
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 13, 2026, 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 NOVEMBER 18, 2025 AND SPECIAL CALLED MEETING DECEMBER 22, 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, AND 13)**

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. ***1500 BLOCK HERITAGE RANCH TRAIL (PROJECT NO. 000252-2025)**

The request of Heritage Ranch Land Holdings LTD (Owner), Shawn Graham (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1500 Block Heritage Ranch Trail, consisting of 16.795 acres, being a part of the Uriah Burns Survey, Abstract No. 121 and currently zoned Heritage Ranch PD (Planned Development) District/ 75 & 82 Overlay District as follows:

Planning and Zoning Commission

Site Plan for Heritage Hospital.

7. ***3605 SOUTH HIGHWAY 75 (PROJECT NO. 000264-2025)**

The request of 3605 Sherman Investments LLC, (Owner), Andrew Yeoh (Applicant), and Bluestar Surveying LLC (Surveyor) concerning the property located at 3605 South Highway 75, consisting of 4.589 acres, being a part of the Preston Kitchen Survey, Abstract No. 667, and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Days Inn Retail, Restaurant and Hotel Addition

8. ***6400-6599 BLOCK CONSTITUTION DRIVE (PROJECT NO. 000256-2025)**

The request of Cope Equities (Owner), Caleb Jones, P.E. (Applicant) and Kimley Horn (Surveyor) concerning the property located at 6400-6599 Block Constitution Drive, consisting of 5.348 acres, being a part of the John Chronister Survey, Abstract No. 248, being all of Lot 5 and Lot 6, Block A, Jamestown Square Addition, and currently zoned R-TH (Townhome Residential) District as follows:

Planning and Zoning Commission:

Final Plat approval Jamestown Sherman Townhomes.

9. ***814 EAST MULBERRY STREET (PROJECT NO. 000257-2025)**

The request of Ricardo Gutierrez Ramirez (Owner), Copley Land & Surveying (Surveyor) concerning the property located at 814 East Mulberry Street, consisting of 0.083 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, being part of Lots 16 and 17, Block 14, Chaffins First Addition, and currently zoned R-4 (Patio Home Residential) District as follows:

Planning and Zoning Commission:

Final Plat RGR Addition, Lot 1, Block A

10. *** 901 EAST HOUSTON STREET (PROJECT NO. 000272-2025)**

The request of Hope on Houston, Inc. (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 901 East Houston Street, consisting of 1.69 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of Block 19 of Chaffins 2nd Addition, and currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

Final Plat Hope on Houston Addition

11. ***1432 SOUTH ELM STREET (PROJECT NO. 000273-2025)**

The request of Sriram Kothandan (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1432 South Elm Street consisting of 0.461 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, and being part of Lots 7 and 8, Block 12, B.H. Moore Heirs Addition and currently zoned R-2 (Duplex Residential) District and R-4 (Patio Home Residential) District as follows:

Planning and Zoning Commission

Final Plat 1432 S. Elm St. Addition

12. ***947 EAST LAKE STREET (PROJECT NO. 000274-2025)**

The request of Lorena Lewis (Owner), and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 947 East Lake Street consisting of 1.849 acres, being a part of the Preston Kitchens Survey, Abstract No. 667, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat JC's Corner Addition

13. ***4811 TORTILLA WAY (PROJECT NO. 000284-2025)**

The request of DJL Properties Texas LLC (Owner) Nick Hobbs (Applicant), and BGE, Inc (Surveyor) concerning the property located at 4811 Tortilla Way consisting of 22.454 acres, being a part of the William Martin Survey, Abstract No. 765, being Lots 1 & 2, Block A, and currently zoned Blalock Industrial Park (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat Molinos USA Addition

14. **3405 SOUTH HIGHWAY 75 (PROJECT NO. 000199-2025) TABLED ON 11-18-2025**

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.

15. 2601 NORTH HIGHWAY 75 (PROJECT NO. 000220-2025)

The request of Four Rivers Capital (Owner), Site Enhancement Services (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2601 North Highway 75, consisting of 1.58 acres, being Lot 2, Block 1, ESA Sherman Addition, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow a 15.1' front setback in lieu of the required 25' for Longhorn Steakhouse pole sign.

16. 603 NORTH TRAVIS STREET (PROJECT NO. 000226-2025)

The request of Lisa Hitchcock (Owner), Charlie York (Applicant) and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property located at 603 North Travis Street, consisting of 0.173 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and being part of lot 7, George W. Bond's First Addition, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 22.67' front setback in lieu of the 25' required for an existing structure.

B. Public Hearing and Variance under Section 14.02.016 to allow 2.6' side setback in lieu of the 15' required for an existing structure.

C. Public Hearing and Variance under Section 14.02.016 to allow 1.95' side setback in lieu of the 15' required for an existing structure.

Planning and Zoning Commission

D. Site Plan approval Easy Life Realty.

17. 1307 NORTH CLEVELAND AVENUE (PROJECT NO. 000228-2025)

The request of Jon and Cindy Lloyd (Owner), and Preston Trail Land Surveying (Surveyor) concerning the property located at 1307 North Cleveland Avenue, being part of Lots 4 & 5, Block 13, College Park Second Addition, in the C. Carter Survey, Abstract No. 229, consisting of 0.259 acres, and currently zoned R-6 (Single-Family Residential) District/College Park Overlay District as follows:

Board of Adjustments

Public Hearing and Variance under Section 14.03.006 to allow a carport in lieu of carports are prohibited the College Park Overlay District.

18. 5200 BLOCK WEST HOUSTON STREET AND 201 BLOCK SOUTH FRIENDSHIP ROAD (PROJECT NO. 000229-2025)

The request of Meyers Industrial Park/EMR Real Estate (Owner), Josh Lincoln (Applicant), and Preston Trail Surveying (Surveyor) for the property located in the 5200 Block West Houston Street and the 201 Block South Friendship Road, consisting of 31.008 acres, being a part of the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, and currently zoned R-A (Residential Agricultural) District as follows:

Planning and Zoning

Public Hearing and Zone Change from an R-A (Residential Agricultural) District and an R-6 (Single-family Residential) District to PD (Planned Development) District with a base zoning of C-2 (General Commercial) District.

19. 3111 SOUTH HIGHWAY 75 (PROJECT NO. 000230-2025)

The request of Bryan Luckett (Owner), 903 Motors LLC (Applicant), and Andrews & Sartin Surveying Company (Surveyor) concerning the property located at 3111 South Highway 75, consisting of 0.47 acres, being Lot 1, Block 1, Bryan Luckett Addition, and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile,

motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

20. 5011 TEXOMA PARKWAY (PROJECT NO. 000232-2025)

The request of Susan Kay Bowman (Owner), Kristy Neal (Applicant), and David Fite Surveying (Surveyor) concerning the property located at 5011 Texoma Parkway, being Lot 1, Parkway Plaza Addition, and 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 meeting hall in a C-2 (General Commercial) District.

21. 400 WEST HOUSTON STREET (PROJECT NO. 000236-2025)

The request of Los Hermanos Partnership, LLC (Owner), Laura Ayers (Applicant), and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property located at 400 West Houston Street, consisting of 0.47 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/Central Business District/Highway Subdistrict, as follows:

Board of Adjustments

Public Hearing and Variance under Section 14.07.009 to allow 0' setback in lieu of the required 10' for a monument sign.

22. 1831 TEXOMA PARKWAY (PROJECT NO. 000244-2025)

The request of RASH Ventures, LLC. (Owner) and BlueStar Surveying (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

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

23. 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000250-2025) WITHDRAWN

The request of City of Sherman (Applicant) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.278 acres being in the Sherrod Dunmore Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6827 to Amend Certain Planned Development District Development Standards and Uses.

24. 2424 TEXOMA PARKWAY (PROJECT NO. 000193-2025)

The request of PHT Hospitality LLC (Owner), Robert Miklos/Steven Darling (Attorney), and S. Ephraim Osabutey (Surveyor) concerning the property located at 2424 Texoma Parkway, being a part of the Reuben Hendrix Survey, Abstract No. 504, consisting of 1.15 acres and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

Public Hearing, under Section 14.01.007 to allow reinstatement of non-conforming use status for a Hotel or Motel in a C-2 District.

25. 1207 EAST IDA ROAD (PROJECT NO. 000243-2025)

The request of Bobby Richerson (Owner), and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1207 East Ida Road, consisting of 1.51 acres, being a part of the G.B. Pilant Survey, Abstract No. 963, and the Robert Thompson Survey, Abstract No. 1200, currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission:

Public Hearing and Zone Change from R-6 (Single Family Residential) District to a C-2 (General Commercial) District.

