
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Monday, December 22, 2025, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **ANNOUNCEMENTS**

3. **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

4. **CONSENT AGENDA (ITEMS 4, AND 5)**

CONSENT AGENDA (ITEMS 4, and 5) 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.

5. ***429 NORTH SAM RAYBURN FREEWAY (PROJECT NO. 000235-2025)**

The request of Ty Osmani (Owner), Bruce Green (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 429 North Sam Rayburn Freeway, being Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6, and Part of Lot 7, Divisional Survey for the Heirs of J.B. Shannon consisting of 0.532 acres and currently zoned C-1 (Retail Commercial) District/Sam Rayburn Overlay District as follows:

Planning and Zoning Commission

Site Plan for Lucky Stop Convenience Store.

6. ***4301 BLOCK SOUTH US HIGHWAY 75 (PROJECT NO. 000237-2025)**

The request of Inspira Financial Trust, (Owner), HSM Equity Partner, Inc. (Applicant), and LJA Surveying, INC. (Surveyor) concerning the property located in the 4301 Block South US Highway 75, being in the Sherrod Dunman Survey, Abstract No. 329, consisting of 8.78 acres and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan for Sherman Industrial Park

7. **200 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.

Close Public Hearing

8. 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 Coordinator