
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 22, 2025, at 5:00 PM in the Municipal Ballroom at 405 North Rusk Street to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MARCH 18, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**

3. **ANNOUNCEMENTS**

4. **CITIZEN COMMENTS**

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

Open Public Hearing

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

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. *** 1004 NORTH EAST STREET (PROJECT NO. 25-001522)**

The request of M&G Home Builders (Owner) and Helvey Wagner Surveying Inc. (Surveyor) concerning the property located at 1004 North East Street, consisting of 0.153 acres being in the J.B. McAnair Survey, Abstract No. 765 and currently zoned R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Lot 1 East Addition.

7. *** 2400-2500 BLOCK SOUTH EAST STREET (PROJECT NO. 25-001633)**

The request of Three Oaks Development Construction Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 4.027 acres, being a part of The Preston Kitchens Survey, Abstract No. 667 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Three Oaks Addition, Section 3

8. *** 510 PROGRESS DRIVE (PROJECT NO. 25-001162)**

The request of Rayburn Energy Station, LLC (Owner), Frank Polma P.E. (Representative) and R-Delta Engineers, Inc. (Surveyor) concerning the property located at 510 Progress Drive, consisting of 73.387 acres being in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Rayburn Energy Station.

9. *** 901 EAST HOUSTON STREET (PROJECT NO. 25-001179)**

The request of Gail Utter (Owner), Kirk Allen, KDA Industries, Inc. (Representative) and KRG Civil Engineers, Inc. (Engineer/Surveyor) concerning the property located at 901 East Houston Street, consisting of 1.695 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Hope on Houston Parking Lot.

10. *** 2211 NORTH HIGHWAY 75 (PROJECT NO. 25-001520)**

The request of Brad Tidwell, OV Sherman, LLC (Owner), Kyle Stephens (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2211 North Highway 75, consisting of 8.927 acres, being Lot 2, Replat of Lot 3, Block 2, Independence Square Addition Section 3, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, consisting of 8.927 acres, as follows:

Planning and Zoning Commission

Site Plan approval of Multi-flex office/shop.

11. **2424 TEXOMA PARKWAY (PROJECT NO. 25-000527) - TABLED FROM MARCH 18, 2025**

The request of PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) concerning the property located at 2424 Texoma Parkway, consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustment

A. Public Hearing and Variance under section 14.02.016 to allow a 6.1' side setback in lieu of the required 15' for the existing structure.

B. Public Hearing and Variance under section 14.02.016 to allow a 7.7' side setback in lieu of the required 15' for the existing structure.

C. Public Hearing and Variance under section 14.04.016 to allow a 10' rear setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under section 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

E. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.

F. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or Motel in a C-1 (Retail Business) District.

12. **306 SOUTH DEWEY AVENUE (PROJECT NO. 25-000548) - TABLED FROM MARCH 18, 2025**

The request of David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor) concerning the property located at 306 South Dewey Avenue, consisting of 0.190 acres being a portion of Block 2 of the J.P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

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

13. **1804 NORTH HIGHWAY 75 (PROJECT NO. 25-001264)**

The request of AHM 1804 Real Estate, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1804 North Highway 75, consisting of 2.289 acres being a part of Lot 1, of the final plat of James Plaza Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-1 (Retail Business) District/75&82 Overlay District to a C-2 (General Commercial) District/75&82 Overlay District.

B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75&82 Overlay District.

14. **1509 WEST HOUSTON STREET (PROJECT NO. 25-001145)**

The request of Roger Baigg (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1509 West Houston Street, consisting of 1.042 acres being a Replat of Part of Block 1, Replat of Westwood Village Subdivision and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow 0' side setback in lieu of the required 25' setback for the existing structure adjacent to a major arterial for the existing structure.

B. Public Hearing and Variance under Section 14.02.016 to allow 3.7' side setback in lieu of the required 15' for the existing structure.

15. 1024 SOUTH FIRST STREET (PROJECT NO. 25-001149)

The request of Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) concerning the property located at 1024 South First Street, consisting of 0.7561 acres being part of the G. B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District to a C-2 (General Commercial) District.

16. 1010 SOUTH FIRST STREET (PROJECT NO. 25-001152)

The request of BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1010 South First Street, consisting of 0.387 acres being a part of the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

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

17. 912 SOUTH BURDETTE AVENUE (PROJECT NO. 25-001154)

The request of Ivan and Aretuza Custodio (Owners) and BDS Texas Corporation (Surveyor) for the property located at 912 South Burdette Avenue, being Lot 9, Block 1, Casa Linda Second Addition, as follows:

Planning and Zoning Commission

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

18. 1911 LOY LAKE ROAD (PROJECT NO. 25-001175)

The request of Mahan Shabani (Owner), Greg Joseph (Representative) and Pacheco Koch Consulting Engineers (Surveyor) concerning the property located at 1911 North Loy Lake Road, consisting of 1.137 acres being Lot 3, Block A in the Sheldon Pavilion Replat, as follows:

Planning and Zoning Commission

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

19. 360 EAST EVERGREEN STREET (PROJECT NO. 25-001167)

The request of Cool Water Development, LLP (Owner), David Weaver (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 360 East Evergreen Street, consisting of 0.289 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.06.016 to allow a 13.4' side setback in lieu of the required 15' for the existing metal structure.

B. Public Hearing and Variance under Section 14.04.0001(b)(1) to allow a 0' side setback to exceed the allowed 15' for the existing awning addition.

C. Public Hearing and Variance under Section 14.06.016 to allow an 8.6' rear setback in lieu of the required 25' for the existing metal structure.

Planning and Zoning Commission

D. Site Plan for a Contractor Office Addition.

20. **726 WEST LAMAR STREET (PROJECT NO. 25-001177)**

The request of Donna Brown (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, consisting of 0.227 acres being a part of the Samuel Blagg Survey, Abstract No. 56, and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow 9,869 square feet in lieu of the required 10,000 square feet for the lot area.

21. **1815 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 25-001188)**

The request of Acepack, Inc. (Owner), David Farrell (Representative) and PSA Engineering (Surveyor/Engineer) for the property located at 1815 South Sam Rayburn Freeway, consisting of 12.69 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently zoned M-2 (Heavy Manufacturing) District/Sam Rayburn Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.020 to allow 35.5' front setback in lieu of the required 40' for the existing structure.

B. Public Hearing and Variance under Section 14.04.001(b)(1) to allow 0' side setback in lieu of the required 25' for the existing structure.

C. Public Hearing and Variance under Section 14.04.001(b)(1) to allow 1.75' side setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under Section 14.02.020 to allow 3.16' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

E. Site Plan for Acepack Warehouse Addition.

22. **401 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 25-001189)**

AN EMAIL WAS RECEIVED BY SAM PATEL WEDNESDAY – APRIL 2, 2025 AT 11:14 A.M. REQUESTING TO TABLE THIS ITEM.

The request of Mockingbird Hospitality, LLC (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 401 South Sam Rayburn Freeway, consisting of 3.31 acres being a part of the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District and repeal Ordinance 6732.

Close Public Hearing

23. **ADJOURNMENT**

Overall Location Map

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

Clay Mahone, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

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

the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on April 17, 2025 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of April 2025
City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician