

**ACTION MINUTES**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Special Called meeting Tuesday, January 13, 2026, 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.*

**Commission Member Johnson was not in attendance.**

**1. CALL TO ORDER**

*Bookmarked at 00:06:56*

**Chairman Sims called the meeting to order at 5:06p.m.**

**2. APPROVE ACTION MINUTES OF THE REGULAR NOVEMBER 17, 2025, and THE SPECIAL CALLED DECEMBER 22, 2025, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

**The Planning and Zoning Commission reviewed the minutes of the Regular November 17, 2025, and the Special Called Meeting December 22, 2025. Motion by Commission Member Dupuis to approve the Minutes as written. Second by Commission Member Ramirez All present voted AYE.**

**3. ANNOUNCEMENTS**

*Bookmarded at 00:07:40*

**4. CITIZEN COMMENTS**

*Bookmarked at 00:08:38*

**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.

*Bookmarked at 00:09:20*

*Planning and Zoning Commission*

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

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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 (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 2<sup>nd</sup> 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-2F (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 (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, and currently zoned M-1 (Light Manufacturing) District, as follows:

***Planning and Zoning Commission***

Final Plat Molinos USA Addition, Lots 1 & 2, Block A

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 Highway 75, containing 2.3328 acres, being part of the Preston Kitchens Survey and currently zoned C-2 (General Commercial) District/ Blalock Commercial Overlay District as follows:

***Board of Adjustment***

- A. Public Hearing and Variance under Section 14.02.017 to allow a 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 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 00:10:01***

**Motion by Vice Chairman Downtain to untable the Public Hearing and Variance, Site Plan, and Specific Use Permit located at 3405 South Highway 75. Second by Commission Member Blagg.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**The item was untabled by the Commission.**

***Board of Adjustment***

**Motion by Vice Chairman Downtain to approve Items A, and B located at 3405 South Highway 75. Second by Commission Member Whitaker.**

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

**MOTION CARRIED.**

***Planning and Zoning***

**Motion by Commission Member Dupuis to approve the Site Plan, and Specific Use Permit located at 3405 South Highway 75. Second by Commission Member Whitaker.**

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

**MOTION CARRIED.**

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

**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.

***Bookmarked at 00:14:00***

**Motion by Commission Member Ramirez to approve the Variance located at 2601 North Highway 75. Second by Vice Chairman Downtain.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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.

***Bookmarked at 00:20:01***

**Board of Adjustment**

**Motion by Vice Chairman Downtain to approve Items A, B, and C located at 603 North Travis Street. Second by Commission Member Blagg.**

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

**VOTING NAY: NONE**

**MOTION CARRIED.**

**Planning and Zoning Commission**

**Motion by Vice Chairman Downtain to approve the Site Plan located at 603 North Travis Street. Second by Commission Member Blagg.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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, consisting of 0.259 acres, being part of Lots 4 & 5, Block 13, College Park Second Addition, being a part of the C. Carter Survey, Abstract No. 229, 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.

***Bookmarked at 00:23:19***

**Motion by Commission Member Ramirez to deny the Variance located at 1307 North Cleveland Avenue. Second by Vice Chairman Downtain.**

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

**MOTION CARRIED.**

**THE COMMISSION FOUND THE REQUEST DOES NOT COMFORM TO THE INTENT OF THE ORDINANCE.**

**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.

***Bookmarked at 00:38:49***

**Motion by Commission Member Ramirez to approve the Zone Change located at 5200 Block West Houston Street and 201 Block South Friendship Road. Second by Commission Member Whitaker.**

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

**VOTING NAY: NONE**

**MOTION CARRIED.**

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

**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.

***Bookmarked at 00:48:18***

**Motion by Commission Member Blagg to table the Specific Use Permit located at 3111 South Highway 75.**

**Second By Vice Chairman Downtain.**

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

**VOTING NAY: NONE**

**MOTION CARRIED.**

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

**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.

***Bookmarked at 01:03:06***

**Motion by Commission Member Blagg to approve the Specific Use Permit located at 5011 Texoma Parkway with a maximum occupancy of 30. Second by Commission Member Dupuis.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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.

***Bookmarked at 01:09:11***

**Motion by Commission Member Ramirez to approve the Variance located at 400 West Houston Street. Second by Vice Chairman Downtain.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

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.

***Bookmarked at 01:10:27***

**Motion by Commission Member Ramirez to table the Specific Use Permit located at 1831 Texoma Parkway. Second by Vice Chairman Downtain.**

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

**VOTING NAY: NONE**

**MOTION CARRIED.**

**ITEM WAS TABLED BY THE COMMISSION.**

23. **300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY (Project No.000250-2025)**

**WITHDRAWN EMAIL RECEIVED 1/6/26 1:28 PM FROM ROBBY HEFTON REQUESTING TO WITHDRAW ITEM**

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.

**THE COMMISSION TOOK NO ACTION.**

**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 (General Commercial) District.

***Bookmarked at 01:12:12***

**ADJOURNMENT**

**6:42 p.m. The Commission went into Executive Session under Texas Government Code 551.071 (Consultation with City Attorney).**

**RECONVENE**

**The Executive Session closed, and the meeting reconvened at 5:36 p.m.**

**Motion by Vice Chairman Downtain to not reinstate non-conforming rights located at 2424 Texoma Parkway. Second by Commission Member Ramirez.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**RECESS: 6:55 p.m.**

**RECONVENE: 7:01 p.m.**

**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.

***Bookmarked at 02:01:50***

**Motion by Commission Member Ramirez to approve the Zone Change located at 1207 East Ida Rd. Second by Commission Member Blagg.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**26. 3806 NORTH LOY LAKE ROAD (Project No. 000260-2025)**

**AN EMAIL WAS RECEIVED BY ANGELICA GARCIA TUESDAY – JANUARY 6, 2026 AT 4:45 PM REQUESTING TO TABLE THIS ITEM.**

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/75 & 82 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.

***Bookmarked at 02:07:06***

**Motion by Vice Chairman Downtain to table Items A and B located at 3806 North Loy Lake Road. Second by Commission Member Blagg.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**THE ITEM WAS TABLED BY THE COMMISSION.**

**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.

***Bookmarked at 02:07:45***

**Motion by Commission Member Blagg to approve Items A, B, and C located at 2907 West Travis Street. Second by Commission Member Whitaker.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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.

***Bookmarked at 02:10:19***

**Motion by Vice Chairman Downtain to approve Items A and B located at 1015 North Hopson Street. Second by Commission Member Whitaker.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**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.

***Bookmarked at 02:16:49***

**ADJOURNMENT**

**8:06 p.m. The Commission went into Executive Session under Texas Government Code 551.071 (Consultation with City Attorney).**

**RECONVENE**

**The Executive Session closed, and the meeting reconvened at 5:36 p.m.**

**THE COMMISSION TOOK NO ACTION ON THE ZONE CHANGE LOCATED AT 4700 BLOCK NORTH LOY LAKE ROAD.**

**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 18.557 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.

***Bookmarked at 03:15:06***

**Motion by Vice Chairman Downtain to approve the Zone Change located at 4305 North Travis Street. Second by Commission Member Blagg.**

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

**VOTING NAY: SIMS, AND RAMIREZ**

MOTION CARRIED.

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

**900 EAST WELLS AVENUE (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.

***Bookmarked at 03:15:06***

**Motion by Vice Chairman Downtain to approve the Zone Change located at 900 East Wells Avenue. Second by Commission Member Whitaker.**

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

**VOTING NAY:RAMIREZ (ABSTAINING FROM VOTE).**

**MOTION CARRIED.**

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

**32. OTHER BUSINESS**

**33. ADJOURNMENT: 8:26 p.m.**

Chairman Sims adjourned the meeting at 8:26 p.m.

  
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CHAIRMAN

  
\_\_\_\_\_  
ACTING SECRETARY

**JR Urban Advisors, LLC.**

January 12, 2026

Ms. Leigh Ann Sims, Chairman  
Mr. Rob Rae, Acting Secretary  
Planning & Zoning Commission  
Sherman, TX 75090

RE: 2907 WEST TRAVIS STREET (Project No. 000262-2025)  
Proposed signage for the multi-purpose athletic field at Sherman High School.

Dear Ms. Sims and Mr. Rae,

The Munson Realty Company has asked JR Urban Advisors, LLC. to review the submittal by the proponent for the Sherman Multi-Purpose Stadium in advance of the upcoming Planning & Zoning Commission Meeting scheduled for Tuesday, January 13<sup>th</sup> at 5:00 p.m.

While we understand and respect the importance of community facilities and school-related uses, it is critical that their design and operation protect adjacent neighborhoods.

The Munson Realty Company has been guiding The Village Planned Development to help the city create a unique village centric mixed use residential community. The core Village Center is located directly south of the Sherman Multi-Purpose Stadium. The community south of the Stadium is planned to include residential homes that will be directly impacted by the stadium's signage and operation. The neighborhood directly south of West Travis Street is planned for single family homes and multi-family residences. The documents provided for the Planning & Zoning Commission meeting show the stadium will have substantial impact on the proposed residential neighborhoods within The Village and we ask that you take a closer look at some of the concerns we have with the proposed plans.

Of particular concern is the lighting and noise that will be generated during events. The south end of the stadium appears to be generally open, except for the scoreboard and the south ends of seating areas. An open-ended stadium design creates the highest impacts on adjacent neighborhoods at their open ends. While the site design and other facilities may block nuisance effects to the north, the south is highly exposed. Noise generated during events will carry unabatedly to The Village as well as other southern communities.

Elevated lighting fixtures at 130 feet and speakers at 120 feet above field level will generate substantial light and noise impacts. While lighting studies have been undertaken to direct light to the field and minimize foot-candles from lighting off site, the luminaires will still be very bright to the human eye, especially because they are elevated. Sound waves from speakers will travel in all directions despite the best acoustical effort to direct them.

Considering these impacts, The Munson Realty Company requests the following modifications to reduce impacts as noted on the diagram below.

1. Screening walls along the southern end of the stadium to reduce spectator noise and to direct lighting to the internal seating and service areas.
2. The reduction of elevated speakers (ground level speakers may be added to compensate for the reduction of elevated speakers).
3. Elimination of any lighted signage or any lighting on the back of the scoreboard.

We appreciate your consideration of these items and respectfully request that they be addressed through appropriate design measures and operational guidelines, with any necessary conditions. We are available at your convenience for further discussion.

Sincerely,

*John V. Ruggieri*

JR Urban Advisors, LLC.

cc. Merry Munson Wyatt, President  
The Munson Realty Company

**Mrozinski, Tammy**

---

**From:** Gary Grafa <gwg@egrafa.net>  
**Sent:** Monday, January 12, 2026 9:16 PM  
**To:** Planning  
**Cc:** Colleen Grafa  
**Subject:** Zone Change - 4700 North Loy Lake Road (Project No. 000266-2025)

**EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!**

To the Sherman Planning and Zoning Commission,

We are writing to share concerns regarding the proposed rezoning from (R-A) Residential Agricultural to (PD) Planned District with a base zoning of MF-15 (Multifamily Residential) and C-1 (Retail Business).

Our concerns include:

1. inadequate infrastructure, particularly traffic safety issues on Loy Lake's two-lane road and the intersecting, underdeveloped gravel Kerr Chapel Road;
2. potential strain on water resources resulting from increased multifamily development; and
3. the lack of single-family neighborhoods needed to support both families relocating to Sherman and retirees, which is important for balanced, long-term community growth.

Additionally, we own the 60 acres immediately south of the proposed rezoning. This change would effectively box in our property, with apartments to the north and south, limiting future development options.

If Sherman's population and job growth track toward the medium to high end of projections, there will be market support for new single-family subdivisions in Sherman beyond what is currently planned. We have long hoped to develop our land as an integral part of a larger single-family residential community, creating an aesthetic transition from Sherman Town Center to Sherman's north development; contributing positively to its growth.

Thank you for considering these concerns.

Sincerely,

Gary and Colleen Grafa

# JUSTICE COURT CIVIL CASE INFORMATION (9/20)

CAUSE NUMBER (FOR CLERK USE ONLY): JCI-23-0189

STYLED \_\_\_\_\_

(e.g., John Smith v. All American Insurance Co.; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery requested, response, or supplementation and it is not admissible at trial.

1. Contact information for person completing case information sheet:	2. Names of parties in case:
<p>Name: <u>Crossroads Inn</u> Telephone: _____</p> <p>Address: <sup>109</sup> <u>2424 Texoma Pk W</u> Fax: _____</p> <p>City/State/Zip: <u>Sherman Tx</u> State Bar No. _____</p> <p>Email: _____</p> <p>Signature: <u>Ellen Bridgford</u></p>	<p>Plaintiff(s) <u>Crossroads Inn</u></p> <hr/> <p>Defendant(s): <u>Willa Bluesky</u></p> <hr/> <hr/> <p style="font-size: small;">(Attach additional page as necessary of list all parties)</p>
<b>3. Indicate case type, or identify the most important issue in the case (select only ONE)</b>	
<p><input type="checkbox"/> <b>Debt Claim:</b> A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$20,000.00 excluding statutory interest and court cost but including attorney fees, if any.</p>	<p><input type="checkbox"/> <b>Eviction:</b> An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be jointed with an eviction case if the amount of rent due and unpaid is not more than \$20,000.00, including statutory interest and court cost but including attorney fees, if any.</p>
<p><input type="checkbox"/> <b>Repair and Remedy:</b> A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000.00, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> <b>Small Claims:</b> A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$20,000.00, excluding statutory interest and court cost but including attorney fees, if any.</p>

**AFFIDAVIT OF NON-MILITARY STATUS**

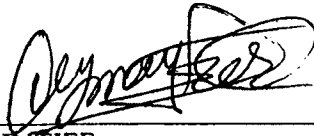
DOCKET NO. JU-23-0189

AFFIDAVIT  
50 USC Sec 520

Plaintiff being duly sworn on oath deposes\* and says that defendant(s) is (are)

(CHECK ONE)

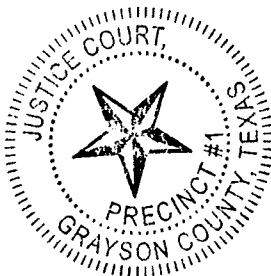
- not in the military
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Relief Act of 2003
- military status is unknown at this time



\_\_\_\_\_  
PLAINTIFF

(Select the applicable title under signature for the jurat below)

Subscribed and sworn to before me on the the 14 day of February, 2023.



\_\_\_\_\_  
SEAL

Mary Lunion  
\_\_\_\_\_  
NOTARY/CLERK/JUDGE

\_\_\_\_ Notary public in and for the State of Texas

Clerk of the Justice Court

\_\_\_\_ Judge of the Justice Court

\*Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.

§ In the Justice Court  
§  
§ Precinct 1, Place 1  
§  
§ County of Grayson  
§  
§ State of Texas

Plaintiff(s)/Landlord(s) (Actual Landlord)  
Crossroads Inn

v.  
Jennifer Williams  
List all Defendant(s)/Tenant(s) for which eviction is sought

**COMPLAINT for EVICTION**

Monthly rent amount is: 30.34 per/day

(For all addresses, you **MUST** include number, street, apartment number, city, state, & zip code.)

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Grayson County and which is described as:

2424 Texoma Pkwy  
Sherman TX 75090

Phone: 903 402 1489 FAX: \_\_\_\_\_

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary, under Rule 742 or 742a.

Any work or other known addresses for the Defendant(s) known to Plaintiff are as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Plaintiff and Defendant(s) have established a landlord tenant relationship by: (check one)  a written lease or agreement,  an oral agreement,  occupancy after foreclosure sale,  occupancy after contract for deed default,  (other) motels extend a stay

Grounds for eviction are: (check)  non-payment of rent,  holding over,  non-rent default by (describe default) renovation

Written notice to vacate for the grounds stated above was delivered to Defendant(s) at the above described premises on the 3 day of Feb, 2023, (check)  in person to the tenant(s).  in person to an occupant at least sixteen years of age.  by mail.  by affixing to the inside of the main entry door.  (other) \_\_\_\_\_

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the notice to vacate thereby committing a forcible detainer.

Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus \$ 4027.56 rent due through today and reasonable attorney fees, if any, in the amount of \$ \_\_\_\_\_, plus all costs of court, plus post-judgment interest at the highest legal rate.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: \_\_\_\_\_

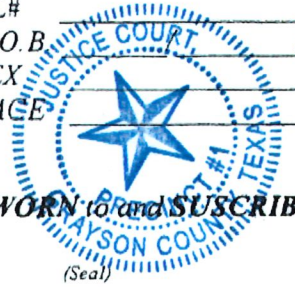
**Defendant/Tenant Information:**

DL# \_\_\_\_\_  
D.O.B. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
SEX \_\_\_\_\_  
RACE \_\_\_\_\_

X Ellen Bridgford  
Landlord, Landlord's authorized Agent, or Landlord's Attorney  
(if Attorney) Bar Card Number \_\_\_\_\_

Address \_\_\_\_\_  
Phone (903) 402 1489 FAX (\_\_\_\_\_) \_\_\_\_\_

SWORN to and SUBSCRIBED before me this 6 day of Feb., 2023  
(Seal) (Notary or Clerk of Court) \_\_\_\_\_



# JUSTICE COURT CIVIL CASE INFORMATION (9/20)

CAUSE NUMBER (FOR CLERK USE ONLY): JC-23-0153

STYLED \_\_\_\_\_  
(e.g., John Smith v. All American Insurance Co.; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery requested, response, or supplementation and it is not admissible at trial.

1. Contact information for person completing case information sheet:	2. Names of parties in case:
<p>Name: <u>Crossroads Inn</u> Telephone: _____</p> <p>Address: <u>2424 Texoma Pkwy</u> Fax: _____</p> <p>City/State/Zip: <u>Sherman TX 75090</u> State Bar No. _____</p> <p>Email: _____</p> <p>Signature: <u>Ellen Budgeford for Crossroads</u></p>	<p>Plaintiff(s) <u>Crossroads Inn</u></p> <hr/> <p>Defendant(s): <u>Jennifer Williams</u></p> <hr/> <hr/> <hr/> <p style="text-align: right; font-size: small;">(Attach additional page as necessary of list all parties)</p>

**3. Indicate case type, or identify the most important issue in the case (select only ONE)**

<p><input type="checkbox"/> <b>Debt Claim:</b> A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$20,000.00 excluding statutory interest and court cost but including attorney fees, if any.</p>	<p><input checked="" type="checkbox"/> <b>Eviction:</b> An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be jointed with an eviction case if the amount of rent due and unpaid is not more than \$20,000.00, including statutory interest and court cost but including attorney fees, if any.</p>
<p><input type="checkbox"/> <b>Repair and Remedy:</b> A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000.00, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> <b>Small Claims:</b> A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$20,000.00, excluding statutory interest and court cost but including attorney fees, if any.</p>

AFFIDAVIT OF NON-MILITARY STATUS

DOCKET NO. JCI-23-0153

AFFIDAVIT  
50 USC Sec 520

Plaintiff being duly sworn on oath deposes\* and says that defendant(s) is (are)

(CHECK ONE)

- not in the military
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Relief Act of 2003
- military status is unknown at this time

Allen Bridgeport for Crossroads Sm  
PLAINTIFF

(Select the applicable title under signature for the jurat below)

Subscribed and sworn to before me on the the 10 day of Feb, 2023



[Signature]  
NOTARY/CLERK/JUDGE

- Notary public in and for the State of Texas
- Clerk of the Justice Court
- Judge of the Justice Court

\*Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.

Plaintiff(s)/Landlord(s) (Actual Landlord)

Crossroads Inn

v.

Stephanie Hughes

List all Defendant(s)/Tenant(s) for which eviction is sought

§ In the Justice Court  
§  
§ Precinct 1, Place 1  
§  
§ County of Grayson  
§  
§ State of Texas

COMPLAINT for EVICTION

Monthly rent amount is: \$24.86 / per day

(For all addresses, you **MUST** include number, street, apartment number, city, state, & zip code.)

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Grayson County and which is described as:

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary, under Rule 742 or 742a.

Any work or other known addresses for the Defendant(s) known to Plaintiff are as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Crossroads Inn  
2424 Texoma Pkwy  
Sherman Tx 75090

Phone: 903 402 1489 FAX: \_\_\_\_\_

Plaintiff and Defendant(s) have established a landlord tenant relationship by: (check one)  a written lease or agreement,  an oral agreement,  occupancy after foreclosure sale,  occupancy after contract for deed default,  (other) renovations + non payment

Grounds for eviction are: (check)  non-payment of rent,  holding over,  non-rent default by (describe default)

Written notice to vacate for the grounds stated above was delivered to Defendant(s) at the above described premises on the 3 day of Feb, 2023, (check)  in person to the tenant(s).  in person to an occupant at least sixteen years of age.  by mail.  by affixing to the inside of the main entry door.  (other)

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the notice to vacate thereby committing a forcible detainer.

Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus \$ 6431.00 rent due through today and reasonable attorney fees, if any, in the amount of \$ \_\_\_\_\_, plus all costs of court, plus post-judgment interest at the highest legal rate.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is:

Defendant/Tenant Information:

Ellen Budgeted Ellen Budgeted  
Landlord, Landlord's authorized Agent, or Landlord's Attorney  
(if Attorney) Bar Card Number \_\_\_\_\_

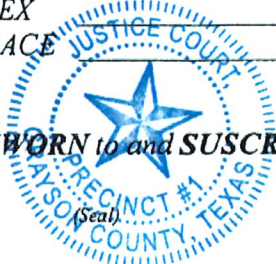
Address \_\_\_\_\_

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

DL# \_\_\_\_\_  
D.O.B. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
SEX \_\_\_\_\_  
RACE \_\_\_\_\_

SWORN to and SUSCRIBED before me this 6 day of Feb, 2023

(Notary or Clerk of Court)



# JUSTICE COURT CIVIL CASE INFORMATION (9/20)

CAUSE NUMBER (FOR CLERK USE ONLY): JCI-23-0154

STYLED \_\_\_\_\_  
(e.g., John Smith v. All American Insurance Co.; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery requested, response, or supplementation and it is not admissible at trial.

1. Contact information for person completing case information sheet:	2. Names of parties in case:
<p>Name: <u>Crossroads Inn</u> Telephone: _____</p> <p>Address: <u>2424 Texoma Pkwy</u> Fax: _____</p> <p>City/State/Zip: <u>Sherman TX 75909</u> State Bar No. _____</p> <p>Email: _____</p> <p>Signature: <u>Allen Bridgford for Crossroads Inn</u></p>	<p>Plaintiff(s) <u>Crossroads Inn</u></p> <hr/> <p>Defendant(s): <u>Stephnie Hughes</u></p> <hr/> <p style="font-size: small;">(Attach additional page as necessary of list all parties)</p>

3. Indicate case type, or identify the most important issue in the case (select only ONE)	
<p><input type="checkbox"/> <b>Debt Claim:</b> A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$20,000.00 excluding statutory interest and court cost but including attorney fees, if any.</p>	<p><input checked="" type="checkbox"/> <b>Eviction:</b> An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be jointed with an eviction case if the amount of rent due and unpaid is not more than \$20,000.00, including statutory interest and court cost but including attorney fees, if any.</p>
<p><input type="checkbox"/> <b>Repair and Remedy:</b> A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000.00, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> <b>Small Claims:</b> A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$20,000.00, excluding statutory interest and court cost but including attorney fees, if any.</p>



KIRIT. PATEL

Case NO. JCI-20-0396

Crossroads Inn Motel

Plaintiff(s)/Landlord(s) (Actual Landlord)

2424 Texoma Parkway Sherman Tx.

Valarie Clark & Robert Devyn

DNA

List all Defendant(s)/Tenant(s) for which eviction is sought

2424 Texoma Parkway. Rm # 115  
Crossroads Inn Motel Sherman Tx.

COMPLAINT for EVICTION

In the Justice Court

Precinct 1, Place 1

County of Grayson

State of Texas

\$50 + 5 = 55 = Daily

Monthly rent amount is: \$250 = weekly.

(For all addresses, you MUST include number, street, apartment number, city, state, & zip code.)

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Grayson County and which is described as:

Crossroads Inn Motel Rm # 115  
2424 Texoma Parkway  
Sherman Tx 75090

Phone: 903-893-0184 FAX: -  
903-816-0777 (cell)

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary, under Rule 742 or 742a.

Any work or other known addresses for the Defendant(s) known to Plaintiff are as follows:

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Plaintiff and Defendant(s) have established a **landlord tenant** relationship by: (check one)  a written lease or agreement,  an oral agreement,  occupancy after foreclosure sale,  occupancy after contract for deed default,  (other) Registered as hotel guest as Daily or Weekly.

