
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 19, 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 JUNE 17, 2025 AND JULY 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, 13, 14, 15, 16 AND 17)**

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. *** 1501 HERITAGE RANCH TRAIL (PROJECT NO. 000105-2025)**

The request of Sherman Independent School District (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1501 Heritage Ranch Trail, consisting of 23.764 acres situated in and being a portion of the Uriah Burns Survey, Abstract No.121, being all of a tract of land described by deed to Sherman Independent School District and currently zoned PD (Planned Development) District/Heritage Ranch Planned Development, as follows:

Planning and Zoning Commission

Final Plat for Parker Elementary School.

7. *** 1509 WEST HOUSTON STREET (PROJECT NO. 000117-2025)**

The request of Garland Sunset, LLC (Owner) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property at West Houston Addition, consisting of 1.042 acres situated in Lots 1R & 2R, Block 1 West Houston Addition and being a Replat of Part of Block 1, Replat of Westwood Village Subdivision, being in the J.B. McAnair Survey, Abstract No.763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Final Plat for West Houston Addition.

8. *** 2546 LUELLA ROAD (PROJECT NO. 000119-2025)**

The request of Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property at 2546 Luella Road, consisting of 1.361 acres situated in Lot 1, Block A Benson Estates at Burning Hill Phase one and being a part of the Winiford Bailey Survey, Abstract No.64, and currently located in ETJ (Extraterritorial Jurisdiction) as follows:

Planning and Zoning Commission

Final Plat for Benson Estates at Burning Hill Phase One.

9. * 2600 BLOCK LUELLA ROAD (PROJECT NO. 000120-2025)

The request of Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property at 2600 Block Luella Road, consisting of 2.674 acres situated in Lot 1 & 2, Block Benson Estates at Burning Hill Phase Two and being a part of the Winiford Bailey Survey, Abstract No.64, and currently located in ETJ (Extraterritorial Jurisdiction) as follows:

Planning and Zoning Commission

Final Plat for Benson Estates at Burning Hill Phase Two.

10. * 300-1200 BLOCK US HIGHWAY 82 WEST (PROJECT NO. 000122-2025)

The request of AJH Enterprises, LTD (Owner), Bryan Weisgerber (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 300-1200 Block US Highway 82, consisting of 133.14 acres, and being in the J.B. McAnair Survey, Abstract No.763, and currently zoned R-5 (Single-Family Residential) District/ R-6 Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat for The Hills of Sherman.

11. * 360 EAST EVERGREEN (PROJECT NO. 000123-2025)

The request of Cool Water Development, LLP (Owner), David Weaver (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 360 East Evergreen, Block 1, Lot 2 Kerr's North Walnut Addition, consisting of 0.289 acres, and being in the J.B. McAnair Survey, Abstract No.763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Final Plat for Cool Water Addition.

12. * 5300-5600 BLOCKS OF THERESA DRIVE (PROJECT NO. 000124-2025)

The request of 5 Guys Land Holding Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 5300-5600 Blocks of Theresa Drive, consisting of 27.020 acres, and being in the Daniel C. Shelp Survey, Abstract No.1097, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for 5 Guys Land Addition.

13. * 2611 NORTH HIGHWAY 75 (PROJECT NO.000112-2025)

The request of SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor) The for the property located at 2611 North Highway 75, Lot 4, Block 1, ESA Sherman Addition, consisting of 2.07 acres, being in the J.B McAnair Survey, Abstract No. 763, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Bubba's 33 Restaurant.

14. * 2601 BLOCK NORTH HIGHWAY 75 (PROJECT NO.000113-2025)

The request of SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor) for the property located in the 2601 Block North Highway 75, Lot 2, Block 1, ESA Sherman Addition, consisting of 1.58 acres, being in the J.B McAnair Survey, Abstract No. 763, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Longhorn Steakhouse Restaurant.

15. * 4160 TOWN CENTER STREET (PROJECT NO.000107-2025)

The request of Target Corporation (Owner), GPD Group Professional Corporation (Representative) and Tesla, Inc. (Applicant) for the property located at 4160 Town Center Street, Lot 2, Block 4, consisting of 10.9786 acres, being in the James H. Clark Survey, Abstract No. 273, currently zoned C-1 (Retail Business)

District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Tesla Supercharging Station

16. *** 301 BLOCK JAMESTOWN BOULEVARD (PROJECT NO. 000111-2025)**

The request of Cope Equities, LLC (Owner) and Kimley-Horn (Applicant) concerning the property located at 301 Block Jamestown Boulevard, Lot 4, Block A Jamestown Square, consisting of 6.109 acres, John Chronister Survey, Abstract No. 248, currently zoned MF-30 (Multifamily Residential) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Creekwood Villas at Jamestown Square Multifamily.

17. *** 801 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000086-2025)**

The request of Pradeep Singla SBD Investments, LLC (Owner), Ellitt 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:

Planning and Zoning Commission

Site Plan for Retail/Restaurant.

18. **400 WEST HOUSTON STREET (PROJECT NO.000089-2025)**

The request of Los Hermanos (Owner), House of Eli (Applicant) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 400 West Houston Street, consisting of 1.0705 acres, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/C-2 (General Commercial) District/Central Business District Overlay (Highway Subdistrict), as follows:

Board of Adjustment

- A. Public Hearing and Variance under section 14.04.004 to allow a 6' tall chain link fence in the front yard in lieu of the allowed 4' decorative with openings in not less than fifty (50) percent and in lieu of chainlink being prohibited in the front yard.

Planning and Zoning Commission

- B. Site Plan for What's Up Dawg indoor kennel

19. **200 BLOCK WEST TRAVIS STREET (PROJECT NO.000114-2025)**

The request of Jeff Harkinson, Sherman Crossroads, Ltd. (Owner), and Kimley Horn (Applicant) for the property located at 200 Block West Travis Street, consisting of 3.087 acres, being in the Preston Kitchen Survey, Abstract No. 667, currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.03.007 to allow a 5' rear setback in lieu of the required 15' rear setback for a permanent stage structure

Planning and Zoning Commission

- B. Site Plan for The Backyard commercial, restaurant, and stage addition.

20. **2001 SKYLINE DRIVE (PROJECT NO. 000109-2025)**

The request of Dean Gilbert Jr, LLC (Owner), Pathway Fellowship Church (Applicant) and Kent Hughlett (Architect) concerning the property located in the 2001 Skyline Drive, consisting of 2.85 acres, being part of Lot 3, Block 1, Skyline Business Park Addition, Fielding Bacon Survey, Abstract No. 119, currently zoned C-1 (Retail Business) District/F.M. Highway 1417 Overlay District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 26' side setback in lieu of the required 40' for the existing structures.

Planning and Zoning

B. Public Hearing and Specific Use Permit under Section 14.06.009 to allow a Church or Other Place of Worship in a C-1 (Retail Business) District/F.M. 1417 Overlay District.

21. 2500 BLOCK FALLON DRIVE (PROJECT NO. 000116-2025)

The request of Ali Farmehr (Owner), Greg Joseph (Applicant) and Helvey–Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2500 Block Fallon Drive, consisting of 2.482 acres, D.C. Shelp Survey, Abstract No. 1097, currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Specific Use Permit under Section 14.08.001 to allow an Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District.

B. Site plan for a retail and Endurance Automotive.

22. 3100 BLOCK REX CRUSE DRIVE (PROJECT NO. 000110-2025)

The request of Malissa Hidalgo, LLC (Owner), David Vilbig - Vilbig & Associates (Applicant) concerning the property located in the 3100 Block Rex Cruse Drive, being part of Block 1, Lot 1, Turtle Creek North Addition Section 5, consisting of 10.544 acres, and currently zoned R-6 (Single-Family Residential) District, 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.

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:

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 August 14, 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 14th day of August 2025
City of Sherman, Texas

Naomi Lightfoot
Development Services