
ACTION MINUTES

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

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

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

Members Absent: Vice Chairman Downtain
Alternate: Katie Dupuis

1. **CALL TO ORDER**

Bookmarked at 00:06:23

Chairman Mahone called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR MARCH 18, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:07:51

The Planning and Zoning Commission reviewed the minutes of the March 18, 2025, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:08:22

CITIZEN COMMENTS

Bookmarked at 00:08:28

Open Public Hearing

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

Bookmarked at 00:10:36

The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7, 8, 9 and 10 on the Consent Agenda as presented. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:11:31

Planning and Zoning Commission

Motion by Commission Member Sims to table Items A, B, C, D, E and F located at 2424 Texoma Parkway.

Second by Commission Member Blagg.

VOTING AYE: MAHONE, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

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 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.

Bookmarked at 00:27:54

Planning and Zoning Commission

**Motion by Commission Member Blagg to untable the Zone Change located at 306 South Dewey Avenue.
Second by Commission Member Sims.**

**VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY
VOTING NAY: NONE.**

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to deny the Zone Change located at 306 South Dewey Avenue.

This motion fails for a lack of a Second.

Planning and Zoning Commission

**Motion by Commission Member Blagg to approve the Zone Change located at 306 South Dewey Avenue.
Second by Commission Member Ramirez.**

**VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, AND RAMIREZ
VOTING NAY: SIMS AND MANLEY.
MOTION CARRIED.**

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

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.

Bookmarked at 00:34:13

Planning and Zoning Commission

Motion by Commission Member Manley to approve Items A and B located at 1804 North Highway 75 subject to the Staff Review Letter being tied to AHM 1804 Real Estate, LLC for one year. Second by Commission Member Whitaker.

**VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, SIMS, RAMIREZ AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.**

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

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.

Bookmarked at 00:41:31

Board of Adjustment

**Motion by Commission Member Manley to approve the Variances located at 1509 West Houston Street.
Second by Commission Member Whitaker.**

**VOTING AYE: MAHONE, BLAGG, WHITAKER, SIMS AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.**

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

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.

Bookmarked at 00:47:52

Commission Member Ramirez recused himself from this item.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 1024 South First Street.

Second by Commission Member Blagg.

VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, SIMS AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:55:47

Commission Member Ramirez recused himself from this item.

Planning and Zoning Commission

Motion by Commission Member Whitaker to approve the Zone Change located at 1010 South First Street.

Second by Commission Member Blagg.

VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, SIMS AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:01:11

Planning and Zoning Commission

Motion by Commission Member Manley to table the Zone Change located at 912 South Burdette Avenue.

Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

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.

Bookmarked at 01:08:58

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 1911 North Loy Lake Road subject to the Staff Review Letter being tied to Greg Joseph, Endurance Automotive for one year. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, SIMS, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:16:28

Board of Adjustment

Motion by Commission Member Blagg to approve the Items A and C located at 360 East Evergreen Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, MANLEY, BLAGG, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Board of Adjustment

Motion by Commission Member Blagg to table Item B located at 360 East Evergreen Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, MANLEY, BLAGG, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Item D located at 360 East Evergreen Street subject to the Staff Review Letter with flexibility on Item 15. Second by Commission Member Sims.

VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, MANLEY, SIMS AND RAMIREZ

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:31:58

Board of Adjustment

Motion by Commission Member Blagg to approve the Variance located at 726 West Lamar Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DUPUIS, BLAGG, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

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 a 35.5' front setback in lieu of the required 40' for the existing structure.
- B. Public Hearing and Variance under Section 14.02.020 to allow a 0' side setback in lieu of the required 25' for the existing structure.
- C. Public Hearing and Variance under Section 14.02.020 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.

Bookmarked at 01:46:12

Board of Adjustment

Motion by Commission Member Sims to approve the Items A, B, C and D located at 1815 South Sam Rayburn Freeway. Second by Commission Member Manley.

VOTING AYE: MAHONE, MANLEY, BLAGG, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Sims to approve Item E located at 1815 South Sam Rayburn Freeway. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, MANLEY, SIMS AND RAMIREZ

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:59:42

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Site Plan and Specific Use Permit located at 401 South Sam Rayburn Freeway. Second by Commission Member Sims.

VOTING AYE: MAHONE, DUPUIS, BLAGG, WHITAKER, SIMS, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

23. ADJOURNMENT

Bookmarked at

Vice Chairman Downtain adjourned the meeting at 6:55 p.m.



CHAIRMAN

ACTING SECRETARY