uses, a minimum of a fifteen (15) foot street buffer shall be provided at the perimeter of a proposed development site when adjacent to a public right-of-way and non-industrial of any existing or proposed utility easements...Clustering of trees shall be permitted as long as all required trees are situated within the street perimeter buffer."						PROVIDED	
e.2.A - Planting Requirements	(SF)						
W Travis St.	11,373						
"Street perimeter buffer areas shall provide two (2) shade trees...per 1,000 square feet of buffer area (excluding any undisturbed areas with adequate tree cover)."		1000	24	24			
"Street perimeter buffer areas shall provide...two (2) ornamental trees per 1,000 square feet of buffer area (excluding any undisturbed areas with adequate tree cover)."		1000	24	24			
Prop Collector Rd.	5,400						
"Street perimeter buffer areas shall provide two (2) shade trees...per 1,000 square feet of buffer area (excluding any undisturbed areas with adequate tree cover)."		1000	12	10			
"Street perimeter buffer areas shall provide...two (2) ornamental trees per 1,000 square feet of buffer area (excluding any undisturbed areas with adequate tree cover)."		1000	12	10			
TOTALS		TREES	83 Required	97 Provided	LANDSCAPE	15,637 Required	36,460 Provided



KEYPLAN

NOT FOR CONSTRUCTION - 75% PROGRESS PRINT



WRA Architects, Inc.
6600 Headquarters Drive
Suite 600
Plano, TX 75024
214-750-0077
www.wraarchitects.com

This document is for internal review and is not intended for construction, bidding or permit purposes.

US L. 140702 - RLA Date: AUG 2025

Revis # 307

PROJECT NAME
Sherman Elementary School #8
PROJECT ADDRESS
West Travis Street, Sherman, TX

REVISIONS:

No. Name Date

JOB NO. 25016
DATE 06/09/2025

OVERALL
LANDSCAPE PLAN
L1.01

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WRA Architects, Inc.
6000 Headquarters Drive
Suite 600
Plano, TX 75024
214-750-0077
www.wraarchitects.com

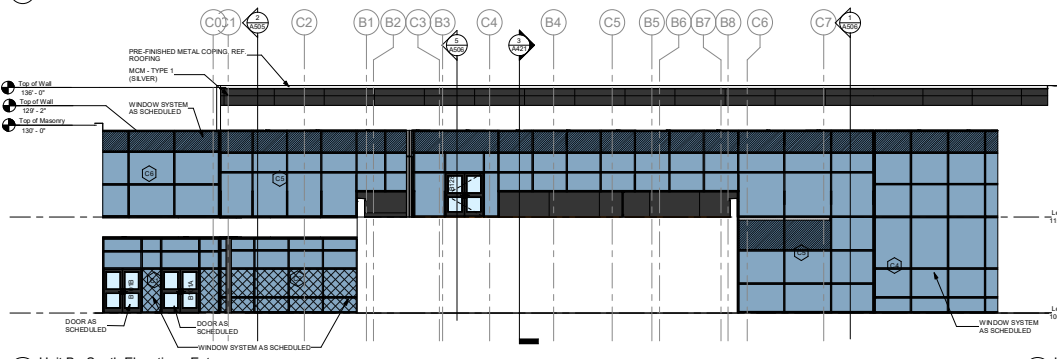
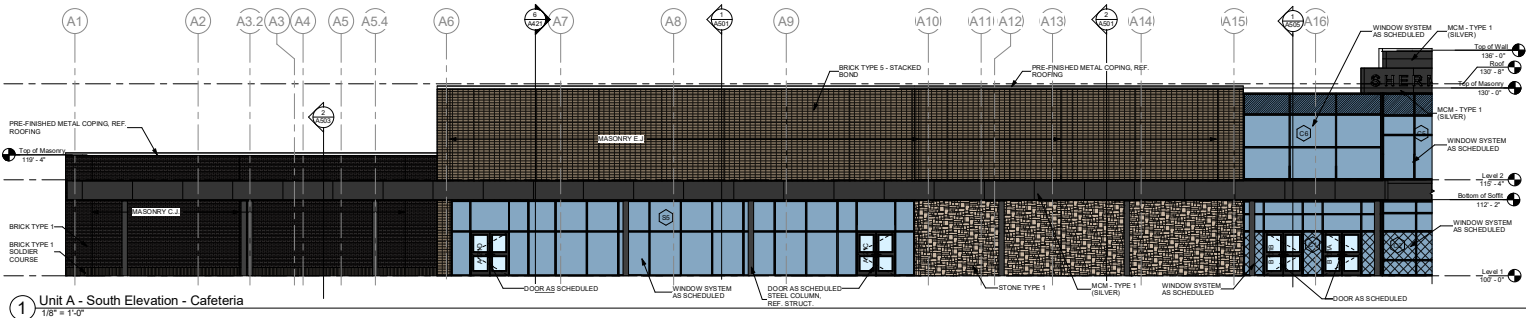
SUP
SITEPLAN
SUBMITTAL

PROJECT NAME
Sherman ISD New Elementary School
PROJECT ADDRESS
West Travis Street, Sherman, TX

REVISIONS:

No. Name Date

MASONRY LEGEND	
BRICK TYPE 1 (GRAPHITE OR ONYX IRONSPOT)	
BRICK TYPE 2 (DESERT SUN OR BUCKWHEAT)	
BRICK TYPE 3 (BLUE GLAZED)	
BRICK TYPE 4 (DURANGO OR CHAMPAGNE)	
CORDOVA SHELL LIME STONE, SMOOTH FACE, 1'-4" H X 2' L	
NOTE: 1) ALL BUILDING E.J. TO BE 1" UNLESS OTHERWISE NOTED 2) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL I/NTEL ANGLES	



3 Unit A - South Elevation - Kitchen

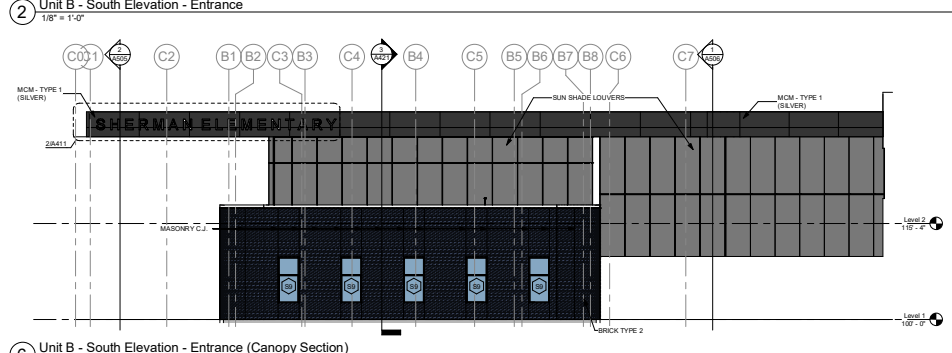
1/8" = 1'-0"

4 Unit A - West Elevation - Cafeteria

1/8" = 1'-0"

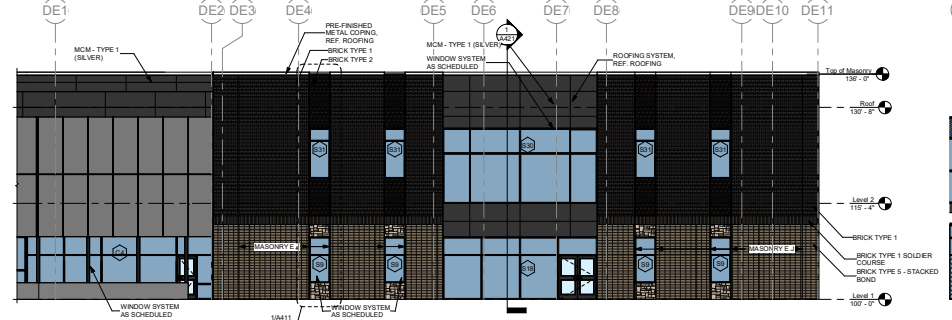
5 Unit A - East Elevation - Cafeteria

1/8" = 1'-0"



6 Unit B - South Elevation - Entrance (Canopy Section)

1/8" = 1'-0"

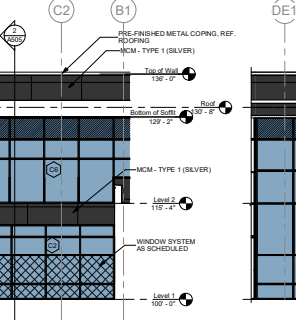


8 Unit D - South Elevation - Classrooms

1/8" = 1'-0"

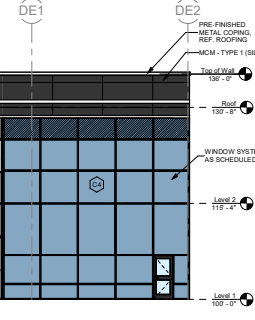
7 Unit B - South Elevation - Entrance Vestibule

1/8" = 1'-0"



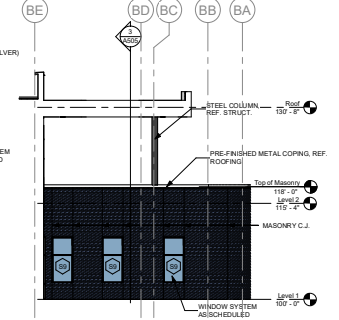
9 Unit B - South Elevation - Entrance Curtain Wall

1/8" = 1'-0"



10 Unit B - South Elevation 2 - Media Center

1/8" = 1'-0"



11 Unit B - West Elevation - Admin

1/8" = 1'-0"



WRA Architects, Inc.
6000 Headquarters Drive
Suite 600
Plano, TX 75024
214-750-0077
www.wraarchitects.com

PROJECT NAME
Sherman ISD New Elementary School
PROPERTY ADDRESS
West Travis Street, Sherman, TX

REVISIONS:
No. Name Date

JOB NO. 28016

DATE 06/12/2024

Exterior Elevations

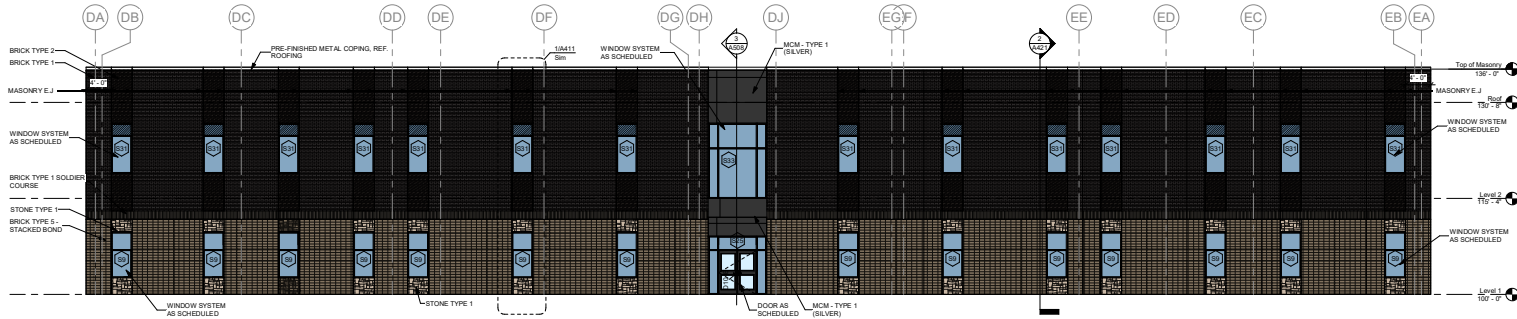
A402

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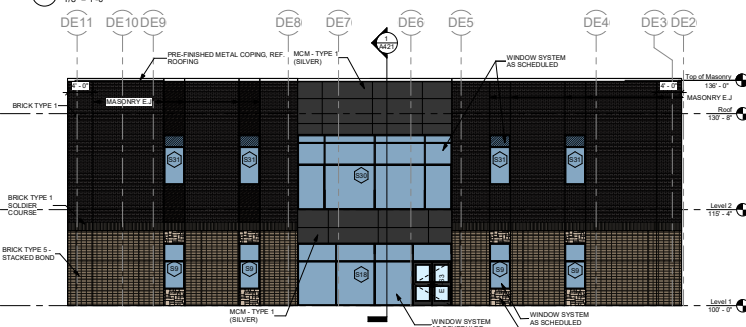
MASONRY LEGEND

BRICK TYPE 1 (GRANITE OR ONYX IRONSPOT)	
BRICK TYPE 2 (DESERT SUN OR BUCKWHEAT)	
BRICK TYPE 3 (BLUE GLAZED)	
BRICK TYPE 4 (DURANGO OR CHAMPAGNE)	
BRICK TYPE 5 (STACKED BOND)	
CORNOVA SHELL LINE STONE, SMOOTH FACE, 1'-4" H X 2' L	

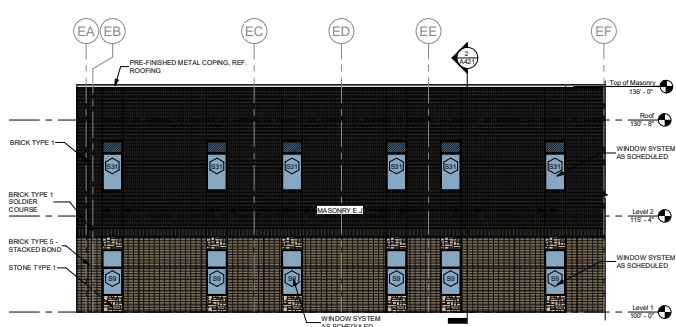
NOTE:
1) ALL BUILDING E.J. TO BE 1" UNLESS OTHERWISE NOTED
2) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED
3) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES



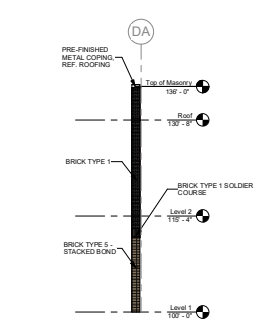
1 Unit D - East Elevation
1/8" = 1'-0"



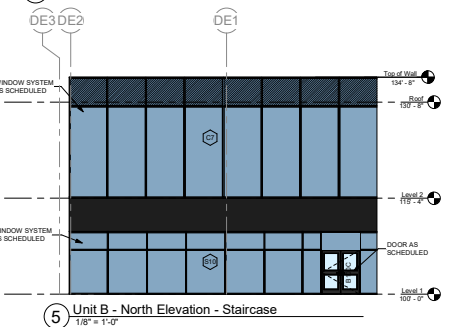
2 Unit D - North Elevation
1/8" = 1'-0"



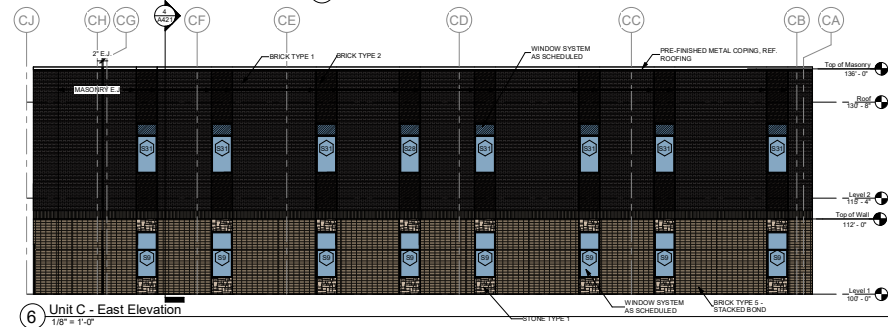
3 Unit D - West Elevation
1/8" = 1'-0"



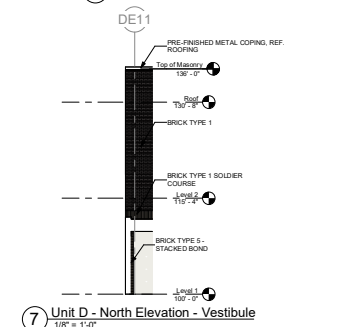
4 Unit D - East Elevation - Staircase Jog
1/8" = 1'-0"



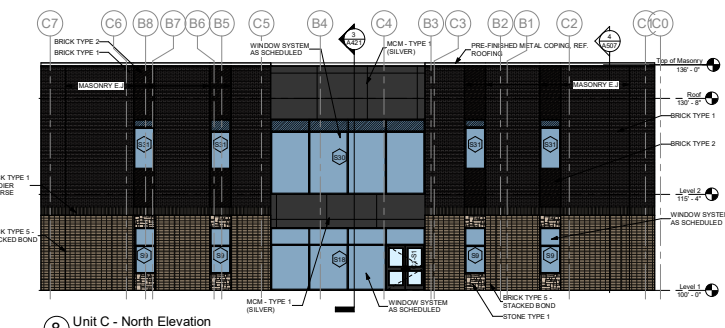
5 Unit B - North Elevation - Staircase
1/8" = 1'-0"



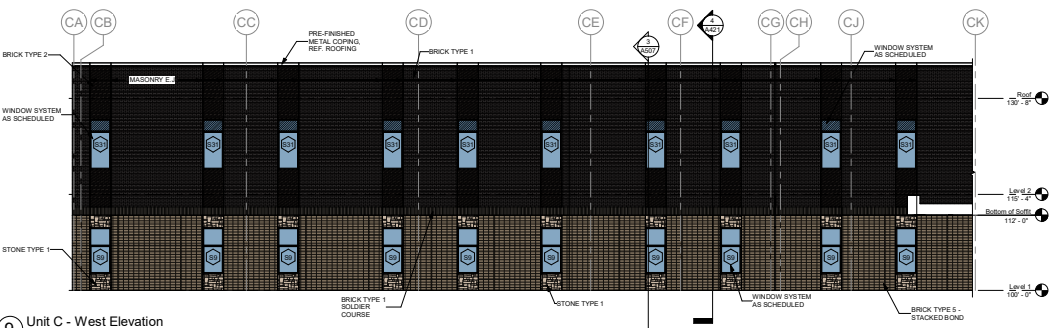
6 Unit C - East Elevation
1/8" = 1'-0"



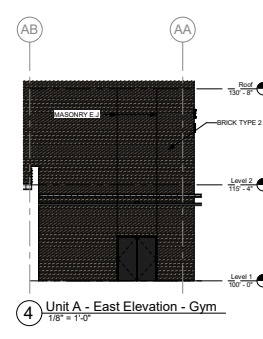
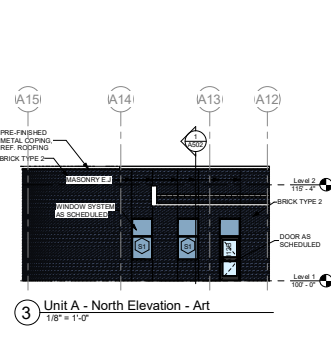
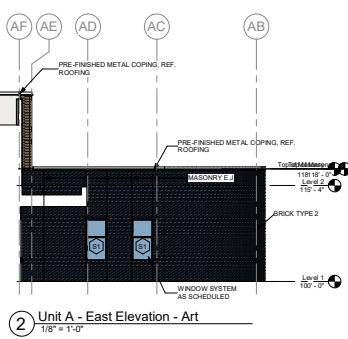
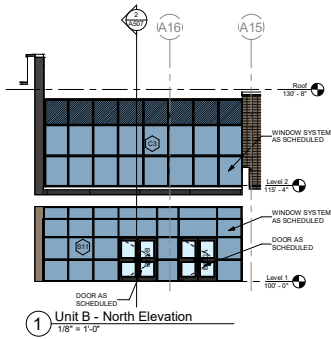
7 Unit D - North Elevation - Vestibule
1/8" = 1'-0"



8 Unit C - North Elevation
1/8" = 1'-0"

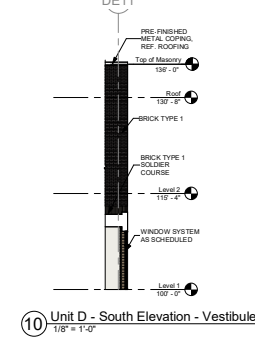
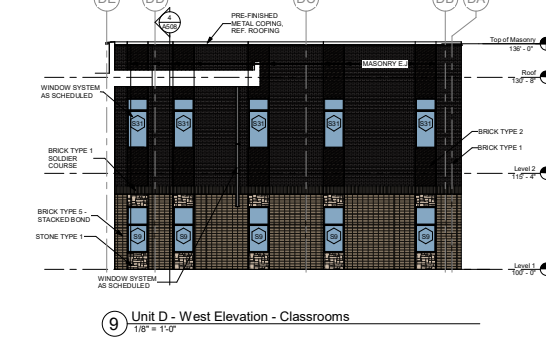
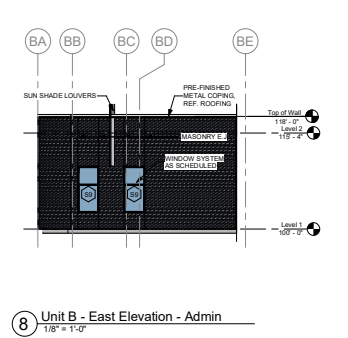
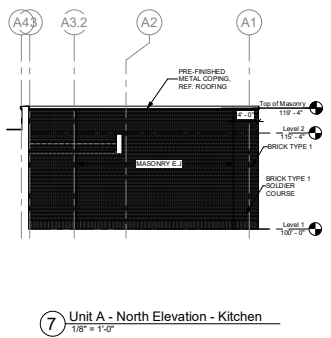
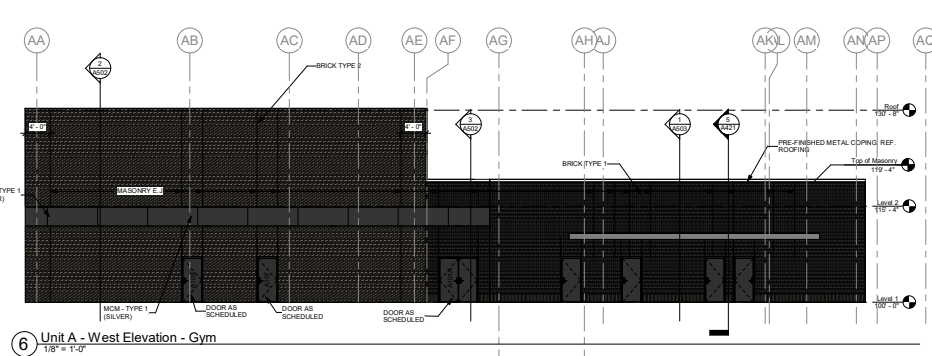
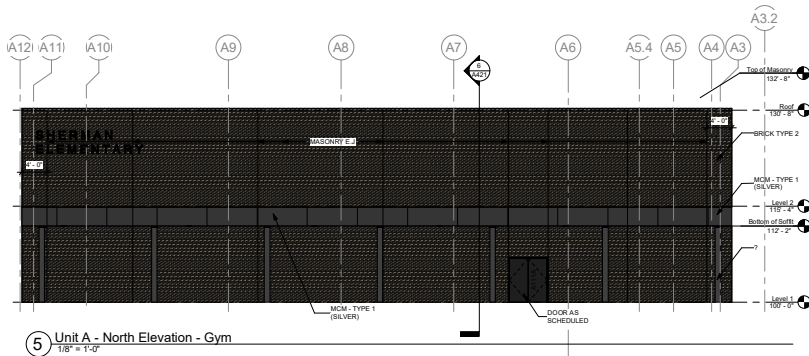


9 Unit C - West Elevation
1/8" = 1'-0"



MASONRY LEGEND	
BRICK TYPE 1 (GRAPHITE OR ONYX IRONSPOT)	
BRICK TYPE 2 (DESERT SUN OR BUCKWHEAT)	
BRICK TYPE 3 (BLUE GLAZED)	
BRICK TYPE 4 (DURANGO OR CHAMPAGNE)	
CORONA SHELL LIME STONE (SMOOTH FACE, 1'-4" H X 2' L)	

NOTE:
 1) ALL BUILDING E.J. TO BE 1" UNLESS OTHERWISE NOTED
 2) EXPANSION JOINT IN MASONRY VENER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED
 3) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL L INTEL ANGLES



WRA Architects, Inc.
 6000 Headquarters Drive
 Suite 600
 Plano, TX 75024
 214-750-0077
 www.wraarchitects.com

PROJECT NAME
Sherman ISD New Elementary School

PRODUCT ADDRESS
West Travis Street, Sherman, TX

REVISIONS:
 No. Name Date

JOB NO. 28016
 DATE 06/12/2020

Exterior Elevations
A403

© WRA Architects, Inc. 2020

Traffic Memo



To: City of Sherman,
Development Services

From: Zegeye Zee Kebede, P.E., PTOE

Date: August 12th, 2026

Re: **Traffic Management Plan for Sherman ISD New Elementary School**
West Travis Street, Sherman, TX



Introduction

Zeetek Engineering, LLC was retained to perform a traffic circulation study (queuing analysis) to evaluate the on-site vehicle storage and circulation needs associated with the proposed new elementary school within the Sherman Independent School District (SISD). The proposed school will be located on the north side of W Travis Street, approximately one-half mile east of Interurban Parkway in Sherman, Texas.

The primary objective of this study is to develop a comprehensive Traffic Management Plan (TMP) for the proposed school site. The TMP evaluates site access, anticipated vehicle queues and available queue storage, student drop-off and pick-up areas, and on-site circulation for parent vehicles and school buses.

Project Description

The proposed elementary school will be located along the north side of W Travis Street in Sherman, Texas. According to the City's Zoning Map, the project site is zoned C-1, while the surrounding area is primarily zoned R-6. **Exhibit 1** provides a vicinity map identifying the project location and site boundary.

The proposed elementary school is anticipated to open in fall 2028 with an initial enrollment of approximately 600 students. Enrollment is projected to increase to the planned capacity of approximately 712 students by 2030.

The proposed school site will provide three full-access driveways. The primary parent access will be located along W Travis Street, where an exclusive right-turn lane and a left-turn lane with a median opening are proposed to facilitate access to the site. A secondary parent access will be provided along the proposed collector street. These two driveways will accommodate parent drop-off and pick-up traffic, as well as visitor and staff traffic. A third driveway along the proposed collector street will be dedicated to school bus access and circulation.

The site plan provides a total of 148 parking spaces, including 139 standard spaces and 9 accessible spaces, to accommodate faculty, staff, and visitors.



Exhibit 1. Vicinity Map

Data Collection

During a typical morning drop-off at elementary schools, student arrivals tend to be spread out over a wider time window compared to the afternoon pick-up, which has a more concentrated peak. Morning trips typically do not result in traffic or safety issues, and any queuing, whether on-site or off-site, is minimal. However, in the afternoon during pick-up, parents often aim to position themselves at the front of the queue to minimize the time it takes to leave once students are released from school. This queuing during dismissal is the primary cause of traffic congestion, affecting both on-site conditions within the school parking lot and queuing loop, as well as off-site traffic flow in the adjacent roadways. Therefore, this study aimed to predict the required amount of on-site storage for parent pick-up vehicles.

A notable reference for school queue observations is the *Texas Transportation Institute (TTI)* report 0-4286-3, titled "Operations and Safety Around Schools," dated January 2004. This research project, funded by Texas Department of Transportation and the U.S. Department of Transportation, Federal Highway Administration., delved into experiences and best practices for school design and operations nationwide. The study involved extensive observations of existing school operations, including morning drop-off and afternoon pick-up queues at 20 elementary and middle schools in Texas, with student populations ranging from 250 to 1,200. The observations focused on students arriving or departing in vehicles, excluding those walking, biking, or using buses, allowing for the isolation of vehicle queuing behavior. The findings revealed that for elementary schools the weighted average of the maximum morning drop-off queue was 4% of arriving students (0.04 queued vehicles per arriving student). Similarly, the weighted average of the maximum afternoon pick-up queue was 7.5% of departing students (0.075 queued vehicles per departing student).

Another relevant source is a technical paper available on the Texas Institute of Transportation Engineers (TextITE) website, titled "Strategies for the Greening of Student Pick-Ups at School Dismissal." This paper introduces a model aimed at predicting the necessary onsite storage for parent pick-up vehicles, based on data gathered from 55 elementary schools including early childhood centers in the Houston, Texas, metropolitan area. The model indicates that the maximum queue length in vehicles is approximately 6% of student enrollment.

This traffic circulation and queuing analysis for the proposed elementary school was developed using field observations from comparable elementary schools throughout the Dallas-Fort Worth (DFW) metropolitan area, supplemented by prior experience evaluating school traffic operations. Observations were conducted during afternoon dismissal periods to document parent pick-up operations, including queue formation and maximum queue lengths within parent circulation loops, at school driveways, and, where applicable, along adjacent public streets. To provide a consistent basis for comparison among schools of different sizes, the maximum observed PM pick-up queue at each school was expressed as a percentage of total student enrollment. **Table 1** summarizes the maximum observed PM pick-up queues and corresponding enrollment-based percentages. These observed relationships were then used to develop a reasonable design queue for the proposed

elementary school and to evaluate whether the planned on-site circulation and stacking areas provide sufficient storage to accommodate anticipated peak pick-up demand while minimizing the potential for queues to extend onto adjacent public streets.

Table 1. Maximum Observed Queue for Elementary Schools in the DFW area

School Name	Observation Date	Total Enrollment (Students)	Maximum Queue Observed (Vehicles)	% (Maximum Queue/Total Enrollment)
Grace Hardeman Elementary	3/31/2026	586	90	15.4%
Eastern Hills Elementary	3/6/2025	458	62	13.5%
Mike & Janie Reeves Elementary	12/3/2024	850	147	17.3%
Cynthia Cockrell Elementary	8/14/2024	759	112	14.8%
Meadowcreek Elementary	1/18/2024	514	80	15.6%
Sycamore Elementary	1/11/2024	529	84	15.9%
S.H. Crowley Elementary	9/12/2023	550	84	15.3%
S.H. Crowley Elementary	9/13/2023	550	88	16.0%
Bess Race Elementary School	9/12/2023	673	95	14.1%
Bess Race Elementary School	9/13/2023	673	101	15.0%
Average % (Maximum Queue/ Total Enrollment)				≅ 15.5%

Queue Length Analysis

The proposed parent circulation system includes two separate on-site parent loops, each configured with three lanes through the majority of the circulation route. Based on two-lane vehicle storage, the primary parent loop accessed from W Travis Street provides approximately 2,600 feet of on-site queue storage, while the secondary parent loop accessed from the proposed collector street provides approximately 900 feet of additional storage. Together, the two parent loops provide approximately **3,500 feet** of dedicated two-lane queue storage. The middle lane within each loop is not included in this storage calculation and may generally remain open as a bypass lane to maintain circulation around queued vehicles. During periods of higher demand, the middle lane may also be temporarily utilized for additional queue storage under the direction of school staff, providing further operational flexibility beyond the calculated 3,500 feet. A separate dual-lane bus loop is provided at the northwest corner of the school building to keep bus operations separated from parent pick-up traffic.

The site plan also provides 148 parking spaces, including 9 ADA-accessible spaces. Based on typical student-to-teacher ratios for Sherman ISD, the proposed school is anticipated to have approximately 50 to 60 teachers, depending on enrollment, along with approximately 10 to 20 additional staff members. After accounting for anticipated staff parking demand, approximately 50 to 70 parking spaces are expected to remain available during the dismissal period. Because adequate parking capacity is expected to remain available, up to 10 parking spaces located

immediately south of the primary parent loop could, if needed, be temporarily designated for early-arriving parent vehicles during afternoon pick-up. At an assumed vehicle storage length of 20 feet per vehicle, these spaces could accommodate approximately 200 feet of additional queue storage without materially affecting the anticipated parking needs of the school.

As discussed previously, field observations at comparable elementary schools indicate that the maximum afternoon pick-up queue is typically approximately 15.5 % of total student enrollment. This relationship is considered appropriate for planning purposes because not all enrolled students generate a parent vehicle during dismissal. A portion of students will be transported by school bus, with approximately 6 to 7 buses anticipated to serve the new school, while others may participate in after-school activities, walk or bicycle, or otherwise leave campus without generating a vehicle in the parent pick-up queue. The observed percentage is also consistent with prior elementary school queuing studies conducted in the DFW area. Accordingly, the 15.5 % factor was applied to the projected enrollment for both the 2028 opening year and the anticipated 2030 capacity condition to estimate the maximum parent pick-up queue. **Table 2** summarizes the resulting queue demand and compares it with the available on-site storage provided by the proposed circulation system.

Table 2. Calculated and Provided Queue Storage

A	B	C	D	E	F	G
Year	No. of Students	Projected Max Queue (vehicles) (B*15.5%)	Projected Max Queue Length (LF) (C*20 ft per car)	Parent Loop Storage Provided (LF)	Parking Storage Provided (LF)	Total Storage Provided (LF) (E+F)
2028 (Opening)	600	(600*15.5%) ≅ 93	(93*20)= 1,860	3,500	200	3,700
2030 (Capacity)	712	(712*15.5%) ≅ 111	(111*20)= 2,220	3,500	200	3,700

As summarized in Table 2, the projected maximum parent pick-up queue is approximately 1,860 LF in the 2028 opening year and approximately 2,220 LF under the 2030 capacity condition. The two parent circulation loops provide approximately 3,500 LF of dedicated two-lane queue storage, which exceeds the projected queue demand under both analysis years. If additional storage is needed during peak conditions, approximately 200 LF of supplemental storage may also be accommodated using designated parking spaces, increasing the total available storage to approximately 3,700 LF. Based on these results, the proposed site is expected to provide sufficient on-site storage to accommodate the projected parent pick-up queues while minimizing the potential for queues to extend onto adjacent public streets. **Exhibit 2** illustrates the conceptual Traffic Management Plan for the new elementary school.

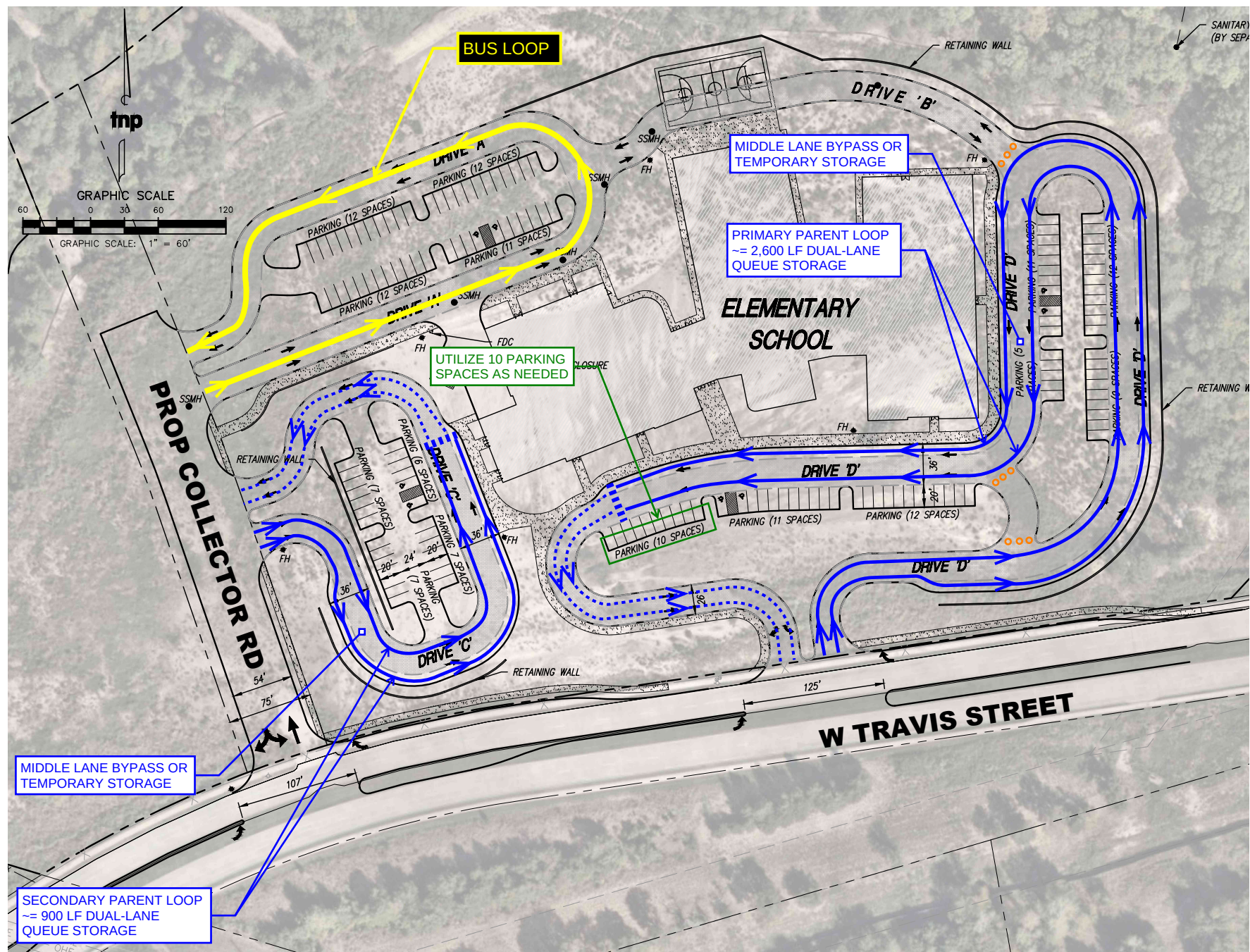


Exhibit 2. Conceptual Traffic Management Plan for the New ES

Discussion and Recommendations

The traffic circulation study for the proposed Sherman ISD elementary school was prepared to evaluate the anticipated parent pick-up queue and the on-site storage needed during the afternoon dismissal period. Based on the analysis presented herein, the proposed site is expected to provide sufficient on-site storage to accommodate the projected dismissal queue. The multi-lane parent circulation system, available supplemental storage, and separation of parent and bus traffic are expected to support efficient on-site operations and minimize impacts to W Travis Street and the surrounding street system.

Although the proposed layout is expected to function adequately, successful operations will also depend on how arrival and dismissal traffic is managed once the school opens. Accordingly, several operational measures are recommended to maintain efficient circulation and minimize the potential for queue spillback or parking activity on adjacent public streets.

A school zone speed limit should be established along W Travis Street adjacent to the proposed campus, subject to City approval and applicable requirements. Because W Travis Street will provide the primary parent access and frontage for the school site, a reduced-speed school zone would support safer vehicle and pedestrian operations during school arrival and dismissal periods.

It is also recommended that the school coordinate with the appropriate agency to provide police assistance or other traffic control personnel for approximately 10 to 15 minutes during the afternoon dismissal period, particularly during the initial weeks of school operation. Traffic control personnel could assist with vehicle progression at the primary access, driver compliance, and orderly traffic flow during the highest-demand portion of the dismissal period. The need for continued traffic control should be reevaluated after typical traffic patterns become established.

In addition, the following operational strategies are recommended:

- Provide clear signage and parent instructions identifying the intended circulation pattern, pick-up procedures, and designated parking or waiting areas.
- Prohibit parking or standing along adjacent public streets where such activity could interfere with traffic circulation or sight visibility, subject to City approval.
- Provide school staff and/or volunteers during dismissal to assist with student loading and direct vehicles through the designated queueing areas.
- Encourage walking and bicycling where feasible by maintaining appropriate pedestrian connections and identifying designated routes to the campus.

- Monitor traffic operations following school opening and adjust on-site traffic management procedures as appropriate based on observed queue lengths, circulation patterns, and field conditions.

Overall, the proposed elementary school is expected to operate adequately from a queueing and circulation standpoint. With appropriate traffic management and operational oversight, parent queues are expected to remain within the school site while minimizing impacts to W Travis Street and nearby roadways.

References

- Operations and safety around schools: overview of project activities and findings , Scott A. Cooner, Mark D. Wooldridge, Kay Fitzpatrick, Jason A. Crawford, and Garry L. Ford
<https://static.tti.tamu.edu/tti.tamu.edu/documents/0-4286-3.pdf>
- Strategies for the Greening of Student Pick-Ups at School Dismissal, Dustin W. Qualls
https://www.texite.org/download/technical_paper_winners/Tech_Paper_Dustin_Qualls.pdf

STAFF REVIEW LETTER

September 16, 2026

Sent via Email

Mitch Hesse
825 Watters Creek Blvd Ste. M300
Allen, TX 75013

Salvatore Scaminaci
6000 Headquarters Dr. Ste 600
Plano, TX 75024

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Schools, elementary, high, college and universities, public, private, or denominational in a C-1 (Retail Business) District located in the 2601 Block West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 22, 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. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
6. The property must be properly maintained in a state of good repair and neat appearance.
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 granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

Revisions Required by Engineering Department:

12. Quiet Creek Drive does not allow for feasible extension of right of way over creek crossings. Right of Way creek crossing to be shifted to the East of fork. *Code of Ordinances Chapter 10.03.007(a)*

Informational Engineering Comments:

13. Platting of the property is required. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
14. Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department prior to Retaining Wall Permit being issued by Engineering Department. *Code of Ordinances Chapter 3.03.002(a)(6)*
15. H&H Study to be done to create a Base Flood Elevation for FEMA Flood zone and submit LOMR to FEMA. *Code of Ordinances Chapter 3, Article 3.12* Is the drainage study we discussed in the pre-dev? Do we need to mention a possible LOMR?
16. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
17. Water main shall be extended along entire street frontage in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
18. Wastewater main shall be extended along entire street frontage in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
19. 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*
20. 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*

Additional Comments

1. A queuing study shall be provided to ensure drive aisles can support pick up and drop off of students for build out conditions.

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: Clint Philpott, Acting 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: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

102 EAST FOREST AVENUE (Project No. 000495-2026)

The request of Maria Salazar Salaises (Owner), Marcus Avitia (Applicant) and Marshall Sartin (Surveyor) concerning the property located at 102 East Forest Avenue, being Lot 6, Block 18, South Side Addition and currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 4' rear setback in lieu of the required 20'.

Public Hearing and Variance under Section 14.02.006 to allow a 17.5' thoroughfare setback in lieu of the required 25'.

Background:

The property is located at 102 East Forest Avenue. The applicant is requesting two variances for rear setback and thoroughfare setback.

The following has been approved at this location:

- 11/19/2002- To allow a 15' side yard setback on major thoroughfare. **The Board granted an exception if the building is moved toward the south property line leaving a front setback on Forest of 73'.**

Origination:

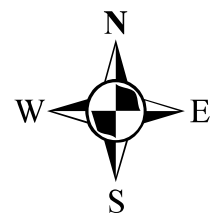
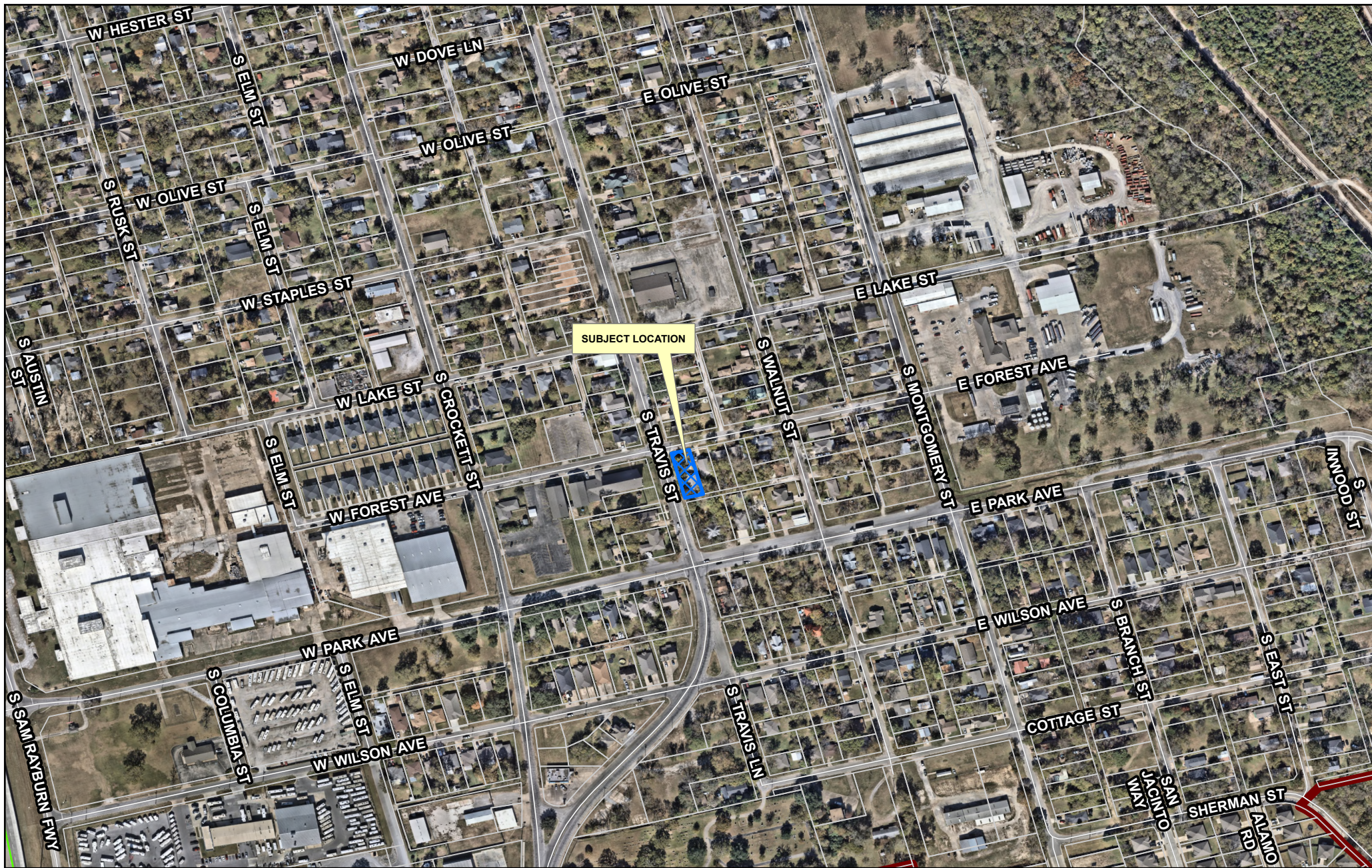
The request of Maria Salazar Salaises (Owner), Marcus Avitia (Applicant) and Marshall Sartin (Surveyor).

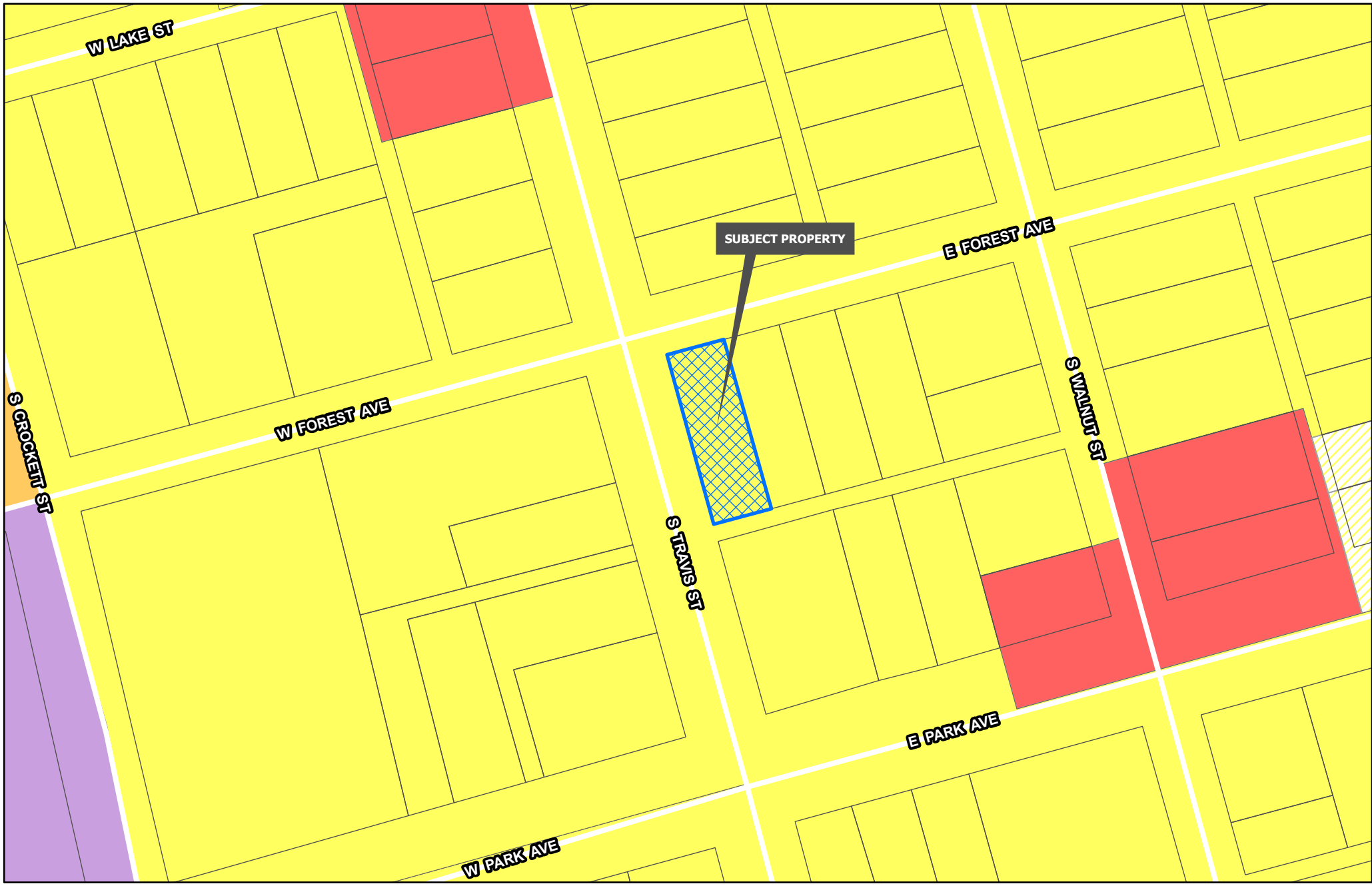
Staff Recommendation:

Staff recommends denial of the variance request. The structure was recently built without a building permit.

Attachments:

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

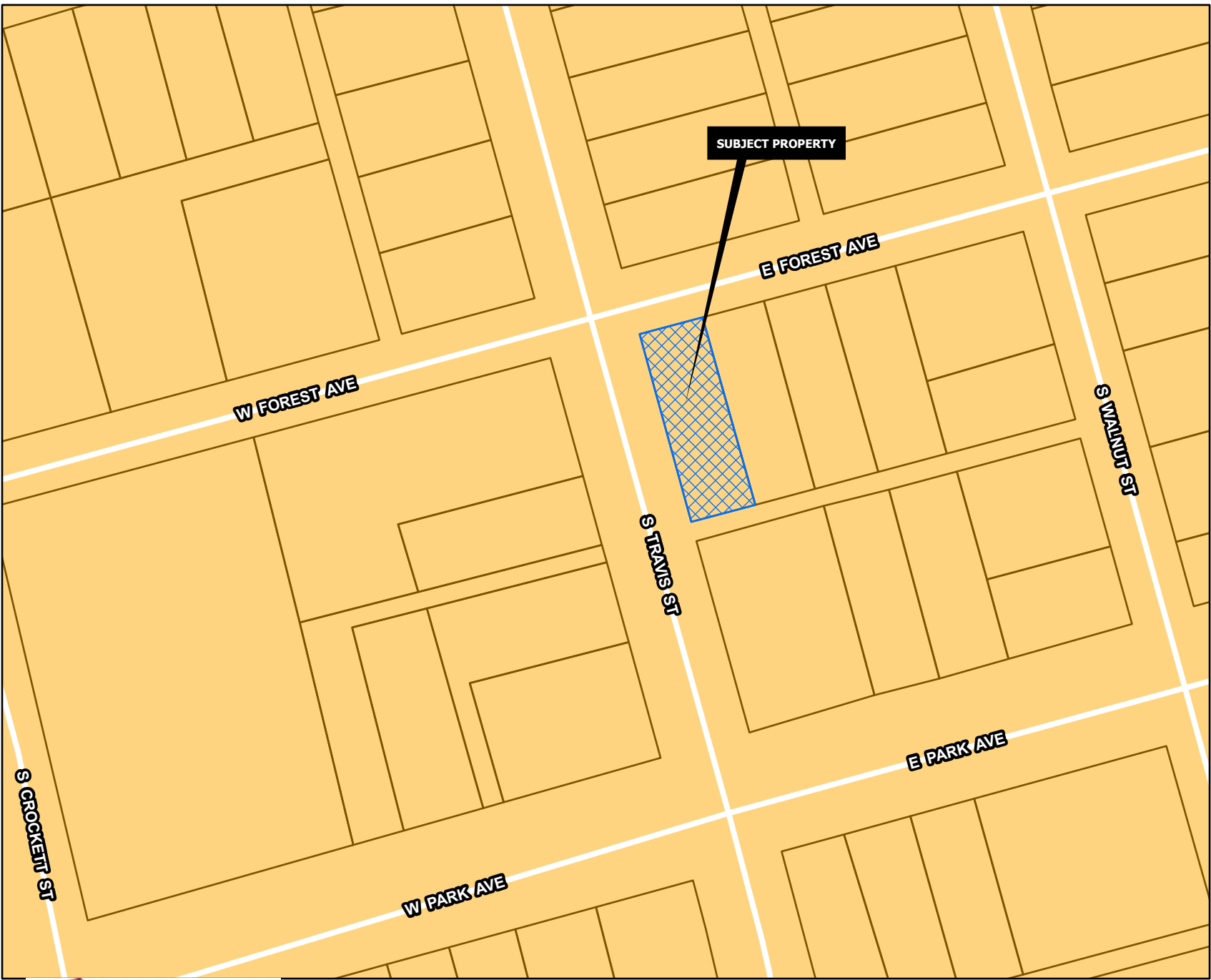




Planning & Zoning	R-4 Patio Home Residential	C-O Office
R-A Residential Agricultural	R-2F Duplex Residential	C-1 Retail Business
R-E Estate Residential	R-TH Townhome Residential	C-2 General Commercial
R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family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

