
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 20, 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 APRIL 22, 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, 10, 11, 12 AND 13)**

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. *** 1005 SOUTH TRAVIS STREET, 1012 AND 1018 SOUTH WALNUT STREET (PROJECT NO. 000031-2025)**

The request of Daniel and Laura Dominick (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1005 South Travis Street, 1012 and 1018 South Walnut Street, consisting of 0.863 acres being a Replat of Part of Lot 3, Moore's Addition and being a part of Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single Family Residential) District and R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission
Final Plat of Dominick Estates.

7. *** 100 BLOCK HARRELL ROAD (PROJECT NO. 000032-2025)**

The request of Brian and Meredith Neal (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100 Block Harrell Road, consisting of 7.369 acres being a part of Benjamin Fitch Survey, Abstract No. 432 and being all of Lot 2 of Neal Addition creating Lots 1 & 2, Block 1 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission
Final Plat of Neal on Harrell Addition

8. *** 2011 AND 2019 WEST HOUSTON STREET (PROJECT NO. 000033-2025)**

The request of Rodolfo Reynoso (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2011 and 2019 West Houston Street, consisting of 9.98 acres being a part of J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District and R-6 (Single Family

Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Reynoso on 56 Addition.

9. *** 2400 BLOCK WEST LAMBERTH ROAD AND 2500 BLOCK NORTH FRIENDSHIP ROAD (PROJECT NO. 000034-2025)**

The request of Sherman Hickory Hill, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400 Block West Lamberth Road and 2500 Block North Friendship Road, consisting of 2.02 acres being a part of the George R. Reeves Survey, Abstract No. 1020 and located in the Hickory Hill PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Hickory Hill Commercial Tract No. 1.

10. *** 726 WEST LAMAR STREET (PROJECT NO. 000035-2025)**

The request of Donna Brown (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, consisting of 0.234 acre in the Samuel Blagg Survey, Abstract No. 56 and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay District, as follows:

Planning and Zoning Commission

Final Plat of DK Brown Addition.

11. *** 501 WEST TAYLOR STREET (PROJECT NO. 25-001523)**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative) and Teague Nall & Perkins (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 9.984 acres being in the J. B. McAnair Survey, Abstract Number 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Fairview Elementary School Lot 1, Block 1

12. *** 521 SOUTH DEWEY AVENUE (PROJECT NO. 25-001525)**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative) and Teague Nall & Perkins (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.863 acres being in the George B. Pilant Survey, Abstract Number 963, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Crutchfield Elementary School Lot 1, Block 1

13. *** 4200 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 25-000565)**

The request of Mehrad Sadeghpour (Owner), Jamie Gallagher (Representative) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 4200 Block North Highway 75, consisting of 6.861 acres, being in the T.J. Shannon Survey, Abstract No. 1137 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Texoma Dental.

14. **2424 TEXOMA PARKWAY (PROJECT NO. 25-000527) - TABLED FROM APRIL 22, 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 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under section 14.04.003 to allow 18' deep parking spaces in lieu of the required 20' for the existing parking spaces.

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.

15. 912 SOUTH BURDETTE AVENUE (PROJECT NO. 25-001154) - TABLED FROM APRIL 22, 2025

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.

16. 360 EAST EVERGREEN STREET (PROJECT NO. 25-001167) - TABLED FROM APRIL 22, 2025

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

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.

17. 401 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 25-001189) - TABLED FROM APRIL 22, 2025

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:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 8.6' side setback in lieu of required 15' for existing structure.

Planning and Zoning Commission

B. 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.

18. 1410 WEST HOUSTON STREET (PROJECT NO. 000006-2025)

The request of Laurel Acres, LTD (Owner), Brian Dunne (Representative), Gustavo Cardona (Tenant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1410 West Houston Street, consisting of 0.1928 acres being Lot 1, Block 3, of the Replat of Lots 1, 2, 3, 4 and the North 15 ft. of Lot 5, Block 3, Elliott's Gray's Hill Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 7.1' side setback in lieu of required 15' for existing structure.

B. Public Hearing and Variance under Section 14.02.017(B) to allow a 34.7' setback for the existing structure for a building in the C-2 (General Commercial) District that abuts a residential zoned property.

Planning and Zoning Commission

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

19. 309 NORTH EAST STREET AND 521 EAST MULBERRY STREET (PROJECT NO. 000007-2025)

The request of Chris Vickrey (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 309 North East Street and 521 East Mulberry Street, consisting of 1.170 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structures along East Street being in the M-2 (Heavy Manufacturing) District.
- B. Public Hearing and Variance under Section 14.02.020 to allow a 3' side setback in lieu of the required 25' the existing structure.
- C. Public Hearing and Variance under Section 14.02.020 to allow a 9.2' side setback in lieu of the required 25' for the existing structure.
- D. Public Hearing and Variance under Section 14.02.020 to allow 6.8' side setback in lieu of the required 25' for the existing structure.

20. 712 SOUTH CROCKETT STREET (PROJECT NO. 000012-2025)

The request of Mary Lee Homan (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors) concerning the property located at 712 South Crockett Street, consisting of 0.258 acres being part of Lot 30, Block 10, Hare and Randolph's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District/Heritage Row Historical District to R-5 (Single Family Residential) District/ Heritage Row Historical District.

21. 4505 AND 4511 TEXOMA PARKWAY (PROJECT NO. 000009-2025)

The request of Kurt Himmelreich (Owner), Daniel Hinson (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4505 and 4511 Texoma Parkway, consisting of 2.621 acres being Lot 1, Block 1 of Texoma Center Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

22. 314 EAST BROCKETT STREET (PROJECT NO. 000011-2025)

The request of Garland Sunset, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 314 East Brockett Street, consisting of 0.207 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1, Block 6, G.W. Bond's Supplement No. 2, as follows:

Planning and Zoning Commission

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

B. Final Plat of Brockett Baig Addition, Lot 1R, Block 6

23. 814 EAST MULBERRY STREET (PROJECT NO. 000014-2025)

The request of Gutierrez Ramirez (Owner) and Burns Surveying (Surveyor) concerning the property located at 814 East Mulberry Street, consisting of 0.08 acres being a portion of Lots 16 and 17, Block 14 of Chaffin's Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.008 to allow a 37.50' lot width in lieu of the required 40' lot width.

Planning and Zoning Commission

B. Public Hearing and Zone Change from an M-2 (Heavy Manufacturing) District to R-4 (Patio Home Residential) District.

24. OTHER BUSINESS

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.02 (Zoning Districts), Section 14.02.021 (Planned Development District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Minimum Qualification Of A Proposed PD District; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Close Public Hearing

25. **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:

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 May 15, 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 15th day of May 2025

City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician