
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Special Called meeting Monday, December 22, 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.

1. **CALL TO ORDER**
Bookmarked at 00:05:25
Chairman Sims called the meeting to order at 5:00 p.m.
2. **ANNOUNCEMENTS**
Bookmarked at 00:06:02
3. **CITIZEN COMMENTS**
Bookmarked at 00:07:34

Open Public Hearing

4. **CONSENT AGENDA (Items 5, 6, and 7)**
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 00:08:20
The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 5, 6, and 7.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON.
VOTING NAY: NONE.
MOTION CARRIED.

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

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 0.531 acres and currently zoned C-1 (Retail Commercial) District/Sam Rayburn Overlay District.
Planning and Zoning Commission
Site Plan 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 PD (Planned Development) District.
Planning and Zoning Commission
Site Plan for Sheman Industrial Park
7. * **1604 SOUTH TRAVIS STREET (Project No. 000223-2025)**
The request of Moran Development LLC (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1604 South Travis Street, being in the Samuel Blagg Survey, Abstract No. 56, being part of Block B of the Staples Addition, consisting of 0.944 acres, and currently zoned R-TH (Townhome Residential) District as follows:
Planning and Zoning Commission
Final Plat Colonial Virginia Addition, Lots 1 thru 8, Block A.

8. **2000 BLOCK EAST IDA ROAD AND 3501-3701 BLOCK SOUTH DEWEY AVENUE (Project No. 000140-2025)**

The request of Austin College (Owner), Robert Tesch (Applicant), and Underwood Drafting & Surveying (Surveyor) for 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 00:08:49

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve Zone Change located at 3501-3701 Block South Dewey Avenue.

Second by Commission Member Whitaker.

VOTING AYE: DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON.

VOTING NAY: SIMS

MOTION CARRIED.

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

7. **ADJOURNMENT**

Bookmarked at 00:31:48

Chairman Sims adjourned the meeting at 5.26 p.m.



CHAIRMAN



ACTING SECRETARY