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**AGENDA**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 21, 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 AND THE SEPTEMBER 16, 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 AND 10)**

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.000164 - 2025)**

The request of Atmos Energy (Owner), Aaron Hawkins (Applicant) and Eagle Surveying, LLC (Surveyor) for the property located at 5111 Blue Flame Road, being in the D.C. Shelp Survey, Abstract No. 1097, and also being Block 2, Midway Mall, containing 6.132 acres, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

***Planning and Zoning Commission***

- A. Site Plan for Atmos Service Center.
- B. Final Plat TDG Sherman

7. **\* 2812 FALLON DRIVE (PROJECT NO. 000168-2025)**

The request of Los Hermanos Partnership LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor) concerning the property located at 2812 Fallon Drive, being in the John Hendrix Survey, Abstract No. 503, containing 10.659 acres, and currently zoned M-1 (Light Manufacturing), as follows:

***Planning and Zoning Commission***

Site Plan for Fallon IOS warehouse addition

8. **\* 1121 WEST TAYLOR STREET (PROJECT NO. 000171-2025)**

The request of the City of Sherman (Owner), Clif Rogers (Applicant), CEI Engineering Associates, Inc. (Engineer) concerning the property located at 1121 West Taylor Street, being in the Samuel Blagg Survey, Abstract No 56, containing 81.6392 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

***Planning and Zoning Commission***

Site Plan for Fairview Park Improvement Project.

9. **\* 900 SOUTH DEWEY AVENUE (PROJECT NO. 000172 - 2025)**

The request of City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer) concerning the property located at 900 South Dewey Avenue, being in the GB Pilant Survey, Abstract 963, containing 23.772 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

***Planning and Zoning Commission***

Site Plan for Hawn Park Improvements.

10. **\* 1609 NORTH HARRISON AVENUE (PROJECT NO. 000173 - 2025)**

The request of City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer) concerning the property located at 1609 North Harrison Avenue, being Block 6 through 10, 21 through 23 and part of Block 5 through 11 and 20, College Park Second Addition, containing 26.29 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

***Planning and Zoning Commission***

Site Plan for Old Settlers Park Improvements.

11. **726 WEST LAMAR STREET (PROJECT NO. 000170-2025)**

The request of Donna K. Brown (Owner), Caleb Cline (Applicant), Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, being Lot 1, DK Brown Addition, and being part of the Samuel Blagg Survey, Abstract No 56, containing 0.227 acres, and currently zoned C-1 (Retail Business) District, as follows:

***Board of Adjustment***

A. Public Hearing and Variance under Section 14.04.006(e) to allow no street perimeter buffer.

***Planning and Zoning Commission***

B. Site Plan for Commercial Office Space.

12. **702 SOUTH THROCKMORTON STREET (PROJECT NO. 000127-2025) NO ACTION TAKEN ON 9/16/25**

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.

13. **818 SOUTH TRAVIS STREET (PROJECT NO. 000134-2025) TABLED FROM SEPTEMBER 16, 2025**

The request of Jermeij Parnell (Owner), Felicitas Smith (Applicant) and Kate A. Wagner (Surveyor) concerning the property located at 818 South Travis Street, being Lot 10, Block 4, of Hare and Randolph's Addition, containing 0.487 acres, and 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.

14. **1601 BLOCK SOUTH WILLOW STREET (PROJECT NO. 000090-2025)**

The request of Equity Trust Co Custodian FBO Marius Meintjes IRA (Owner), Bryan Weisgerber (Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 1601 Block South Willow Street, being in the G.B. Pilant Survey, Abstract No. 963, containing 11.79 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 a PD (Planned Development) District with a base zoning of R-TH (Townhome Residential) District.

**15. 820 NORTH HARRISON AVENUE (PROJECT NO. 000152-2025)**

The request of Rosalba Gomez (Owner) concerning the property located at 820 North Harrison Avenue, being Lot 5, Block 8, College Park Addition, containing 0.1814 acres, and currently zoned R-6 (Single Family Residential)/College Park Overlay District, as follows:

***Board of Adjustment***

A. Public Hearing and Variance under Section 14.08.001 to allow one unit over another with no common fire- wall.

B. Public Hearing and Variance under Section 14.02.009 to allow a 50' lot width in lieu of the required 60'.

***Planning and Zoning Commission***

C. Public Hearing and Zone Change from an R-6 (Single Family Residential) District/College Park Overlay District to R-2F (Duplex Residential) District/College Park Overlay District.

**16. 206 AND 212 BAKER PARK DRIVE (PROJECT NO. 000155-2025)**

The request of James and Norma Giarraputo; Michael and Michelle Ross (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 206 and 212 Baker Park Drive, being part of Elizabeth Jones Survey, Abstract No. 625 and being Lots 31 and 32, Block 1, Parkhaven Addition, Phase 2, containing 1.371 acres, and currently zoned R-6 (Single Family Residential) District, as follows:

***Board of Adjustment***

A. Public Hearing and Variances under Section 14.04.002 to allow a 4.6' rear setback in lieu of the required 20' and a 5.6' side setback in lieu of the required 6' for an existing accessory structure larger than 500 square feet of the proposed Lot 31R.

***Planning and Zoning Commission***

B. Final Plat Giarraputo- Ross Addition

**17. 4615 NORTH TRAVIS STREET, SUITE 180 (PROJECT NO. 000160-2025)**

The request of Ace Affordable Advantage Storage (Owner), Katie Hargis (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4615 North Travis Street, being Lot One-R, Replat of Lot One, Block 6 and Lot One, Block 7, Replat of Blocks 2 through 9, North Creek Addition, Section One, Block 1, Replat of North Creek Addition, Section One, being part of the James A Clark Survey, Abstract No. 275 and being part of the J. Jennings Survey, Abstract No. 647, containing 7.359 acres, and currently zoned C-1 (Retail Business) District, as follows:

***Planning and Zoning***

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a secondhand store or rummage shop in a C-1 (Retail Business) District.

**18. 400 NORTH SUNSET BOULEVARD (PROJECT NO. 000162-2025)**

The request of Sherman Independent School District (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 400 North Sunset Boulevard, being in the J.B. McAnair Survey, Abstract No. 763, containing 12.131 acres, 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 sign in lieu of the allowed 32 square feet.

**19. 2217 NORWOOD STREET (PROJECT NO. 000163-2025)**

The request of Monique Wakefield (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2217 Norwood Street, being Lot 5, Oaks of Norwood, containing 1.550 acres, and currently zoned MF-30 (Multifamily Residential), as follows:

***Planning and Zoning Commission***

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

**20. 2105 TEXOMA PARKWAY (PROJECT NO. 000166-2025)**

The request of Nilesh Golakia (Owner) and Bluestar Surveying LLC (Surveyor) concerning the property located at 2105 Texoma Parkway, consisting of 8.441 acres in the Smith McGlothlin Survey, Abstract No. 808 and the J.B. Mcanair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District, as follows:

***Planning and Zoning***

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or Motel in a C-1 (Retail Business) District.

**21. 1432 SOUTH ELM STREET (PROJECT NO. 000167-2025)**

The request of Timothy and Susan Marrs (Owner), Sriram Kothandan (Applicant), Underwood Drafting & Surveying (Surveyor) concerning the property located at 1432 South Elm Street, being part of Samuel Blagg Survey, Abstract No. 56 and being part of Lots 7 & 8, Block 12, B.H. Moore Heir's Addition, containing 0.461 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

***Planning and Zoning Commission***

A. Public Hearing and Zone Change of 0.328 acres from an R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

B. Public Hearing and Zone Change of 0.128 acres from an R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District.

**22. 4900 BLOCK NORTH FM HIGHWAY 1417 (HERITAGE PARKWAY) (PROJECT NO. 000169-2025)**

The request of Sherman 1417 Industrial, LLC (Owner), Alison Rutherford (Applicant) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 4900 Block North FM Highway 1417 (Heritage Parkway), being in the Alfred Hume Survey, Abstract No. 522, containing 18.368 acres, and currently zoned C-2 (General Commercial) District/FM 1417 Overlay District, as follows:

***Planning and Zoning***

Public Hearing, Conceptual Site Plan and Specific Use Permit under Section 14.06.009 to allow warehousing with outdoor storage in a C-2 (General Commercial) District.

**23. 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000175-2025)**

The request of Sherman Junction LTD (Owner), Tyler Hendon (Applicant) and ATLA/INSPS Land Title Survey (Surveyor) concerning the property located in the 301 Block West FM 1417 (Heritage Parkway), being part of the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625, and being a part of Lot 1, Block 1, Sherman Junction, containing 1.0+ acres, and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

***Planning and Zoning***

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile Repair, Body Work, or Painting in the Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District.

**Close Public Hearing**

**24. ADJOURNMENT**

Overall Location Map

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Leigh Ann Sims, 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 October 16, 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 16th Day of October 2025  
City of Sherman, Texas

**Tammy Mrozinski**

Tammy Mrozinski, Planning Coordinator  
Development Services