**CITY OF SHERMAN
ZONING MAP
102 E FOREST AVE**





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

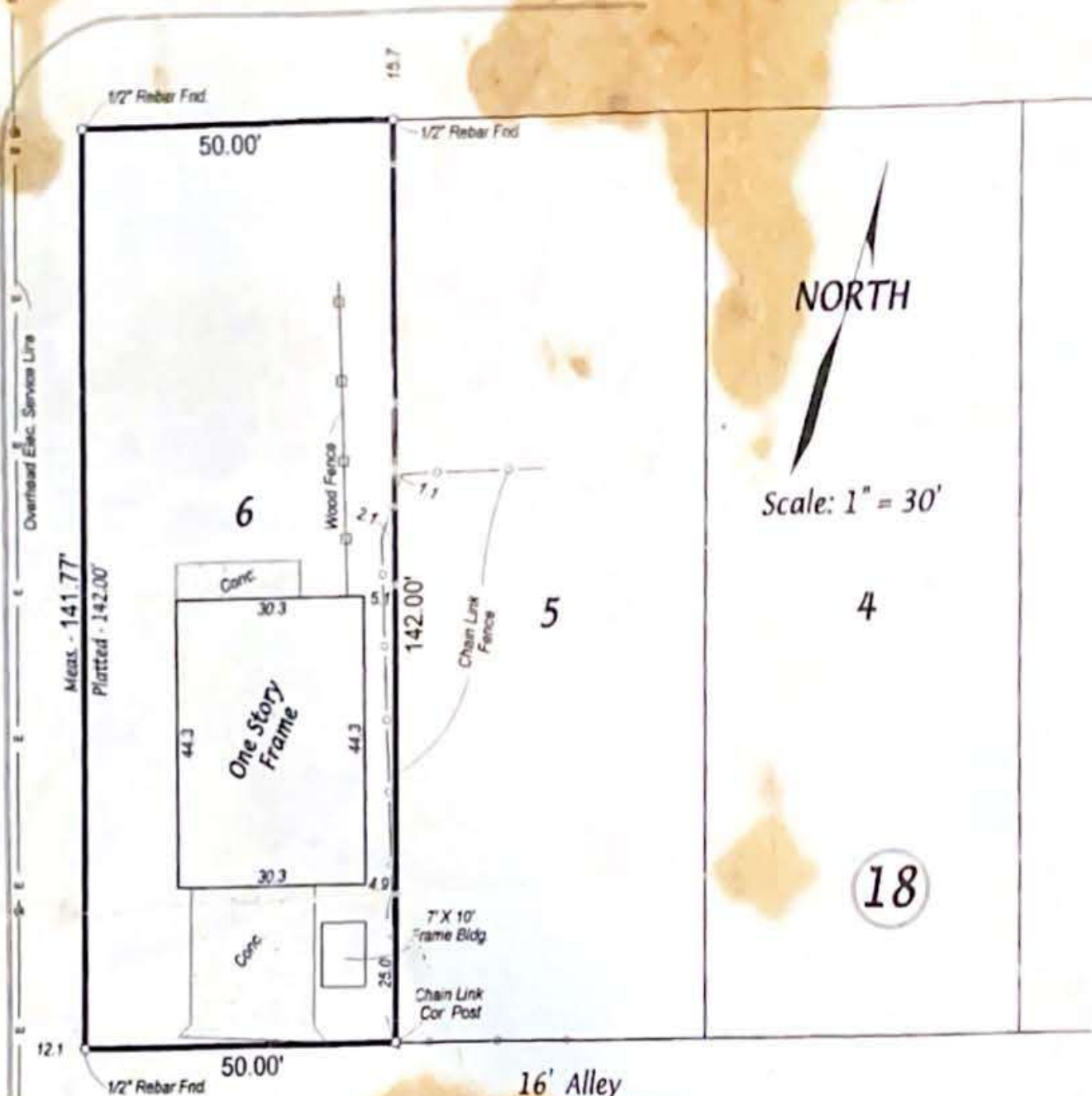
- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.





FOREST AVENUE

TRAVIS STREET



SARTIN & ASSOCIATES, INC.
 Registered Professional Land Surveyors
 P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
 phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: SABAS GANDARA

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 27 th day of October, 2003 of the following described property:

Lot SIX (6) in Block EIGHTEEN (18) of SOUTH SIDE ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 94, Pages 134 & 135, Deed Records, Grayson County, Texas.

That the improvements located on said property are known as 102 E. FOREST AVENUE, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Marshall Sartin
 R.P.L.S. # 3694



Applicant/Property Owner: Marcus Avitia / Maria Salazar

Property Address: 102 E Forest Avenue Sherman, TX

Zoning District: R-6 Residential

Requested Relief: Variance / Special Exception for an existing backyard patio covering.

Project Description: Residential Addition (Open-Sided Patio Covering)

The subject structure is an existing 600-square-foot (30' x 20'), open-sided metal pavilion with a pitched gable roof. The structural frame consists entirely of welded steel tubing, utilizing 3.5" x 3.5" (3/16" thickness) vertical support posts and 2" x 6" (3/16" thickness) gabled roof trusses. The columns are permanently anchored to the ground via 12-inch diameter poured concrete pier footings dug to a depth of 40 inches. The structure is attached to the rear of the primary residential home and remains completely open on three sides with no walls, siding, or permanent enclosures.

No utility work is included in this project; there is absolutely no electrical, plumbing, or mechanical work associated with this structure. The property owner is completing the work themselves and will act officially as the homeowner/contractor for the duration of the permit.

Regarding property setbacks, the main vertical portion of the building is positioned 25 feet from the Travis property line and 3 feet from the rear property line. A special exception/variance is requested for a setback encroachment regarding the roof overhang, which extends to within 3 feet of the rear property line. The structure remains completely un-enclosed on 3 sides, minimizing visual and spatial impacts on the surrounding properties.

Reason for Request

The structure was recently completed without the required building permits and zoning clearance. This omission was entirely accidental and occurred without any ill intent. Upon learning of the violation from the city this application was initiated to bring the property into full compliance.

The open-air design maintains light, air, and privacy for all neighboring properties. The materials, colors, and design elements match the existing primary residence perfectly. The structure is soundly built and will undergo any required safety inspections. The covering

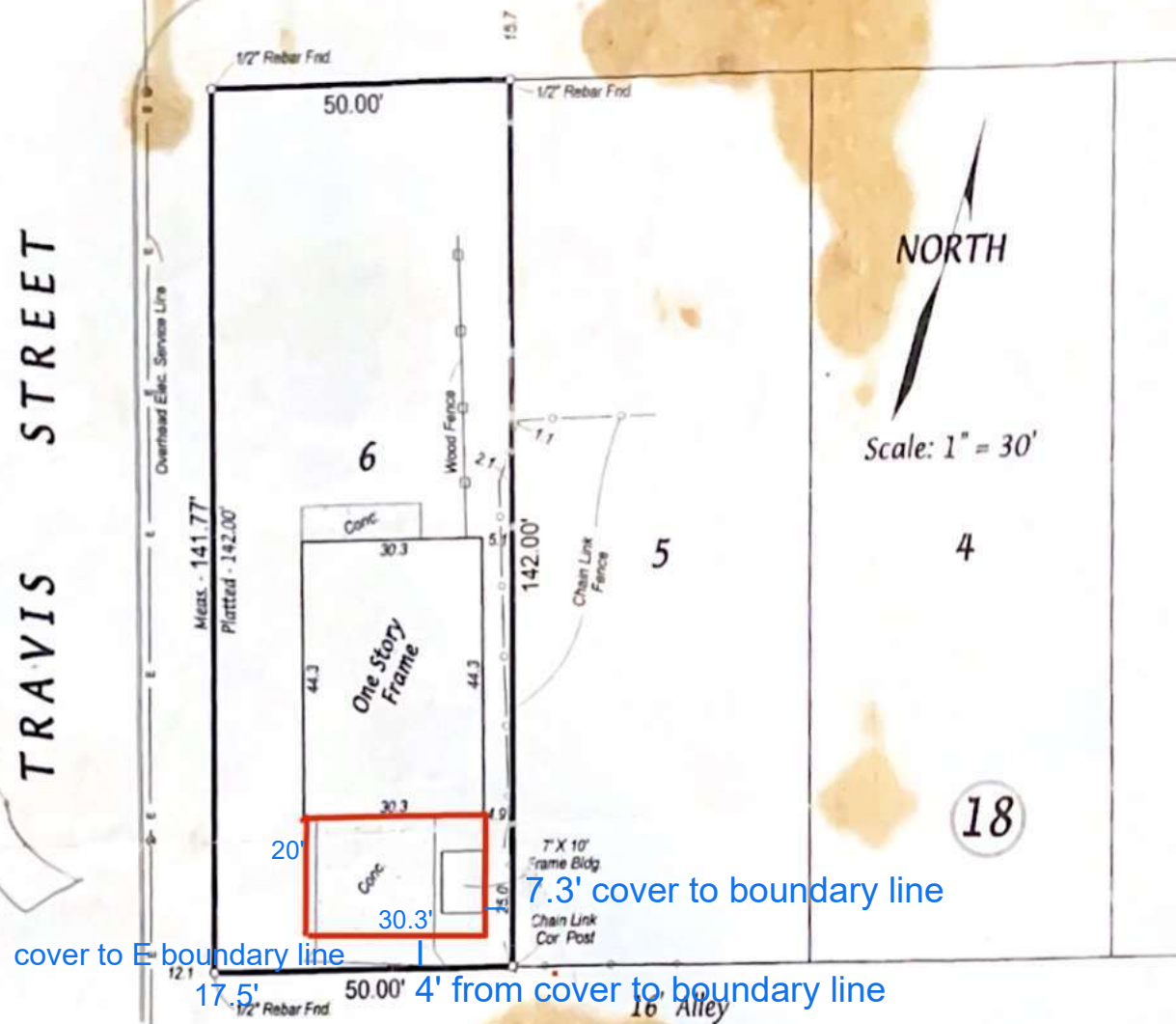
will be completely screened by a backyard fence (with plans to construct a new replacement fence through city permits and approval) and will not be seen from the street. The replacement fence will be completely enclosed with no vehicle gates converting the backyard to a full patio with no access to parking. The violation resulted from a lack of understanding of city codes, not a deliberate disregard for them.

Hardship

The house and primary outdoor living space are oriented strictly north-to-south. This exact alignment subjects the rear of the property to intense Texas heat, providing full exposure to direct sunlight from sunrise to sunset. Lacking natural topographic shade or mature foliage, the rear yard functions as an unmitigated heat sink retaining the summer heat to hazardous levels during peak daylight hours. The resulting extreme heat exposure renders the uncovered outdoor living space entirely unusable, effectively destroying the property's basic utility. This environmental constraint is a direct consequence of the pre-existing, unalterable placement of the home on the lot; the hardship is therefore dictated entirely by the land itself, rather than personal preference or convenience. The patio cover functions not as an aesthetic luxury or recreational convenience, but as a critical, passive structural buffer necessary to provide shelter from the heat and grant the property livable and functional utility.

FOREST AVENUE

TRAVIS STREET







Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 9/22/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2400 BLOCK SOUTH HIGHWAY 75 (Project No. 000453-2026)

The request of SSCGC Holdings, LLC (Owner), Land Value Partners, LLC (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400 Block South Highway 75, consisting of 46.432 acres in the Elizabeth Jones Survey, Abstract No. 625 and the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from MF-30 (Multifamily Residential) District and C-1 (Retail Business) District/Blalock Commercial Overlay District to PD (Planned Development) District for The Ridge at Stone Creek with a base zoning of C-1 (Retail Business) District and MF-30 (Multifamily Residential) District/Blalock Commercial Overlay District.

