
AGENDA

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

1. **CALL TO ORDER**
2. **MINUTES OF THE REGULAR JUNE 17, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING WILL BE POSTED ON THE AUGUST 19, 2025 PLANNING AND ZONING 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, 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.

6. *** 5111 BLUE FLAME ROAD (PROJECT NO. 000070-2025)**

The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Eagle Surveying (Surveyor) for the property at 5111 Blue Flame Road, consisting of 6.777 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for TDG Sherman Lot 1, Block A.

7. *** 301 WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000072-2025)**

The request of Sherman Junction, LTD (Owner), Chris LaRocco (Representative) and Peiser & Mankin Surveying, LLC (Surveyor) concerning the property located at 301 West FM 1417 (Heritage Parkway), consisting of 89.371 acres being in the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625 and currently in the Blalock Industrial Planned Development/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Sherman Junction, Lots 1-4, Block 1.

8. *** 510 PROGRESS DRIVE (PROJECT NO. 000074-2025)**

The request of Rayburn Energy Station LLC (Owner), Frank Polma (Applicant) and R.Delta Engineers (Surveyor) concerning the property at 510 Progress Drive, consisting of 73.387 acres being a part of the William Martin Survey, Abstract No. 765 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for Rayburn Energy Station Addition, Lot 1, Block A

9. * 2901,2909 AND 2913 SOUTH FIRST STREET (PROJECT NO. 000104-2025)

The request of Belacoop LLC (Owner) and By-Line Surveying LLC (Surveyor) concerning the property at 2901, 2909, and 2913 South First Street, consisting of 0.87 acres being a part of the Robert Thomson Survey, Abstract No. 1200 and currently zoned R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission

Final Plat for Alvarado Estates.

10. * 2133 TEXOMA PARKWAY (PROJECT NO.000081-2025)

The request of Daniel Parrish (Applicant) and Rabi Viswanath (Owner) concerning the property located at 2133 Texoma Parkway, consisting of 0.5829 acres, being a part of Lot 1 and part of Lot 2 in Block 7, Highland Park Addition, Smith McGlothlin Survey, Abstract No. 808, and currently zoned C-2 (General Commercial) District as follows:

Planning and Zoning Commission

Site Plan for Jack-in-the-box restaurant.

11. * 2809 NORTH US HIGHWAY 75 (PROJECT NO. 000088-2025)

The request of Brinker International (Owner), Polo Padilla (Applicant) concerning the property located at 2809 North Highway 75, consisting of 1.42 acres, being Lot 1, Texoma Crossing, J.B. McAnair Survey, Abstract No. 763, currently zoned C-2 (General Commercial) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Chili's restaurant.

12. 2800 CANYON CREEK DRIVE (PROJECT NO. 000062-2025)

The request of Grace United Methodist Church (Owner), Jeff Gibbens, Encore Reimage, LLC (Applicant) and Lochner (Surveyor) concerning the property located at 2800 Canyon Creek Drive, consisting of 0.0838 acres, J.B. McAnair Survey, Abstract No. 763 and being a part of the remainder of that certain called Lot 10 of Block Two of Canyon Creek Addition, Section Two "A" and currently zoned R-6 (Single Family Residential) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow an 88 square feet monument sign in lieu of the allowed 32 square feet.

13. 4700 BLOCK WEST HOUSTON STREET (PROJECT NO. 000071-2025)

The request of Grayson Property MOR Holdings, LLC (Owner), Wilson DeSonza (Applicant) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4700 Block West Houston Street, consisting of 3.117 acres, being Lot 1, Hale Industrial Park, Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning

1. Public Hearing and Zone Change from a R-A (Residential Agricultural) District to C-2 (General Commercial) District.
2. Public Hearing, Site Plan and Specific Use Permit to allow automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

14. 2011 TEXOMA PARKWAY (PROJECT NO.000075-2025)

The request of Icon Group Opportunity (Owner), and Underwood Drafting & Surveying (Surveyor) for the property located at 2011 Texoma Parkway, consisting of 3.69 acres in the Grayson Plaza, Abstract No. 763, currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.02.017 to allow a 7.2 side setback in lieu of the required 15' for the existing structure.
2. Public Hearing and Variance under Section 14.02.017 to allow a 17' rear setback in lieu of the required 25' for the existing structure.

