
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 18, 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 OCTOBER 14, 2025, SPECIAL CALLED MEETING AND REGULAR OCTOBER 21, 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, AND 15)**

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. *** 3700 WEST BLOCK PARK AVENUE (PROJECT NO. 000201-2025)**

The request of Park PHCP, LLC (Owner), Bryan Weisgerber (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3700 Block Park Avenue, being the proposed Lot 1, Park Office Addition, being part of the Elizabeth Jones Survey, Abstract No. 625, and being all of lot 6R, Replat of Lots 6 & 7, and being part of Lot 5 Park Plaza Addition, containing 1.77 acres and currently zoned C-1 (Retail Business) District/ F.M. 1417 Overlay District as follows:

Planning and Zoning Commission:

Site Plan approval of Park Avenue Offices

7. *** 103 SOUTH TRAVIS STREET (PROJECT NO. 000240-2025)**

The request of Law Dawg Properties LLC, (Owner) concerning the property located at 103 South Travis Street, being part of Lot 1, Block 5, Original Town Plat, containing 0.0574 and currently zoned C-1 (Retail Business) District/Central Business District/ Downtown Subdistrict as follows:

Planning and Zoning Commission

Public Hearing and Site Plan Britton Brooks Law Office.

8. *** 2211 NORTH HIGHWAY 75 (PROJECT NO. 000213-2025)**

The request of Brad Tidwell – OV Sherman, LLC (Owner), Kyle Stephens, PE (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2211 North Highway 75, Being part of the J.B. McAnair Survey, Abstract No. 763, and being Lot 2R, Replat of Lot 3, Block 2, Independence Square Addition, Section 3, containing 6.00 and currently zoned C-2 (General Commercial) District /75 & 82 Overlay

District as follows:

Planning and Zoning Commission

Public Hearing and Site plan Multi-flex office/shop.

9. *** 5207 WEST O.B. GRONER ROAD (PROJECT NO. 000206-2025)**

The request of Mark A. Smith (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5207 O.B. Groner Road, being Block A, Lot 2 of Raleigh Acres, containing 13.009 acres, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Replat Block A, Lot 2 Boojee Acres

10. *** 321 BLOCK WEST KING STREET (PROJECT NO. 000210-2025)**

The request of Alisa Peters (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property locate at 325 West King Street, being part of Samuel Blagg Survey, Abstract No. 56 containing 0.17 acres, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Plat Alisa Peters Addition Section 2

11. *** 3200 NORTH HERITAGE PARKWAY (PROJECT NO. 000211-2025)**

The request of the City of Sherman (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3200 North Heritage Parkway being part of J.B. McAnair Survey, Abstract No. 753 containing 1.217 acres, and currently zoned R-6 (Single Family Residential) District/ F.M. Highway 1417 Overlay district as follows:

Planning and Zoning Commission

Final Plat Sherman Fire Station No. 3 Addition

12. ***1494 JP CAVE ROAD (PROJECT NO. 000212-2025)**

The request of Ronald J. Wallis (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 194 JP Cave Road, being a part of the James Fox Survey, Abstack No. 425, being Block 1, Lot 1 of Wallis Addition, containing 2.901 acres, and currently located in the E.T.J. (Extra-Territorial Jurisdiction) as follows:

Planning and Zoning Commission

Final Plat Wallis Addition

13. ***301 BLOCK WEST TRAVIS STREET (PROJECT NO. 000214-2025)**

The request of Tekmak Sherman Hotel LP (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 301 Block West Travis Street, being a part of Preston Kitchen Survey, Abstract No. 667, being Lots 1 and 2, Block 1 of Crossroads-Springhill Addition containing 4.821 acres and currently zoned Blalock Industrial Park PD (Planned Development) District/ Blalock Commercial Overlay District as follows:

Planning and Zoning Commission

Final Plat Springhill Suites and Town Place Suites

14. *** 800 BLOCK EAST F.M. 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000216-2025)**

The request of TCL Land BK3 (2022), LP (Owner), Kurt Green (Applicant), and Kimley -Horn (Surveyor) concerning the property located at 800 Block East F.M. 1417, Being party of the Preston Kitchens Survey, Abstract No. 667 , consisting of 63.621 acres and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Plat Travis Heights Phase 1

15. *** 2000 BLOCK DUKE DRIVE AND NORTH DUCHESS DRIVE (PROJECT NO. 000215-2025)**

The request of Bridgestone Construction, LLC (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2000 Block Duke Drive, being a part of the G.W. McGlothlin Survey, Abstract No. 827, containing 8.383 acres and currently zoned R-2F (Duplex Residential) District.

Planning and Zoning Commission

Final Plat Duke and Duchess Addition.