Background:

The property is located in the 2400 Block South Highway 75. The owner is requesting a Zone Change from C-1 (Retail Business) District to PD (Planned Development). The applicant requests to create a mixed-use development on 46 acres, with a mix of commercial and multi-family uses. The development would be anchored by a hotel and convention center, with additional supporting commercial and residential uses throughout the area.

Origination:

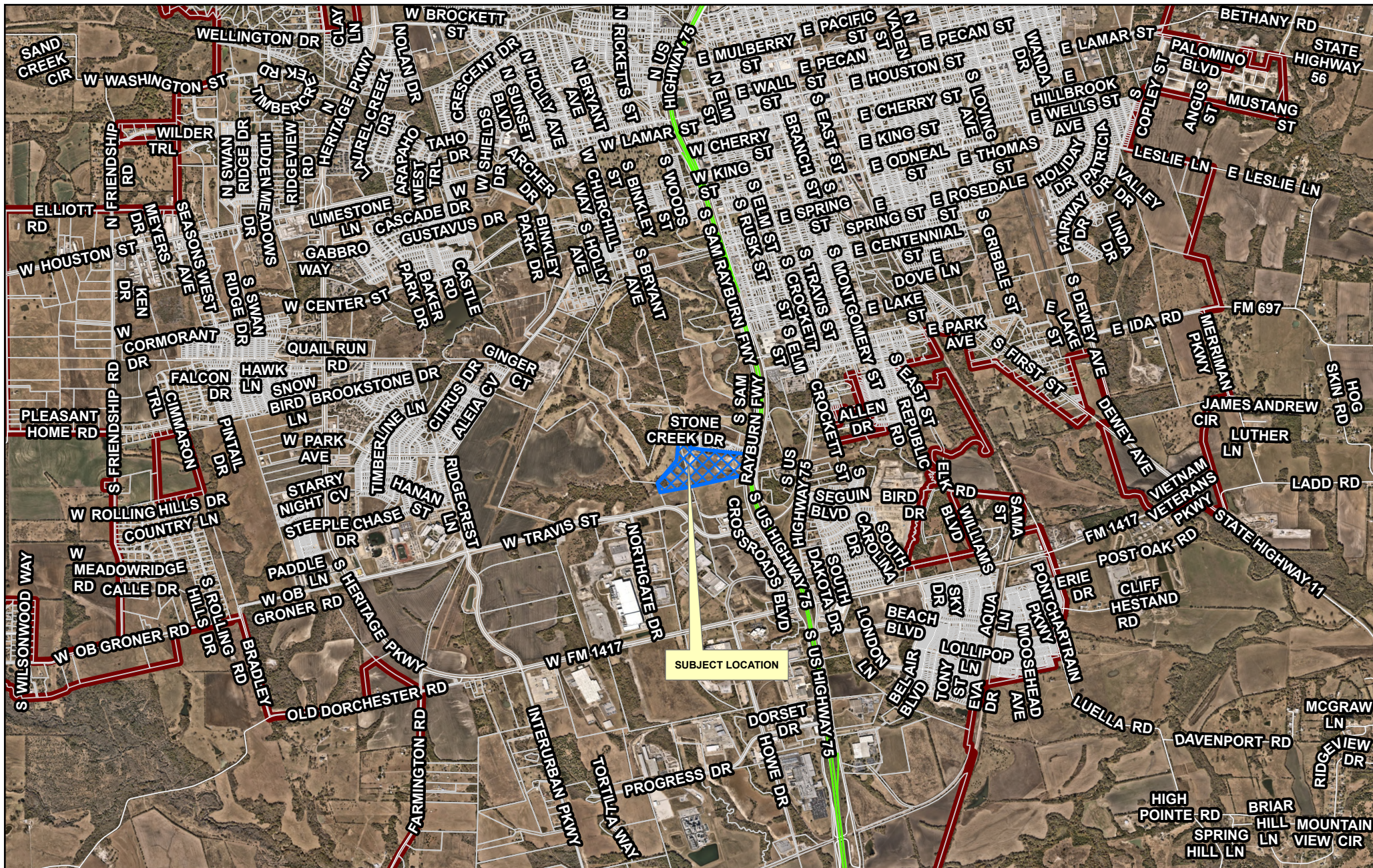
The request of SSCGC Holdings, LLC (Owner), Land Value Partners, LLC (Applicant) and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this item.

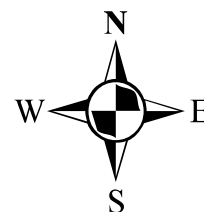
Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Planned Development Document
8. Supporting Documents -City Presentation
9. Staff Review Letter

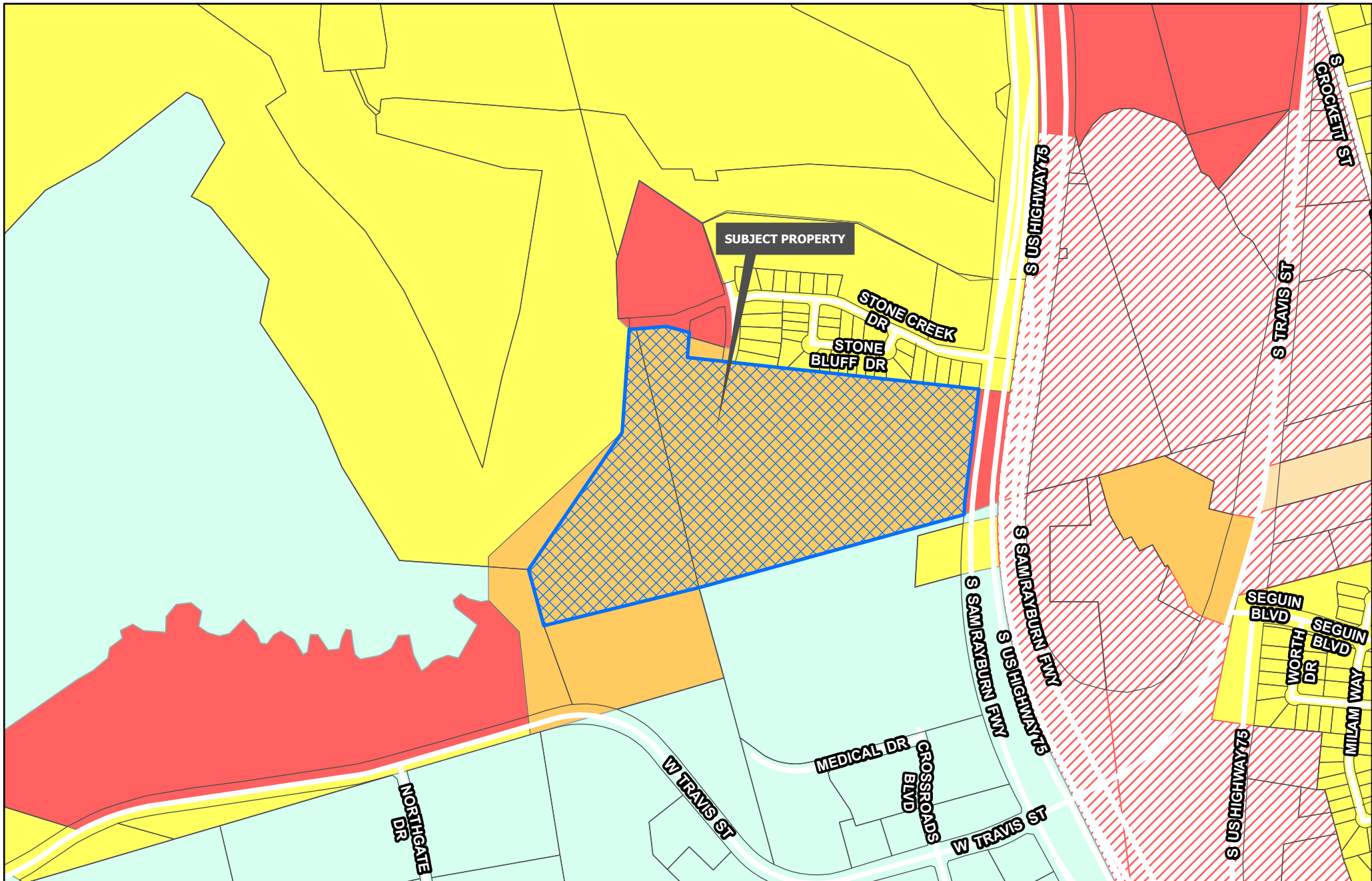


Development Services Department

**CITY OF SHERMAN
LOCATION MAP
2400 BLK S HWY 75**



Date: 8/26/2026 3:06 PM



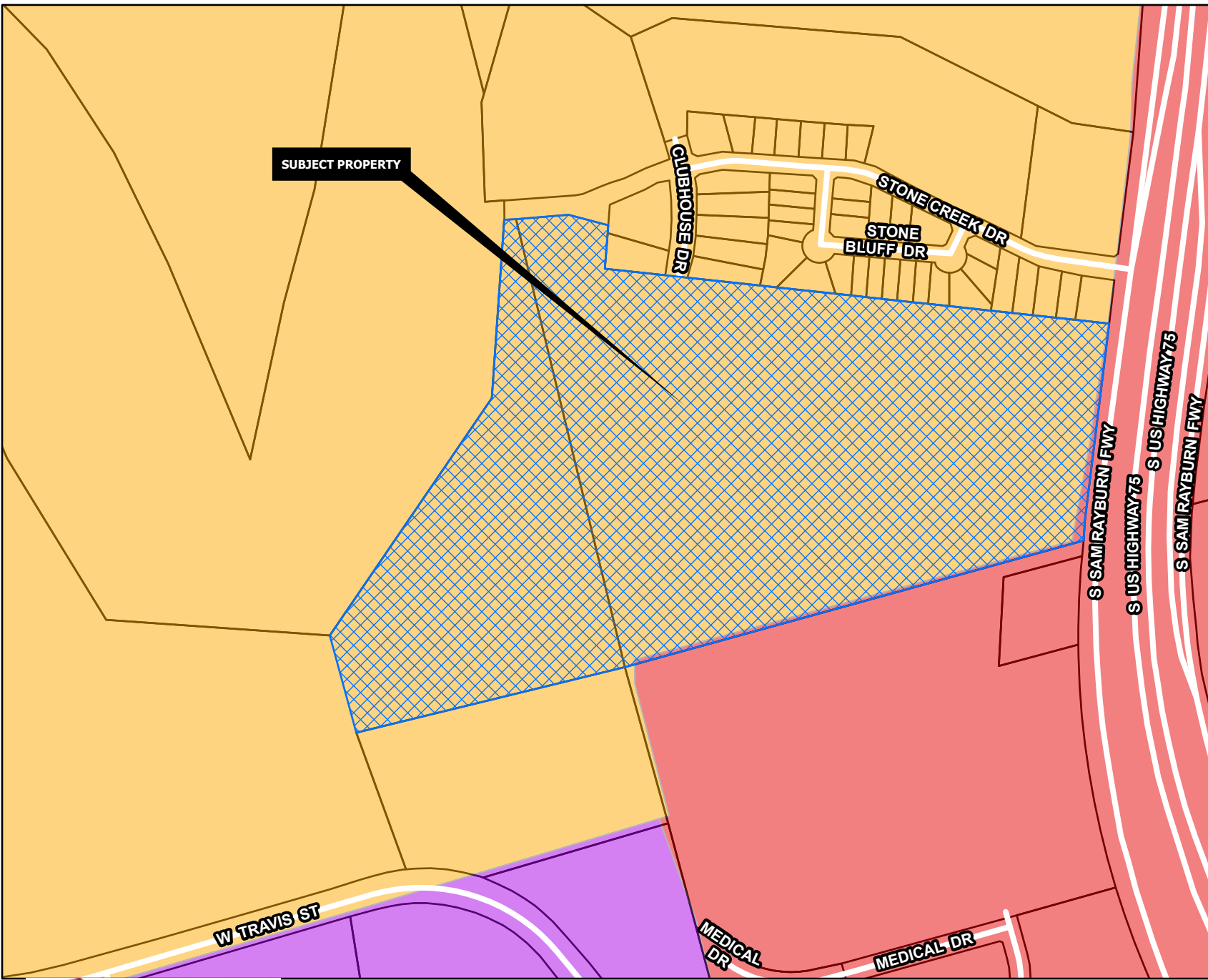
Sherman
 CLASSIC TOWN. BROAD HORIZON.
 Development Services Department

- | | | |
|--------------------------------|--------------------------------|----------------------------|
| 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
2400 BLK S HWY 75



Date: 8/26/2026 3:06 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.





SCALE
1" = 200'

LEGEND

P.O.B.	POINT OF BEGINNING
⊙	1/2" STEEL ROD FOUND
○	3/8" STEEL ROD FOUND
●	1/2" STEEL ROD SET
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE

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

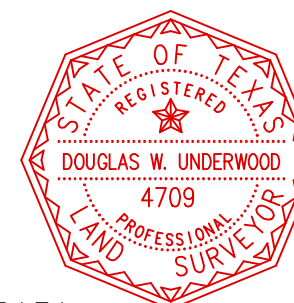
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United States of America. If this work
becomes published, the following notice
shall apply:

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All rights reserved.

SEE LEGAL ATTACHED

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.



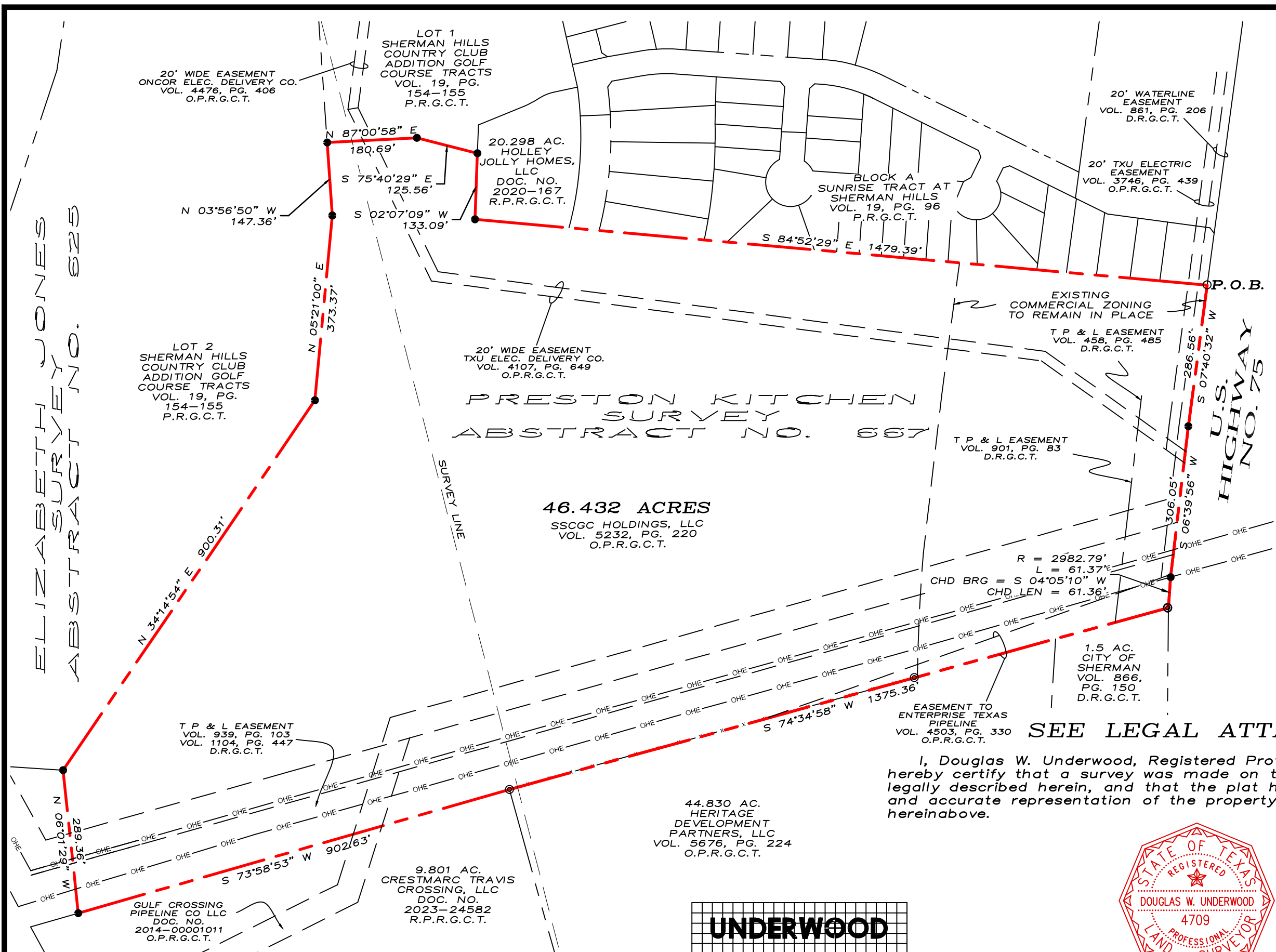
Douglas W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 01/07/25



DRAFTING & SURVEYING

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



Primary Objectives

Create a coordinated hospitality and mixed-use environment with hotel, conference, restaurant, retail, residential, parking, and open-space components.

Promote a development pattern that supports internal trips, pedestrian movement, placemaking, and public gathering areas.

Allow shared parking and structured parking so the land can be used efficiently and so the parking system can respond to different peak-demand periods.

Encourage architecture that is durable, visually coordinated, and appropriate for a significant corridor development.

Provide a zoning framework that gives the City a clear starting point for ordinance preparation while preserving flexibility for detailed site planning and engineering.

Economic and Community Development

The PD is intended to support private investment, broaden the City's tax base, strengthen the corridor, and create a planned development environment that can evolve over time as market conditions and tenant requirements become more specific.

The development should be recognizable as a planned district with a consistent design philosophy rather than a conventional strip commercial or isolated residential layout.

Public realm elements, landscaping, pedestrian linkages, and coordinated signage should be used to reinforce a sense of place and to improve the experience of residents, guests, employees, and visitors.

THE RIDGE AT STONE CREEK PD DEVELOPMENT STANDARDS

The design, development, and use of the Property shall comply with this Ordinance, the City of Sherman Zoning Ordinance, the Zoning Exhibit attached as Exhibit C, and these Development Standards.

Where these Development Standards conflict with the Zoning Ordinance, these Development Standards shall control. Where these Development Standards are silent, the Zoning Ordinance shall control.

A. Development Areas and Base Districts

1. MF-30 Residential Area. The portion of the Property located west of Gaba Drive shall be developed in accordance with the MF-30 Multifamily Residential District regulations, as they exist or may be amended, subject to the modifications contained in these Development Standards.

2. C-1 Commercial/Mixed-Use Area. The portion of the Property located east of Gaba Drive shall be developed in accordance with the C-1 Retail Business District regulations, as they exist or may be amended, subject to the modifications contained in these Development Standards.

B. Use Regulations

In addition to the uses permitted in the MF-30 (Multifamily Residential) district and the C-1 (Retail Business) district under Article 14.10 (Use Chart) of the City of Sherman Zoning Ordinance, the Property shall be subject to the additional permitted-use regulations set forth in the Use Chart below.

Use Type	MF-30 Residential Area	C-1 Commercial/Mixed-Use Area
Residential Uses		
Dwelling, multifamily	P	[1]
Dwelling, multifamily (active-adult)	P	[1]
Dwelling, single-family for rent (build-to-rent)	[2]	
Dwelling, townhome	[3]	
Residential amenities	P	[1]
Commercial, Retail, and Service Uses		
Accessory use	P	P
Automobile parking lot or structured parking	P	[4]
Conference or convention center		P
Food hall		P
Health club or studio	[5]	P
Hotel or motel		[6]
Infrastructure facilities	P	P
Public amenities	P	P
Restaurant, including outdoor dining		P

Legend for Use Chart

P – Use is permitted by right in the district indicated.

[BLANK] – Use is prohibited in the district indicated.

SUP – Use is permitted in district only upon approval of a Specific Use Permit.

[1] – *Dwelling, multifamily* – Multifamily units are permitted in the C-1 Commercial/Mixed-Use Area subject to the following conditions:

- (A) Residential units shall not be located on the first floor of any building and shall be located above first-floor commercial uses.
- (B) Residential lobbies, leasing offices, amenity spaces, mailrooms, service areas, circulation areas, and similar spaces serving the residential component are permitted on the ground floor.
- (C) Height regulation. A vertical mixed-use building shall not exceed 85 feet in height.
- (D) Density. The total number of residential units in the C-1 Commercial/Mixed-Use Area shall not exceed 210.

[2] – *Dwelling, single-family for rent (build-to-rent)*

- (A) Density. Single-family-for-rent development is not subject to the limitation of 10 dwelling units per acre. Density shall be based on an aggregate maximum of 30 dwelling units per acre.
- (B) A single-family-for-rent community shall be maintained under common ownership or management and shall provide centralized management and maintenance of common areas.

[3] – *Dwelling, townhome* – Townhomes are permitted on individually platted lots, on a single commonly owned lot, or within a condominium regime.

[4] – *Automobile parking lot or structured parking* – Ground-floor retail, office, residential amenity, or other authorized uses are permitted within a structured parking facility.

[5] – *Health club or studio* – Permitted within the MF-30 Residential Area as a residential amenity.

[6] – *Hotel or motel*

- (A) A hotel is permitted to include a conference center, restaurant, retail use, structured parking facility, and related accessory uses within the same building or on the same platted lot.
- (B) Height regulation. A hotel shall not exceed 100 feet in height.

C. Parking Regulations

Parking shall comply with the City of Sherman Zoning Ordinance, subject to the following modifications:

Shared parking. is permitted between uses and lots within the C-1 Commercial/Mixed-Use Area. When the total parking provided is less than the sum of the parking otherwise required for each individual use, a shared-parking study shall be submitted with the applicable site plan. The study shall identify:

1. The number and location of parking spaces;
2. The uses served;
3. The parking demand generated by each use;
4. The anticipated peak parking periods; and
5. The pedestrian connections between the parking and the uses served.

The shared-parking arrangement shall be approved as part of the applicable site plan.

Parking serving a use is permitted on a separate lot within the C-1 Commercial/Mixed-Use Area, subject to an executed shared-parking and access agreement when the parking and principal use are under separate ownership.

D. Definitions

Conference or convention center. A facility used for service organizations, business and professional conferences, and seminars, with accommodations for conference attendees. Accommodations include sleeping, dining, and recreation. A conference center is not designed solely for overnight use by the general public.

Food hall. A dining or market space where multiple independent food vendors operate within a shared space that includes communal seating.

Infrastructure facilities. Facilities such as detention and drainage improvements, water and sanitary sewer utilities, or similar facilities necessary to support development and land-use activities.

Multifamily, active adult. A multifamily dwelling development specifically designed for independent living by individuals or couples 55 years of age or older, where no meal service is provided.

Public amenities. Amenities such as plazas, greens, open space, amphitheaters, or similar pedestrian amenities.

Residential amenities. Amenities ancillary to multifamily residential uses, such as a clubhouse, leasing office, fitness facility, pool, or similar community amenities.

Shared parking. The approved use of the same off-street parking spaces for two or more distinguishable uses when peak parking demand occurs at different times of day, or when multiple uses are visited without moving the automobile, resulting in fewer parking spaces than the combined total otherwise required for each use separately.

THE RIDGE AT STONE CREEK
CONCEPTUAL ZONING EXHIBIT - FOR REVIEW ONLY

JOB NO. 24121355
DFT: EB



SCALE
1" = 200'

LEGEND

P.O.B.	POINT OF BEGINNING
⊙	1/2" STEEL ROD FOUND
○	3/8" STEEL ROD FOUND
●	1/2" STEEL ROD SET
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE

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

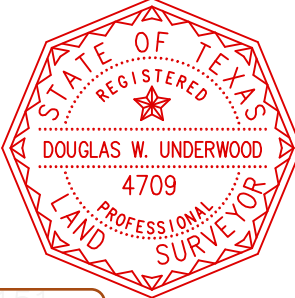
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SEE LEGAL ATTACHED

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.

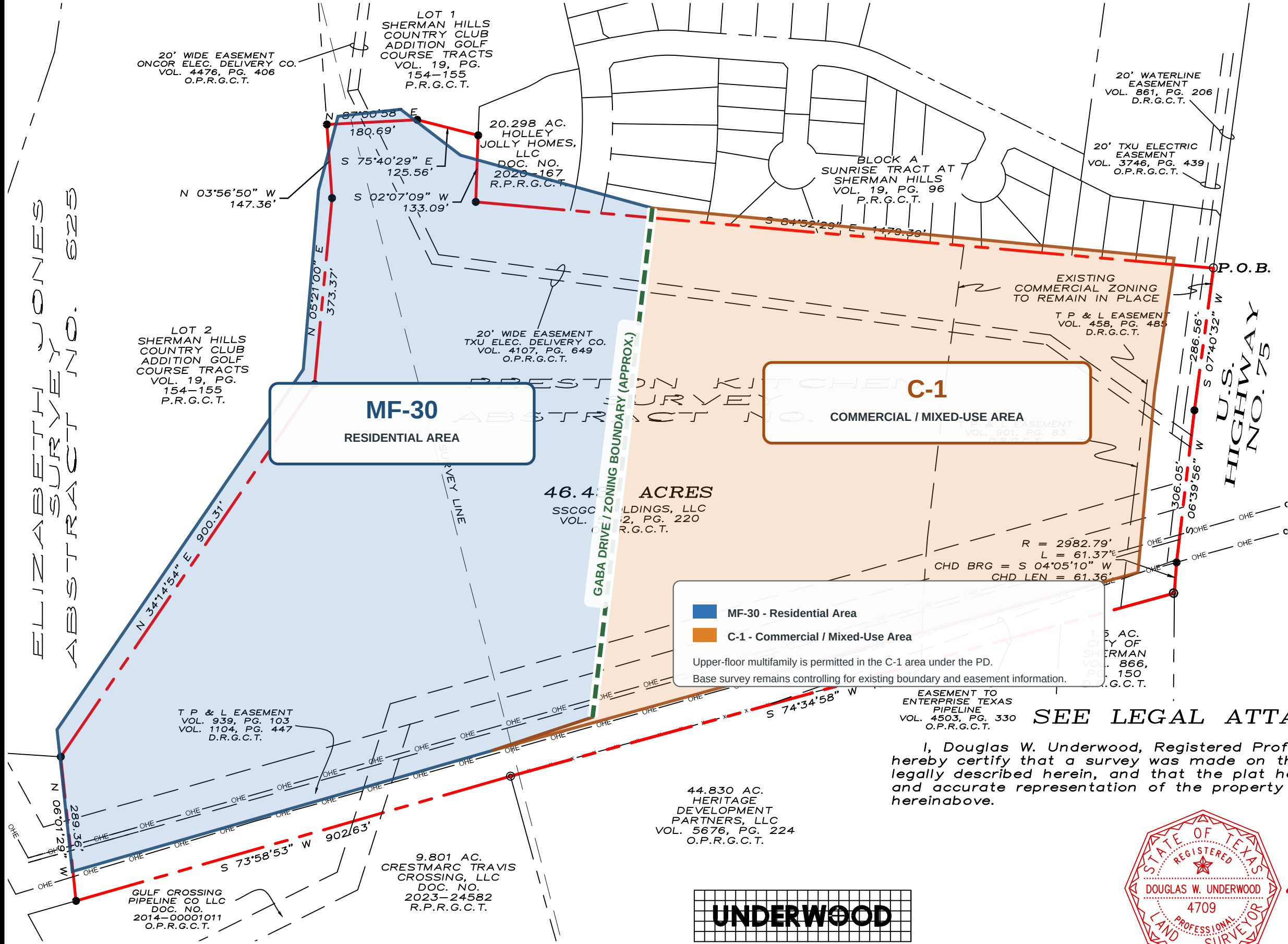


Douglas W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 01/07/25



CONCEPTUAL ONLY - NOT A SURVEYED OR ENGINEER-CERTIFIED ZONING EXHIBIT
Gaba Drive and zoning-area boundaries are approximate and must be verified by the project engineer before City filing.



