
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, August 19, 2025, at 5:00 P.M. in the City Hall at 220 West Mulberry Street to consider the following:

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

1. CALL TO ORDER

Bookmarked at 00:00:02

2. APPROVE ACTION MINUTES OF THE REGULAR JUNE 17, 2025 AND THE JULY 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

Bookmarked at 00:00:22

MINUTES FROM THE JUNE 17, 2025 WERE NOT COMPLETED IN ADVANCE OF POSTING THE AGENDA PACKET. THESE MINUTES WILL BE AVAILABLE FOR REVIEW AT AUGUST 19, 2025 P&Z MEETING.

3. ANNOUNCEMENTS

Bookmarked at 00:00:54

4. CITIZEN COMMENTS

Bookmarked at 00:03:30

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)

Bookmarked at 00:05:36

The Commission reviewed the Consent Agenda. Commission Member Blagg moved to approve Items 6, 7, 8, 9, 10, 12, 13, 14, 15, and 16 on the Consent Agenda as presented and Items 11 and 17 to be removed. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, RAMIREZ, WHITAKER, BERTHOLF, BLAGG AND SIMS

VOTING NAY: NONE.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

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 West, 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.

* **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.

Bookmarked at 00:07:08

Planning and Zoning Commission

Motion by Commission Member Sims to table the Final Plat provided by the applicant during the public hearing located at 360 east Evergreen. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, BERTHOLF AND SIMS

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

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)**

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.

Bookmarked at 00:09:07

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Site Plan provided by the applicant during the public hearing located at 801 East FM 1417. Second by Commission Member Ramirez.

VOTING AYE: MAHONE, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, BERTHOLF AND SIMS

VOTING NAY: NONE.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

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

Bookmarked at 00:20:38

Board of Adjustment

Motion by Commission Member Sims to deny item A, located at 400 West Houston Street. Second, by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, WHITAKER AND BLAGG

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Downtain to approve item B, located at 400 West Houston Street. Second, by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, BERTHOLF AND SIMS

VOTING NAY: NONE

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE

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.

Bookmarked at 00:26:42

Board of Adjustment

Motion by Commission Member Downtain to approve item A, located at 200 Block West Travis Street.

Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, WHITAKER AND BLAGG

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Downtain to approve item B, located at 200 Block West Travis Street.

Second, by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ AND SIMS

VOTING NAY: NONE.

ABSTAINED: BERTHOLF

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE

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.

Bookmarked at 00:32:36

Board of Adjustment

Motion by Commission Member Downtain to approve Items A, located at 2001 Skyline Drive. Second, by Commission Member Blagg.

Motion by Commission Member Blagg to exclude item D-3 in section 14.04.008, to stay with current ordinance language for garages, Second by Commission Member Ramirez.

VOTING AYE: DUPUIS, BLAGG, AND RAMIREZ.

VOTING NAY: SIMS, WHITAKER, DUPUIS, AND BERTHOLF.

MOTION FAILED.

Motion by Commission Member Blagg to approve section 14.04.008 in its entirety. Second by Commission Member Sims.

VOTING AYE: MAHONE, WHITAKER, RAMIREZ, DUPUIS, BERTHOLF, BLAGG, AND SIMS.

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Commission Member Sims to allow staff to make suggested changes and approve new revised ordinance. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, DUPUIS, AND BERTHOLF

VOTING NAY: NONE

MOTION CARRIED.

18. ADJOURNMENT

Bookmarked at 03:44:39

Chairman Mahone adjourned the meeting at 8:45 p.m.



ACTING SECRETARY



CHAIRMAN