
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a Regular Meeting February 17, 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 SPECIAL CALLED MEETING JANUARY 13, 2026, 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, AND 11)**
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. ***3401 STEEPLE CHASE DRIVE (PROJECT NO. 000289-2026)**
The request of Steeple Chase 3401 LLC (Owner), Preetam Palchuru (Applicant), and KAZ Surveying (Surveyor) concerning the property located at 3401 Steeple Chase Drive, consisting of 10.30 acres, in the of the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multifamily Residential) District as follows:
Planning and Zoning Commission
Site Plan for Pebblebrook Multifamily Development.
7. ***2400-2500 BLOCKS SOUTH EAST STREET (PROJECT NO. 000300-2026)**
The request of Three Oaks Development and Construction (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 19.893 acres, in the Preston Kitchens Survey, Abstract No. 667 and currently zoned R-4 (Patio Home Residential) District and R-5 (Single-Family Residential) District as follows:
Planning and Zoning Commission
Final Plat of Three Oaks Addition, Section 4.
8. ***309 NORTH EAST STREET (PROJECT NO. 000301-2026)**
The request of Chris Vickrey (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 309 North East Street, consisting of 0.745 acres, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned M-2 (Heavy Manufacturing) District as follows:
Planning and Zoning Commission
Final Plat of Lot 1 Vickrey-Conrad Addition.

9. ***314 WEST CHERRY STREET (PROJECT NO. 000308-2026)**
The request of Santos E. Lopez, Elmer Samuel Lopez Hernandez, and Cesar Lopez (Owners), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 314 West Cherry Street, consisting of 0.169 acres, in the Samuel Blagg Survey, Abstract No. 56, and currently zoned R-5 (Single Family Residential) District as follows:
Planning and Zoning Commission
Final Plat of Lopez on Cherry Street Addition.
10. ***2105 TEXOMA PARKWAY (PROJECT NO. 000309-2026)**
The request of Grow Sherman Realty (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 2105 Texoma Parkway, consisting of 8.452 acres, in the Smith McGlothlin Survey, Abstract No. 808, and the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District as follows:
Planning and Zoning Commission
Final Plat of Grow Sherman Realty Addition.
11. ***3337 HARRELL ROAD (PROJECT NO. 000310-2026)**
The request of Jeffery & Carin Sanford (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 3337 Harrell Road, consisting of 5.719 acres, being Lot 2, Jeff & Carin Sanford Addition, in the Jeremiah McDaniel Survey, Abstract No. 774, and located in the E.T.J. (Extra-Territorial Jurisdiction) District as follows:
Planning and Zoning Commission:
Final Plat of Jeff & Carin Sanford Addition, Phase 2.
12. **3111 SOUTH HIGHWAY 75 (PROJECT NO. 000230-2025) TABLED ON JANUARY 13, 2026**
AN EMAIL WAS RECEIVED FROM BRANDIN ALSTON ON TUESDAY, FEBRUARY 3, 2026, AT 3:32 PM REQUESTING TO WITHDRAW THIS ITEM.
The request of Bryan Lockett (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 Lockett 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.
13. **1831 TEXOMA PARKWAY (PROJECT NO. 000244-2025) TABLED ON JANUARY 13, 2026**
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.
14. **3806 NORTH LOY LAKE ROAD (PROJECT NO. 000260-2025) TABLED ON JANUARY 13, 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:
Board of Adjustment
A. Public Hearing and Variance under Section 14.02.016 to allow no Street Perimeter Buffer along Loy Lake Road with alternate planting accommodations, in lieu of required Street Perimeter Buffer.
B. Public Hearing and Variance under Section 14.02.016 to allow a 15' rear setback in lieu of the required 25'.
Planning and Zoning Commission

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

15. 609 EAST PECAN STREET (PROJECT NO. 000307-2026)

The request of Commissary Express (Owner) Vilbig & Associates (Applicant), and Copley Land Surveying (Surveyor) concerning the property located at 609 East Pecan Street consisting of 1.369 acres, being A Replat of Lot 1R, Block 4 Chaffins First Addition, and Lots 8-12, Block 4, Chaffin's First Addition, and Lot 1R, Block 4, Chaffin's First Addition, in the J. B. McAnair Survey, Abstract No. 763, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from M-2 (Heavy Manufacturing) District to C-2 (General Commercial) District.

B. Site Plan for Commissary Express.

16. 2701 BLOCK WEST TRAVIS STREET (PROJECT NO. 000278-2025) AN EMAIL WAS RECEIVED FROM JIM KNIGHT ON TUESDAY, FEBRUARY 3, 2026, AT 6:43 PM REQUESTING TO WITHDRAW THIS ITEM.

The request SSCGC Holdings LLC (Owner), KFM Engineering and Design (Applicant), and KFM (Surveyor) concerning the property located in the 2701 Block West Travis Street consisting of 165 acres, in the Elizabeth Jones Survey, Abstract No. 625, and currently zoned C-1 (Retail Business) and R-6 (Single Family Residential) District and District as follows:

Planning and Zoning Commission

A. Public Hearing and Zoning Text Amendment to include Data Center as a Permitted Use with A Specific Use Permit in C-2 (General Commercial) District, and a Permitted use in the M-1 (Light Manufacturing) District and M-2 (Heavy Manufacturing) District.

B. Public Hearing and Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to M-2 (Heavy Manufacturing) District.

17. 4200 TEXOMA PARKWAY (PROJECT NO. 000282-2025)

The request of Z & P Pocza Properties, LTD (Owner), Lucian Blackburn (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4200 Texoma Parkway, consisting of 9.906 acres, in the W. F. Patterson Survey, Abstract No. 969, and currently zoned M-1 (Light Manufacturing) District as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.004 to allow an 8' tall wrought iron fence in lieu of the allowed 4' decorative fence in the front yard.

18. 1800 TEAGUE DRIVE SUITE 220 (PROJECT NO. 000285-2025)

The request of One Grand Centre, LLC (Owner), Julie Carelock (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1800 Teague Drive, Suite 220, consisting of 2.61 acres, in the J.B. McAnair Survey, Abstract No. 763 and in Smith McGlothin Survey, Abstract No. 808, 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 Massage Establishment in a C-1 (Retail Business) District.

19. 2708 EAST LAMAR STREET (PROJECT NO. 000288-2026)

The request of MTR Frontera, LLC (Owner), Daniel Hamken (Applicant), and Spooner & Associates (Surveyor)

concerning the property located at 2708 East Lamar Street, consisting of 113.414 acres, Lots 1 & 2, Block 1, Frontera, in the Aaron Burleson Survey, Abstract No. 61, and currently zoned MH (Manufactured Housing) District as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.07.008 to allow an 8.66' tall sign in lieu of the allowed 6'.
- B. Public Hearing and Variance under Section 14.07.008 to allow a 1.6' setback in lieu of the required 5'.

20. 2515 MASTERS STREET (PROJECT NO. 000292-2026)

The request of Nhat Nguyen, (Owner), Michael Nguyen (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2515 Masters Street, consisting of 1.10 acres, being Lot 1-R, Second Replat of Lot 3, Block One, Dr. J.H. Carraway Subdivision, and being Lot 1, Nguyen's Addition, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/Blalock Commercial Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 9.7' side setback in lieu of the required 15'.

Planning and Zoning Commission

Site Plan for North Texas Dental.

21. 2507 SHORELINE DRIVE (PROJECT NO. 000293-2026)

The request of Keith and Janet Armstrong (Owner), Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 2507 Shoreline Drive, consisting of 0.441 acres, being Lot 2, Block 4 Turtle Creek North Addition, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-12 (Single Family Residential) District.

22. 514 SOUTH DEWEY AVENUE (PROJECT NO. 000294-2026)

The request of EMAAR TX LLC (Owner), ND & Associates (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 514 South Dewey Avenue, consisting of 0.298 acres, being Lot 1, Emaar Addition, and being a replat of Lot 4 and part of Lot 5, Block 2, J.C. Linnstead Addition, in the George B. Pilant Survey, Abstract No. 963, and currently zoned C-1 Retail Business) District.

Board of adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 15' rear setback in lieu of the required 25'.

B. Public Hearing and Variance under Section 14.02.016 to allow no Street Perimeter Buffer along Dewey Avenue with alternate planting accommodations in lieu of the required Street Perimeter Buffer.

Planning and Zoning Commission

C. Site Plan for Retail Development.

Close Public Hearing

23. 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:

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 11th day of February 26, 2026 at 4:00 p.m. and said time of posting was three (3) business days before said meeting was convened or called to order.

Dated this 11th of February, 2026
City of Sherman, Texas

Tammy Mrozinski,
Development Services Coordinator