26. **3806 NORTH LOY LAKE ROAD (PROJECT NO. 000260-2025) APPLICANT REQUESTED TO TABLE ITEM TO FEBRUARY 17, 2026**

The request of Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) and CDS Commercial Due Diligence Services (Surveyor) concerning the property located at 3806 North Loy Lake Road, consisting of 0.51 acres, being Lot 8R, Block C, replat Lots 1 and 8, Block 8, Sherman Commons Addition, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District as follows:

Planning and Zoning

A. Public Hearing and Zone Change from a C-1 (Retail Business) District/ 75 & 82 Overlay District to a C-2 (General Commercial) District/US Highway 82 and 75 Overlay District.

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/ 75 & 82 Overlay District.

27. **2907 WEST TRAVIS STREET (PROJECT NO. 000262-2025)**

The request of Sherman ISD (Owner), Bryce McCarthy (Applicant), and Teague, Nall, and Perkins (Surveyor) concerning the property located at 2907 West Travis Street, consisting of 92.911 acres, Lot 1, Block A, Sherman High School Addition, being a part of the Elizabeth Jones Survey, Abstract No. 625, and currently zoned R-6 (Single Family Residential) District/FM 1417 Overlay District as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.07.009 to allow 1,357.3966 square feet sign in lieu of the allowed 300 square feet for the West Elevation.

B. Public Hearing and Variance under Section 14.07.009 to allow 724.7001 square feet sign in lieu of the allowed 300 square feet for the East Elevation

C. Public Hearing and Variance under Section 14.07.009 to allow 480.2381 square feet sign in lieu of the allowed 300 square feet for South Elevation on the Scoreboard.

28. **1015 NORTH HOPSON STREET (PROJECT NO. 000263-2025)**

The request of Maximilian Brandenburgh (Owner), La Cima Contracting, LLC (Applicant), and Premier Surveying, LLC (Surveyor) concerning the property located at 1015 North Hopson Street, consisting of 0.285 acre, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 2.52' side setback in lieu of the required 6' for a proposed garage addition.

B. Public Hearing and Variance under Section 14.02.006 to allow a 6.35' rear setback in lieu of the required 20' for a proposed garage addition.

29. **4700 BLOCK NORTH LOY LAKE ROAD (PROJECT NO. 000266-2025)**

The request of John H. Pulliam (Owner), Spiars Engineering (Applicant), and Spiars Engineering and Surveying (Surveyor) concerning the property located at 4700 Block North Loy Lake Road, consisting of 67.341 acres, being a part of the T.J. Shannon Survey, Abstract No. 1138, and currently located within the E.T.J. (Extraterritorial Jurisdiction) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District with a base zoning of MF-15 (Multifamily Residential) District.

30. **4305 NORTH TRAVIS STREET (PROJECT NO. 000267-2025)**

The request of Creed Canyon Partners, Ltd. (Owner) and Helvey-Wagner Surveying, LLC (Surveyor) concerning the property located at 4305 North Travis Street, consisting of 0.895 acres being a part of the John Jennings Survey, Abstract No. 647, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to a PD (Planned Development) District with a base zoning of C-1 (Retail Business) District.

31. **900 EAST WELLS STREET (PROJECT NO. 000268-2025)**

The request of Wells BHCP, LLC (Owner), Michael Carlisle (Applicant), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 900 East Wells Street consisting of 4.208 acres, being a part of the G.B. Pilant Survey, Abstract No. 963, being Lots 4, 5, and 6, Block 22 and Lots 1, 2 and 3, Block 21, a part of Lots 1, 2, and 3, Block 21 W. Elliotts' Addition, Lots 1 and 2, Block 9 and all of Lots 1, 2, 3 and 4, Block 10, C.L. Stowe's Addition, Lots 1-12, Block 12, W. Elliotts Addition currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from C-1 (Retail Business) District to R-4 (Patio Home Residential) District.

Close Public Hearing

32. 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 January 7, 2026 at 4:00 p.m. and said time of posting was 3 days prior before said meeting was convened or called to order.

Dated this 7th of January
City of Sherman, Texas

Tammy Mrozinski,
Development Services Coordinator