
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 16, 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 AUGUST 19, 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 AND 9)**

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. *** 3120 WEST WASHINGTON STREET (PROJECT NO. 000132-2025)**

The request of William Bradley Douglass & Lauren A. Virginia Douglass (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property located at 3120 West Washington Street, consisting of 14.975 acres being part of the William Thompson Survey, Abstract No.1210, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat for Douglass Farm.

7. *** 4127 NORTH HIGHWAY 75 (PROJECT NO.000135 - 2025)**

The request of Sherman Commons Kobalt TRC LLC (Owner), Tyler White (Representative) and Underwood Drafting & Surveying, INC. (Surveyor) for the property located at 4127 North Highway 75, Block A, Lot 1 of Replat of Blocks A, B, and D of Sherman Commons Addition, consisting of 25.971 acres, being in the T.J. Shannon Survey, Abstract No. 1137, Hillard Jennings Survey, Abstract No. 639, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Burlington Retail.

8. *** 300 BLOCK WEST TRAVIS STREET (PROJECT NO. 000136-2025)**

The request of Jeff Harkinson, Sherman Junction, LTD. (Owner), Michael Carlisle (Applicant) and Kimley-Horn (Surveyor) concerning the property located in the 300 Block West Travis Street, Lot 4, Block A of Sherman Junction, consisting of 13.457 acres, and being part of Elizabeth Jones Survey, Abstract No. 625, currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay

District, as follows:

Planning and Zoning Commission

Site Plan for Sherman AAA Cooper Truck Logistics.

9. *** 600 BLOCK PROGRESS DRIVE (PROJECT NO. 000141-2025)**

The request of Sherman Economic Development Corporation (Owner), Nick Hobbs (Applicant), Juan Pablo Viejo (Developer) and BGE, INC. (Surveyor) concerning the property located at 600 Block Progress Drive, consisting of 20.325 acres, and being situated in the William Martin Survey, Abstract No 765, currently zoned M-1(Light Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Easy Foods.

10. **408 SOUTH RUSK STREET (PROJECT NO. 000078-2025) TABLED FROM JULY 22,2025**

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, currently zoned MF-30 (Multi Family Residential) District, 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'.

Planning and Zoning Commission

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

11. **702 SOUTH THROCKMORTON STREET (PROJECT NO. 000127-2025)**

The request of Wright Construction & Development LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 702 South Throckmorton Street, consisting of 0.1286 acres, being a part of W. Elliott's Addition, George B. Pilant Survey, Abstract No. 963, Lot 15 and the South 15 feet of Lot 14, Block 9, currently zoned R-6 (Single Family Residential), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to R-4 (Patio Home Residential) District.

12. **3200 NORTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO.000133-2025)**

The request of City of Sherman (Owner), Aaron Babcock (Applicant) and Underwood Drafting & Surveying (Surveyor) for the property located at 3200 North FM 1417 (Heritage Parkway), consisting of 1.605 acres, being in the J.B McAnair Survey, Abstract No. 753, currently zoned R-6 (Single-Family Residential) District/F.M. Highway 1417 Overlay District, as follows:

Board of Adjustment:

1. Public Hearing and Variance under Section 14.02.006 to allow 3.01 front set back in lieu of the required 40 feet.

Planning and Zoning Commission

2. Site Plan for Sherman Fire Station No.3 Addition.

13. **2000 BLOCK EAST IDA ROAD AND 3501-3701 BLOCK SOUTH DEWEY AVENUE (PROJECT NO. 000140-2025)**

The request of Austin College (Owner), Robert E. Tesch (Applicant), Pape Dawson (Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 2000 Block East Ida Road and 3501-3701 Block South Dewey Avenue, consisting of 212.1 acres, being a part of John Kitchen Survey, Abstract No.673

and a part of the Robert Thompson Survey, Abstract No. 1200, and currently located in the ETJ (Extraterritorial Jurisdiction), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agricultural) District to PD (Planned Development) District.

14. 801, 805, 809 EAST LAMAR STREET (PROJECT NO. 000142-2025)

The request of Alicia Barron (Owner) concerning the property located in the 801, 805, 809 East Lamar Street, consisting of 0.4063 acres, being a part of Chaffins 1st Addition, Block 11, Lot 1 through 8, currently zoned R-6 (Single-Family Residential) District and C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single-Family Residential) District and C-2 (General Commercial) District to C-1 (Retail Business) District.

15. 818 SOUTH TRAVIS STREET (PROJECT NO. 000134-2025)

The request of Jerney Parnell (Owner), Felicitas Smith (Applicant) and Kate A. Wagner (Surveyor) concerning the property located at 818 South Travis Street, consisting of 0.487 acres, Lot 10, Block 4, of Hare and Randolph's Addition, currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a MF-30 (Multi-Family Residential) District.

16. 4800 TEXOMA PARKWAY (PROJECT NO. 000137-2025)

The request of Star Midway, LLC (Owner) and Byron Equizabal (Applicant) concerning the property located in the 4800 Texoma Parkway, consisting of 42.8134 acres, in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in a C-2 (General Commercial) District.

17. 606 EAST LAMBERTH ROAD (PROJECT NO. 000138-2025)

The request of Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant) and Texas Heritage Surveying, LLC (Surveyor) concerning the property located in the 606 East Lamberth Road, consisting of 1.99 acres, Lots 2 & 3, Block 4 DR., J.H. Caraway's Addition, currently zoned C-1 (Retail Business) District/US Highway 75&82 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.001 to allow a metal building in lieu of the required masonry, or masonry veneer, or concrete siding for the existing structure.

B. Public Hearing and Variance under Section 14.03.001 to allow a metal building in lieu of the required masonry, or masonry veneer, or concrete siding for the proposed structure.

Planning and Zoning Commission

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

D. Public Hearing and Zone Change from a C-1(Retail Business) District to a C-2 (General Commercial) District.

18. 2206 EAST LAMAR STREET (PROJECT NO. 000139-2025)

The request of Keith Chapman (Owner), Griffin Potts (Applicant) and Texas Heritage Surveying, LLC (Surveyor) concerning the property located in the 2206 East Lamar Street, consisting of 12.67 acres, George B. Pilant Survey, Abstract No. 963, currently zoned C-1(Retail Business) District, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.02.017 to allow a 57' side set back in lieu of the required 60' for the existing structure.
2. Public Hearing and Variance under Section 14.02.017 to allow a 39' tall building in lieu of the allowed 35' for the existing structure.
3. Public Hearing and Variance under Section 14.02.017 to allow a 39' tall building in lieu of the allowed 35' for the proposed structure.

Planning and Zoning Commission

4. Public Hearing and Zone Change from a C-1(Retail Business) District to C-2 (General Commercial) District.
5. Public Hearing, Site Plan and Specific Use Permit under Section 14.08.001 to allow Warehousing in a C-2 (General Commercial) District.

19. 921 EAST HOUSTON STREET (PROJECT NO. 000148-2025)

The request of Hope on Houston Inc. (Owner), Kirk Allen (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 921 East Houston Street, consisting of 0.21 acres, 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 14.02.016 to allow 9,129 square feet lot area in lieu of the required 10,000 square feet.

20. 360 EAST EVERGREEN (PROJECT NO. 000123-2025) - TABLED FROM AUGUST 19, 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.

21. 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), Article 14.04 (Supplementary District Regulations), Article 14.06 (Development Procedures) And Article 14.08 (Definitions); Modifying Certain Existing Regulations And Prescribing New Regulations Related To Usable Open Space Requirements, Architectural And Building Requirements, Minimum Requirements For Lot Area, Width And Setbacks, Garage Requirements, Infill Development, Site Plan Requirements And Definition Of The Term "Dwelling, Townhome"; 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

22. 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 September 11, 2025 at 4 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of September 2025
City of Sherman, Texas
Naomi Lightfoot
Development Services