15. 2027 TEXOMA PARKWAY (PROJECT NO.000075-2025)

The request of Grayson County (Owner), and Underwood Drafting & Surveying (Surveyor) for the property located at 2027 Texoma Parkway, consisting of 0.93 acres in the Grayson Plaza, Abstract No. 763, currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.017 to allow 11' side set back in lieu of the required 15' for the existing structure.

16. 408 SOUTH RUSK STREET (PROJECT NO. 000078-2025)

The request of Armando Chavez & Laura Cordova (Owner), Javier Gonzalez (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 408 South Rusk Street, consisting of 0.147 acres, being part of Lot 1, Block 1, Mcbrides's Addition, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.02.006 to allow a 87' lot depth in lieu of the required 100'.
2. Public Hearing and Variance to allow 11.6' front setback in lieu of the required 25' for an existing structure.

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multifamily Residential) District to an R-6 (Single-Family Residential) District.

17. 1900 BLOCK NORTH GRAND AVENUE (PROJECT NO. 000080-2025)

The request of Jay Ho-InterProperty Holdings (Owner) and Mangram Commercial, LLC (Applicant) concerning the property located in the 1900 Block North Grand Avenue, consisting of 5.73 acres, being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

18. 601 NORTH MONTGOMERY STREET (PROJECT NO. 000082-2025)

The request of Abelina Zapata (Owner) and Luis Moran (Applicant) concerning the property at 601 North Montgomery, consisting of 0.2583 acres, being Lot 7, Block 6, G.W. Bond's Second Addition, and currently zoned R-6 (Single Family Residential) District/College Park Overlay District as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the existing accessory structure.
2. Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the addition to the existing accessory structure.
3. Public Hearing and Variance under Section 14.02.006 to allow a 3.1' side setback in lieu of the required 6' for the existing main structure.

19. 521 SOUTH DEWEY AVENUE (PROJECT NO.000083-2025)

The request of Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.439 acres, being Lot 1, Block 1 Crutchfield Elementary School, G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family

Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.007 to allow a 60 square feet monument sign in lieu of the allowed 32 square feet in a residential district.

20. 501 WEST TAYLOR STREET (PROJECT NO.000084-2025)

The request of Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 9.984 acres, being Lot 1, Block 1, Fairview Elementary School, J.B. McAnair Survey, Abstract No.763, currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.007 to allow a 60-square-foot monument sign in lieu of the allowed 32 square feet in a residential district.

21. 314 WEST CHERRY STREET (PROJECT NO. 000087-2025)

The request of Santos, Samuel & Cesar Lopez c/o Samuel Lopez (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 314 West Cherry Street, consisting of 0.169 acres, being a part of the Samuel Blagg Survey, Abstract No.56, as follows:

Planning and Zoning Commission

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

22. 801 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000086-2025)

The request of Pradeep Singla, SBD Investments, LLC (Owner), Elliott Bogart (Applicant) and Traverse Land Surveying LLC (Surveyor) concerning the property located at 801 East FM 1417(Vietnam Veterans Parkway), consisting of 1.102 acres, being Lot 2, Block 8, Constitution Village, Preston Kitchen Survey, Abstract No. 667, currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.03.002 to allow a 25' rear setback in lieu of the required 40'
2. Public Hearing and Variance under Section 14.04.003 to allow 38 parking spaces in lieu of the required 42 spaces.

Planning and Zoning Commission

3. Site Plan for Retail/Restaurant.

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:

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 July 17, 2025 at 4:30 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th Day of July 2025
City of Sherman, Texas

Naomi Lightfoot

Development Services