
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 17, 2025, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MAY 20, 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. *** 1800 EAST IDA ROAD (PROJECT NO. 000061-2025)**
The request of City of Sherman (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1800 East Ida Road, consisting of 97.643 acre in the Robert Thompson Survey, Abstract No. 1200 and currently zoned R-6 (Single Family Residential) District and C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Final Plat of Sherman Animal Shelter Addition, Lots 1 & 2.
7. *** 615 EAST LAMBERTH ROAD (PROJECT NO. 000064-2025)**
The request of Sherman Development Limited Partnership No. 3, LP (Owner) Four Rivers Capital (Representative), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 615 East Lamberth Road, consisting of 6.985 acres being a part of the J. B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:
Planning and Zoning Commission
Final Plat of ESA Sherman Addition.
8. *** 1676 WHITNEY ROAD (PROJECT NO. 000065-2025)**
The request of Chapman Tillett Construction, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1676 Whitney Road, consisting of 10.06 acres being a part of the William M. Williams Survey, Abstract No. 1303 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of CTC Whitney Road Addition.

9. *** 1010 SOUTH FIRST STREET (PROJECT NO. 000066-2025)**

The request 1010 1st Street BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1010 South First Street, consisting of 0.387 acres being part of the George Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Eleanor's 1st Addition.

10. *** 1024 SOUTH FIRST STREET (PROJECT NO. 000067-2025)**

The request of Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) concerning the property located at 1024 South First Street, consisting of 0.756 acres being part of the G.B. Pilant Survey, Abstract No. 963 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Eleanor's 2nd Addition.

11. *** 4617 FARMINGTON ROAD (PROJECT NO. 000068-2025)**

The request of Charles Trowbridge (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4617 Farmington Road, consisting of 5.00 acres being a part of the William Martin Survey, Abstract No. 765 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Trowbridge Addition.

12. *** 2505 NORTH HICKORY STREET (PROJECT NO. 000069-2025)**

The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.6678 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat of The Fab Townhomes

13. *** 7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 000049-2025)**

The request Blythe Development, LLC, Blythe Commercial, LLC (Owner), Bryan Weisgerber (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 7000 Block FM 691 and 4000 Block North Highway 75, consisting of 12.16 acres being a part of the W.S. Thurman Survey, Abstract No. 1265 and part of A.C. Smith Survey, Abstract No. 1561 and currently zoned MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Blythe Park Multi-Family.

14. **2424 TEXOMA PARKWAY (PROJECT NO. 25-000527) - TABLED FROM MAY 20, 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) - NO ACTION TAKEN FROM MAY 20, 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. 309 NORTH EAST STREET AND 521 EAST MULBERRY STREET (PROJECT NO. 000007-2025) - NO ACTION TAKEN FROM MAY 20, 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.

17. 4505 AND 4511 TEXOMA PARKWAY (PROJECT NO. 000009-2025) - TABLED FROM MAY 20, 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.

18. 814 EAST MULBERRY STREET (PROJECT NO. 000014-2025) - TABLED FROM MAY 20, 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.

B. Public Hearing and Variance under Section 14.02.008 to allow a lot area of 3,600 square foot in lieu of the required 4,000 square foot.

Planning and Zoning Commission

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

19. 622 NORTH CLEVELAND AVENUE (PROJECT NO. 000038-2025) - WITHDRAWN

The request of Dr. John Randall and Linda Randall (Owner), Martyna Kowalczyk, Solartime USA, LLC (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 622 North Cleveland Avenue, being the East 93 feet of Lots 5, 6 and 7, Block 15, College Park Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow ground mounted solar panels in a R-6 (Single Family Residential) District.

20. 4809 MARSHALL STREET (PROJECT NO. 000039-2025)

The request of Dkota Investments, Inc. (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 4809 Marshall Street, being a Replat of Hilltop Estates, part of Block 6 John Hendrix Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

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

21. 2717 SOUTH FIRST STREET (PROJECT NO. 000044-2025)

The request of Liliana Garcia (Owner), Darius Stephenson and Liliana Morales (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2717 South First Street, consisting of 2.00 acres being a part of the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-12 (Single Family Residential) District.

22. 423 SHERMAN STREET (PROJECT NO. 000046-2025)

The request of Scott Slaughter (Owner), Chris Noah (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 423 Sherman Street, consisting of 0.326 acres being in the Preston Kitchen Survey, Abstract No. 667 being all of Lots 5 & 6 in Block 50 of South Side Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 10.3' front setback in lieu of the required 20' for the existing structure.

Planning and Zoning Commission

B. Final Plat of 423 East Sherman Addition.

23. 325 EAST LAMAR STREET (PROJECT NO. 000047-2025)

The request of Cabinets Plus (Owner), BACA Architecture (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 325 East Lamar Street, consisting of 0.432 acres being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lots 3, 4, 5, 6, 7 and 8 in Block 17 of the Original Town Plat 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 structure.

B. Public Hearing and Variance under Section 14.02.020 to allow a 0' setback along the rear and east side of the property in lieu of the required 40' for the existing structure.

C. Public Hearing and Variance under Section 14.02.020 to allow a 95% impervious site coverage in lieu of the required 80% maximum.

D. Public Hearing and Variance under Section 14.02.020 to allow unscreened loading docks in lieu of the required screening for existing loading docks.

E. Public Hearing and Variance under Section 14.02.020 to allow a 0.40 acre lot area in lieu of the required 1 acre minimum.

F. Public Hearing and Variance under Section 14.02.020 to allow a 113' lot width in lieu of the required 150' minimum.

G. Public Hearing and Variance under Section 14.02.020 to allow 18' long parking spaces in lieu of the required 20'.

Planning and Zoning Commission

H. Site Plan for Audioengine World Headquarters.

24. 1818 SOUTH MONTGOMERY STREET (PROJECT NO. 000050-2025)

The request of Claudia Ledezma (Owner), Javiar Veleta Ledezma (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 1818 South Montgomery Street, being Lot 5, Block 19, Supplemental Plat of Block 19, South Sherman, as follows:

Planning and Zoning Commission

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

25. 708 SOUTH MONTGOMERY STREET (PROJECT NO. 000051-2025)

The request of Alpha Rock Holdings, LLC (Owner), Adeyinka Filani (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 708 South Montgomery Street, being Lot 5R, Block 3, Rivera & Cintron Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

Close Public Hearing

26. 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 June 12, 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 12th day of June 2025
City of Sherman, Texas



Lauren Marlow,
City Clerk Administrative Coordinator