

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, September 16, 2025, at 5:00 P.M. in the Council Chambers 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 00:05:21

Chairman Mahone called the meeting to order at 5:06 p.m.

2. ANNOUNCEMENTS

Bookmarked at 00:06:37

3. CITIZEN COMMENTS

Bookmarked at 00:12:39

Open Public Hearing

4. CONSENT AGENDA (ITEMS 5,6,7, and 8)

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.

Bookmarked at 00:13:33

The Commission reviewed the Consent Agenda. Commission Member Bertholf moved to approve Items 5, 6, 7, and 8 on the Consent Agenda as presented. Second, by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

5. * 3120 West Washington Street (Project No. 000135-2025)

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.

6. * 4127 North Highway 75 (Project No. 000132-2025)

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 Additon, 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.

7. * **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.

8. * **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.

9. **408 South Rusk Street (Project No. 000141-2025) 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

A. Public Hearing and Variance under Section 14.02.006 to allow a 87' lot depth in lieu of the required 100'.

B. Public Hearing and Variance to allow 11.6' front setback in lieu of the required 25'.

Planning and Zoning Commission

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

Bookmarked at 00:18:18

**Motion to remove item from table by Commission Member Sims, Second by Commission Member Blagg
VOTING AYE: MAHONE, WHITAKER, RAMIREZ, DUPUIS, BERTHOLF, SIMS, AND WHITAKER
MOTION CARRIED.**

Board of Adjustments

Motion by Commission Member Sims to approve A, and B located at 408 South Rusk Street, Second by Commission Member Whitaker

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Zone Change for 408 South Rusk Street, Second by Commission Member Whitaker

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

VOTING NAYE: NONE.

MOTION CARRIED.

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

10. **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.

Bookmarked at 00:23:18

NO ACTION TAKEN, NO REPRESENTATIVE PRESENT FOR ITEM.

11. **3200 NORTH 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:

A. 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

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

Bookmarked at 00:24:05

Board of Adjustment

Motion by Commission Member Whitaker to approve the Variance located at 3200 North FM 1417, Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion made by Commission Member Whitaker to approve the Zone Change located at 3200 North FM 1417, Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

12. **2000 BLOCK EAST IDA ROAD AND 3501-3701 BLOCK SOUTH DEWEY AVE (Project No. 000133-2025)**

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.

Bookmarked at 00:26:42

Motion by Commission Member Ramirez to approve Zone Change located at 2000 Block East Ida Road and 3501-3701 Block Dewey Avenue, Second by Commission Member Bertholf.

VOTING AYE: MAHONE, DUPUIS, RAMIREZ, AND BERTHOLF

VOTING NAY: BLAGG, WHITAKER, AND SIMS; SUBJECT TO LEGAL TRAINING.

MOTION CARRIED.

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

13. **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.

Bookmarked at 00:55:08

Motion by Commission Member Whitaker to approve Zone Change located at 801, 805, and 809 East Lamar Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 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.

Bookmarked at 00:56:46

Motion by Commission Member Sims to Table Item for a Specific Use Permit at 818 South Travis Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

15. 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.

Bookmarked at 01:30:56

Motion by Commission Member Dupuis to approve Specific Use Permit located at 4800 Texoma Parkway, Second by Commission Member Bertholf.

VOTING AYE: MAHONE, SIMS, BLAGG, WHITAKER, RAMIREZ, DUPUIS, AND BERTHOLFF

VOTING NAY: NONE.

MOTION CARRIED.

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

16. 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 at 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.

Bookmarked at 01:36:00

Board of Adjustments

Motion made by Commission Member Sims to approve items A, and B for Variances at 606 East Lamberth Road with the following conditions: North Elevation shall be constructed of ACM (Aluminum Composite Material), Second by Commission Member Whitaker

VOTION AYE: MAHONE, BLAGG, RAMIREZ, SIMS, DUPUIS AND WHITAKER.

MOTION CARRIED.

Planning and Zoning Commission

Motion made by Commission Member Whitaker to approve items B, and C located at 606 East Lamberth Road. Second by Commission Member Ramirez
VOTING AYE: MAHONE, BLAGG, DUPUIS, AND BERTHOLF.
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

17. 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

- A. 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.
- B. 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.
- C. 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

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

Bookmarked at 01:53:49

Board of Adjustments

Motion by Commission Member Blagg to approve A, B, and C located at 2206 East Lamar Street, Second by Commission Member Whitaker .

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve D, and E subject to Staff Review Letter for 2206 East Lamar Street, Second by Commission Member Sims

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

VOTING NAY: NONE

MOTION CARRIED.

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

18. 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.

Bookmarked at 01:59:12

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Variance located at 921 East Houston Street, Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

19. 306 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 located 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 00:14:42

Planning and Zoning Commission

Motion by Commission Member Sims to approve final plat for 360 East Evergreen, Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Board took a recess at 7:03 P.M and reconvened at 7:14 P.M.

20. 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); 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 AND INFILL DEVELOPMENT; 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.

Bookmarked at 02:02:16

Planning and Zoning

Motion by Commission Member Dupuis to clearly state on the Building Material Form that a signature is not required to move forward, Second by Chairman Mahone.

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

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Commission Member Blagg to approve Section 14.02.003-14.02.020 with changes. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Commission Member Ramirez to eliminate vinyl siding entirely from building material list in section 14.04.007 as an approved exterior architectural material, Second by Commission Member Whitaker

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

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Commission Member Bertholf to add LP SmartSide, and Hardie Board Siding as primary material for exterior finish material, Second by Commission Member Sims.

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

VOTING NAY: RAMIREZ.

MOTION CARRIED.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Downtain to approve Item B, located at 2001 Skyline Drive. Second by Vice Chairman 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.

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

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 addition.

Bookmarked at 00:36:19

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve Item A and Item B subject to the Staff Review Letter located at 2500 Block Fallon Drive. Second, by Commission Member Blagg.

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

VOTING NAY: NONE.

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

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.

Bookmarked at 00:40:01

Planning and Zoning Commission

Motion by Commission Member Sims to deny the Zone Change located at 3100 Block Rex Cruse Drive. Second by Commission Member Whitaker.

VOTING AYE: NONE

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

MOTION CARRIED.

This item was denied by the Commission.

23. **ADJOURNMENT**

Bookmarked at 01:04:24

Chairman Mahone adjourned the meeting at 6:03 p.m.



ACTING SECRETARY



CHAIRMAN