

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, November 18, 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 00:11:21

Chairman Sims called the meeting to order at 5:05 p.m.

2. **APPROVE ACTION MINUTES OF THE SPECIAL CALLED MEETING OCTOBER 14, 2025, AND THE REGULAR OCTOBER 21, 2025, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

The Planning and Zoning Commission reviewed the minutes of the Special Called Meeting October 14, 2025, and the October 21, 2025, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Blagg All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:12:53

4. **CITIZEN COMMENTS**

Bookmarked at 00:13:03

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 12, 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.

Bookmarked at 00:13:42

Planning and Zoning Commission

The Commission reviewed the Consent Agenda. Commission Member Whitaker moved to approve Items 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 on the Consent Agenda as presented. Second by Vice Chairman Downtain.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND DUPUIS.

VOTING NAY: NONE.

ABSTAINING: RAMIREZ.

MOTION CARRIED.

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

6. * **3700 BLOCK WEST 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

* **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 .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.

- * **2211 NORTH HIGHWAY 75 (Project No. 000213-** The request of Brad Tidwell – OV Sherman, LLC (Owner), Kyle Stephens, PE (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 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 8.93 acres 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 part of the Jason Stamps Survey, Abstract No. 115, being Lot 2, Block A 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 located at 321 Block West King Street, being part of the 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 the 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 1494 JP Cave Road, being a part of the James Fox Survey, Abstract No. 425, being Lot 1, Block 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 the Preston Kitchen Survey, Abstract No. 667, being Lots 1 and 2, Block 1 of Crossroads-Springhill Addition, containing 4.821 acres and currently zoned 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 (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 a part 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 and Duchess Drive, being part of the G.W. McGlothin 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 10/21/25

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

Bookmarked at 00:14:51

Planning and Zoning Commission

Motion by Vice Chairman Downtain to untable the Site Plan, and Specific Use Permit located at 301 Block West FM 1417 (Heritage Parkway). Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

This item was untabled by the Commission.

Motion by Vice Chairman Downtain to approve Specific Use Permit located at 301 Block West FM 1417 (Heritage Parkway) Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at: 00:25:17

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve Specific Use Permit located at 124 South Crockett Unit B. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

ABSTAINING: DOWNTAIN.

MOTION CARRIED.

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

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 Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 1' side set back 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 set back 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.

Bookmarked at: 00:34:47

Board of Adjustment

Motion by Commission Member Ramirez to approve Variance items A and B located at 1422 West Houston Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve Zone Change located at 1422 West Houston, and to approve Specific Use Permit with a one- year expiry. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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 Adjustment

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.

Bookmarked at 00:43:34

Board of Adjustment

Motion by Vice Chairman Downtain to approve Variances located at 314 Kansas Street. Second by Commission Member Dupuis.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS.

VOTING NAY: BLAGG.

MOTION CARRIED.

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

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 located 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.

Bookmarked at 00:54:04

Board of Adjustment

Motion by Commission Member Blagg to deny the Variances located at 1414 South Austin Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE COMMISSION FOUND THAT THE REQUEST DOES NOT CONFORM TO THE INTENT OF THE ORDINANCE.

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.

Bookmarked at 1:05:58

Motion by Commission Member Blagg to table item located at 3405 South US Hwy 75. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

THIS ITEM WAS TABLED BY THE COMMISSION.

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, Lot 1, Block 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.

Bookmarked at 01:07:38

Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 600 East Lamberth Road. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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).

Bookmarked at 01:12:18

Motion by Vice Chairman Downtain to approve the Zone Change located at 200 South FM 1417 (Heritage Parkway). Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

24. **ADJOURNMENT**

Bookmarked at 01:14:38

Chairman Sims adjourned the meeting at 6:08 p.m.



CHAIRMAN



ACTING SECRETARY