Concept and Scale

Views illustrate the relationship among the mixed-use buildings, hotel, public spaces and residential neighborhoods



The final site plan and building designs will proceed through the City's normal review process.

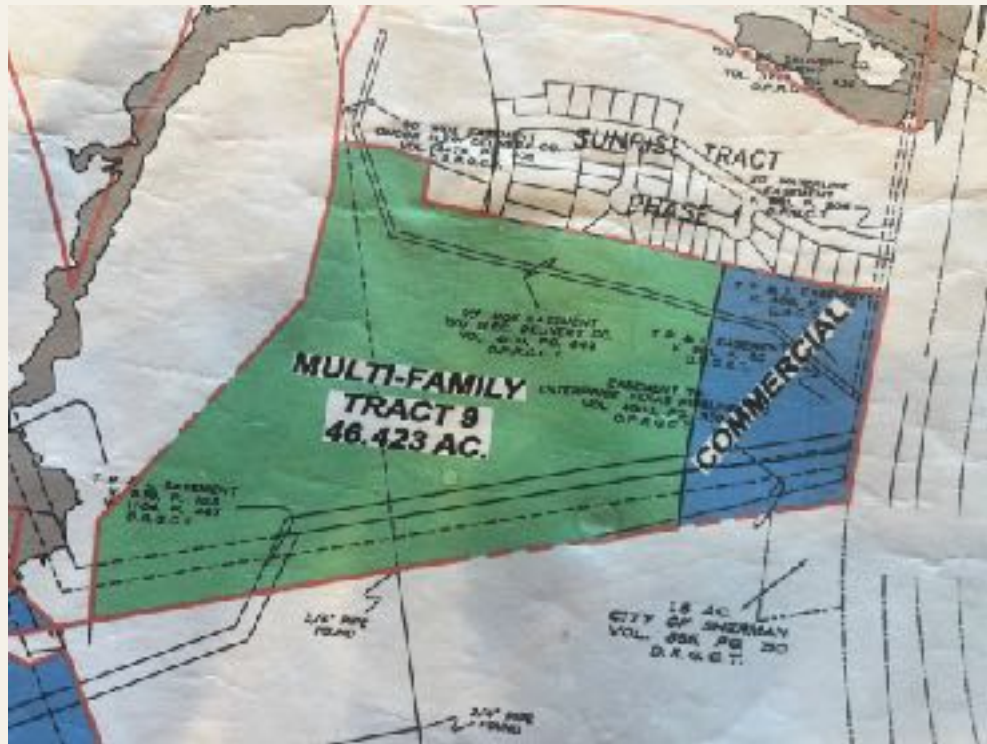




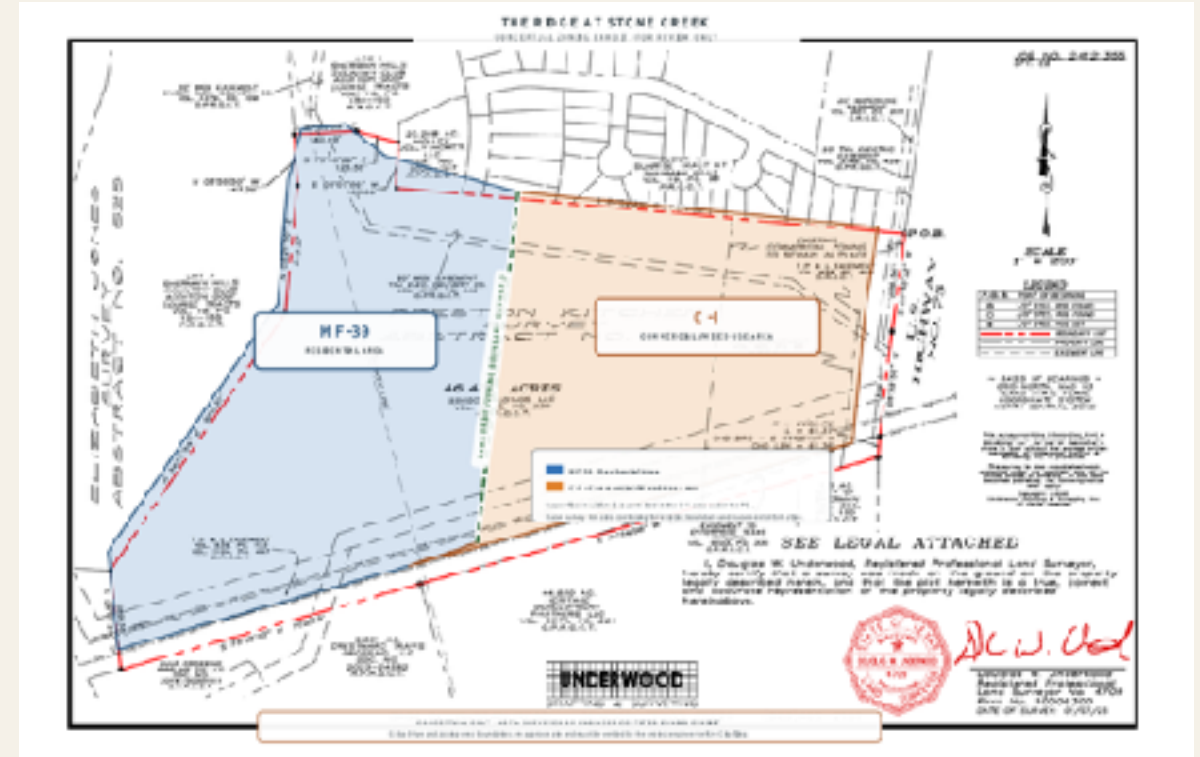
Existing and proposed zoning

The PD reduces the land mapped as MF-30

EXISTING ZONING



PROPOSED PD



Reduced R-30 zoning by 1/3

Development program

The concept combines housing, commercial uses and hospitality within one connected plan



*** Largest in Grayson County**

THE RIDGE AT STONE CREEK

CURRENT CONCEPT

- 40,000 SF Convention Center*
- Up to 250 room Hotel*
- Commercial/retail space
- Urban Residential

THE RIDGE

at Stone Creek



PLANNED DEVELOPMENT REQUEST

STAFF REVIEW LETTER

September 16, 2026

Sent via Email

David Recht
511 E. John Carpenter Frwy. Ste 500
Irving, TX 75062

Herbert Gears
4526 Wildbriar Dr.
Irving, TX 75061

Dear Applicants,

The request of a Public Hearing and Zone Change from MF-30 (Multifamily Residential) District and C-1 (Retail Business) District/Blalock Commercial Overlay District to PD (Planned Development) District for The Ridge at Stone Creek with a base zoning of C-1 (Retail Business) District and MF-30 (Multifamily Residential) District/Blalock Commercial Overlay District in the 2400 Block South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 22, 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. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, 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: Clint Philpott, Acting 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. 16.

Meeting Date: 9/22/2026

Prepared By: Lauren Marlow, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

OTHER BUSINESS - 2027 SUBMITTAL CALENDAR

Approve the 2025 Planning and Zoning Commission and Board of Adjustment Calendar

Background:

A development services schedule for all land development applications and filings for the period January 1st to December 31st of each year shall be set by the Planning and Zoning Commission on or before December 1st of the year before such period and shall be published as part of the development application checklist. Any changes or amendments to the approved schedule require Planning and Zoning Commission approval. Zoning Ordinance, Subsection 14.06.004(c)(2)(B)(i)

Origination:

City of Sherman

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. 2027 Planning and Zoning Commission and Board of Adjustment Calendar

2027 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR

MONTH APPROVED	Zone Changes and Specific Use Permits ^{2,3}			Site Plan and Temporary Use Permits ³		Variances and Special Exceptions ³	
	APPLICATION ACCEPTED	P&Z MEETING	CITY COUNCIL MEETING	APPLICATION ACCEPTED	P&Z MEETING	APPLICATION ACCEPTED	BOARD OF ADJUSTMENT MEETING
JANUARY	11/4/2026	12/15/2026	1/19/2027	11/4/2026	12/15/2026	11/4/2026	12/15/2026
FEBRUARY	12/16/2026	1/26/2027	2/15/2027	12/16/2026	1/26/2027	12/16/2026	1/26/2027
MARCH	1/6/2027	2/16/2027	3/15/2027	1/6/2027	2/16/2027	1/6/2027	2/16/2027
APRIL	2/10/2027	3/23/2027	4/19/2027	2/10/2027	3/23/2027	2/10/2027	3/23/2027
MAY	3/10/2027	4/20/2027	5/17/2027	3/10/2027	4/20/2027	3/10/2027	4/20/2027
JUNE	4/7/2027	5/18/2027	6/21/2027	4/7/2027	5/18/2027	4/7/2027	5/18/2027
JULY	5/12/2027	6/22/2027	7/19/2027	5/12/2027	6/22/2027	5/12/2027	6/22/2027
AUGUST	6/9/2027	7/20/2027	8/16/2027	6/9/2027	7/20/2027	6/9/2027	7/20/2027
SEPTEMBER	7/7/2027	8/17/2027	9/20/2027	7/7/2027	8/17/2027	7/7/2027	8/17/2027
OCTOBER	8/11/2027	9/21/2027	10/18/2027	8/11/2027	9/21/2027	8/11/2027	9/21/2027
NOVEMBER	9/8/2027	10/19/2027	11/15/2027	9/8/2027	10/19/2027	9/8/2027	10/19/2027
DECEMBER	10/6/2027	11/16/2027	12/20/2027	10/6/2027	11/16/2027	10/6/2027	11/16/2027

MONTH APPROVED	Preliminary Plat		Final Plat Approval ⁴	
	APPLICATION ACCEPTED	STAFF RESPONSE DEADLINE	APPLICATION ACCEPTED	P&Z MEETING
JANUARY	12/22/2026	1/22/2027	12/30/2026	1/26/2027
FEBRUARY	1/13/2027	2/12/2027	1/20/2027	2/16/2027
MARCH	2/17/2027	3/19/2027	2/24/2027	3/23/2027
APRIL	3/17/2027	4/16/2027	3/24/2027	4/20/2027
MAY	4/14/2027	5/14/2027	4/21/2027	5/18/2027
JUNE	5/19/2027	6/17/2027	5/26/2027	6/22/2027
JULY	6/16/2027	7/16/2027	6/23/2027	7/20/2027
AUGUST	7/14/2027	8/13/2027	7/21/2027	8/17/2027
SEPTEMBER	8/18/2027	9/17/2027	8/25/2027	9/21/2027
OCTOBER	9/15/2027	10/15/2027	9/22/2027	10/19/2027
NOVEMBER	10/13/2027	11/12/2027	10/20/2027	11/16/2027
DECEMBER	11/17/2027	12/17/2027	11/17/2027	12/14/2027

1. All submittals must now be made through the Self Service Portal. Applications may be submitted prior to the deadline, but will not be accepted by the City after 5:00 pm on the Application Accepted date displayed on this page.

2. Planned Development (PD) submittals may require additional time for staff to review the zone change application.

3. The City reserves the right to modify the timelines in particular zoning, specific use permits, site plan, temporary use permits, variances and special exceptions requests at the City's sole discretion.

4. A final plat requiring or conditioned on a zoning change will not be approved by the Planning and Zoning Commission if the zoning request has not yet been approved by City Council.



Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 9/22/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

OTHER BUSINESS - INITATION OF PD MODIFICATION FOR THE HICKORY HILL PLANNED DEVELOPMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 9/22/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