16. 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000175-2025) TABLED ON 10/21/2025

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

17. 124 SOUTH CROCKETT STREET UNIT B (PROJECT NO. 000194-2025)

The request of RP Sherman Properties LLC (Owner), Roger William (Bill) Hollomon (Applicant), and Preston Trail Land Surveying (Surveyor) concerning the property located at 124 South Crockett Unit B, being part of the J.B. McAnair Survey, Abstract No. 763, and being part of Lot 6, Block 4, Original Town Plant, containing 0.091 acre and currently zoned C-1 (Retail Business) District/Central Business District/Downtown Subdistrict as follows:

Planning and Zoning Commission

Public Hearing, Site Plan, and Specific Use Permit approval under Section 14.06.009 to allow a Commercial Amusement Centers, Indoor Only in a C-1 (Retail Business) District/Central Business District/Downtown Subdistrict.

18. 1422 WEST HOUSTON STREET (PROJECT NO. 000195-2025)

The request of Texas AquaStore (Owner), Gareb Joseph Tahir (Applicant), and Copley Land Surveying (Surveyor) concerning the property located at 1422 West Houston Street, being part of the J.B. McAnair Survey, Abstract No. 763, containing 0.524 acre and currently zoned C-1 (Retail Business) District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.017 to allow a 1' side setback in lieu of the required 15' for the west side of the existing structure.

B. Public Hearing, and Variance Under Section 14.02.017 to allow a 6.89' side setback in lieu of the required 15' for the east side of the structure.

Planning and Zoning Commission:

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

D. Public Hearing, Site Plan, and Specific Use Permit approval under Section 14.06.009 to allow Automotive Repair, body work, or painting in a C-2 (General Commercial) District.

19. 314 KANSAS STREET (PROJECT NO. 000196-2025)

The request of Manuel Kilpatrick (Owner), Premier Surveying LLC (Surveyor), concerning the property located at 314 Kansas Street, being Lot 23, Block 4, Constitution Village Addition, containing 0.1928 acre and currently zoned R-6 (Single Family Residential) District.

Board of Adjustments

Public Hearing and Variance under Section 14.02.002 to allow a 6.541' rear setback in lieu of the required 20' for an accessory structure exceeding 500 square feet.

20. 1414 SOUTH AUSTIN STREET (PROJECT NO. 000198-2025)

The request of Victor Hugo Carera Cano (Owner), and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property at 1414 South Austin Street, containing 0.230 acre, and currently zoned R-6 (Single Family Residential) District/ Sam Rayburn Overlay District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.006 to allow a 2.5' between structures in lieu of the

required 5' for the existing structures.

B. Public Hearing and Variance under Section 14.02.006 to allow a 0' side setback in lieu of the required 5' for the existing structures.

C. Public Hearing and Variance under Section 14.02.006 to allow a 0.7' side setback in lieu of the required 5' for the existing structures.

D. Public Hearing and Variance under Section 14.02.006 to allow a 4.7' rear setback in lieu of the required 5' for the existing structures.

21. 3405 SOUTH US HWY 75 (PROJECT NO. 000199-2025)

The request of Highway 75 LLC (Owner), Dean Taylor (Applicant) and Mayo Wright Consultants (Surveyor) concerning the property located at 3405 South US Highway 75, being part of the Preston Kitchens Survey, containing 2.3328 acres and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.017 to allow 9.8' side setback in lieu of the required 15' for the existing structure.

B. Public Hearing and Variance under Section 14.02.017 to allow a 1.1' side setback in lieu of the required 15' for the existing accessory structure.

Planning and Zoning Commission:

C. Public Hearing, Site Plan, and Specific Use Permit under section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

22. 600 EAST LAMBERTH ROAD (PROJECT NO. 000202-2025)

The request of Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant), and Spiars Engineering (Surveyor) concerning the property located at 600 East Lamberth Road, Being part of the J. McAnair Survey, Abstract No 763, Block 1, Lot 1 of the replat of one of the replat of Independence Square Addition, containing 5.855 acres and currently zoned C-2 (General Commercial) District/ 75 & 82 Overlay District as follows:

Planning and Zoning Commission

Public Hearing, and Specific Use Permit under section 14.06.009 to allow an automobile repair, body work, or painting in a C-2 (General Commercial) District/ 75 & 82 Overlay District.

23. 200 SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000208-2025)

The request of City of Sherman (Owner), Rob Rae (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 200 South FM 1417 (Heritage Parkway), being part of the Elizabeth Jones Survey, Abstract 625, containing 1.00 acres and currently zoned R-6 (Single-Family Residential) District/F.M. 1417 Overlay District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to a C-2 (General Commercial District/F.M. 1417 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 ____ at ____ p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this ____ of ____
City of Sherman, Texas

Tammy Mrozinski ,
Development Services