Grounds for eviction are: (check)  non-payment of rent,  holding over,  non-rent default by (describe default) Non Payment of balance due & Current Rent. Officer Sherman P.D said To have eviction; and Tenant said get evection. to Remove  
Written notice to vacate for the grounds stated above was delivered to Defendant(s) at the above described - US - premises on the 19<sup>th</sup> day of June, 2020. (check)  in person to the tenant(s).  in person to an occupant at least sixteen years of age.  by mail.  by affixing to the **inside** of the main entry door.  
 (other) \_\_\_\_\_

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the notice to vacate thereby committing a **forcible detainer**. - Allowed 4-5 days to vacate. as of 6-19-20 to 6-23-20.  
Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus \$ 125<sup>00</sup> Balance + \$275<sup>00</sup> rent due through today, plus accruing rent at the **daily** rate of \$ 55<sup>00</sup> (50 + 5) per day until the date of judgment, plus reasonable attorney fees in the amount of \$ 200<sup>00</sup> ?, plus all costs of court, plus post-judgment interest at the highest legal rate.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: Kirit and Usha Patel @ hotmail.com

Defendant/Tenant Information:

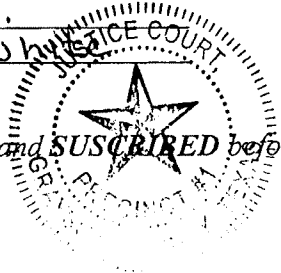
DL# 999895806  
D.O.B. 12 / 31 / 73  
SEX F.  
RACE White

x [Signature] Kirit Patel  
Landlord, Landlord's authorized Agent, or Landlord's Attorney  
(if Attorney) Bar Card Number \_\_\_\_\_  
Address Crossroads Inn motel  
2424 Texoma Parkway  
Sherman Tx 75090  
Cell \_\_\_\_\_  
Phone (903) 816-0777 FAX (\_\_\_\_)

SWORN to and SUSCRIBED before me this 24 day of June, 2020

(Seal)

(Notary or Clerk of Court) [Signature]

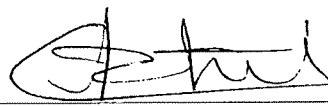


**JUSTICE COURT CIVIL CASE INFORMATION SHEET (4/13)**

CAUSE NUMBER (FOR CLERK USE ONLY): JCI-20-0396

STYLED Kirit Patel  
Crossroads Inn motel Vs Valarie Clark,  
 (e.g., John Smith v. All American Insurance Co; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery request, response, or supplementation, and it is not admissible at trial.

<p><b>1. Contact information for person completing case information sheet:</b></p> <p>Name: <u>KIRIT PATEL</u> Telephone: <u>903-816-0777</u></p> <p>Address: <u>2400 W Washington St</u> Fax: _____</p> <p>City/State/Zip: <u>Sherman Tx 75092</u> State Bar No: _____</p> <p>Email: <u>Kiritundusha.Patel@hotmail.com</u></p> <p>Signature: </p>	<p><b>2. Names of parties in case:</b></p> <p>Plaintiff(s): <u>KIRIT PATEL</u>  <u>Crossroads Inn Motel</u>  <u>2424 Texoma Parkway</u>  <u>Sherman Tx 75090</u></p> <p>Defendant(s):  <u>Valarie Clark</u>  <u>1003 W. Bullock</u>  <u>Denison Tx 75020</u></p> <p>[Attach additional page as necessary to list all parties]  <u>DL# 999895806</u>  <u>DOB: 12/31/73</u></p>
<p><b>3. Indicate case type, or identify the most important issue in the case (select only 1):</b></p>	
<p><input type="checkbox"/> <b>Debt Claim:</b> A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> <b>Eviction:</b> An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be joined with an eviction case if the amount of rent due and unpaid is not more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>
<p><input type="checkbox"/> <b>Repair and Remedy:</b> A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> <b>Small Claims:</b> A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>

AFFIDAVIT OF NON-MILITARY STATUS

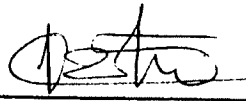
DOCKET NO. JCI-20-0396

AFFIDAVIT  
50 USC Sec. 520

Plaintiff being duly sworn on oath deposes\* and says that defendant(s) is (are)

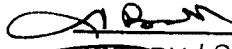
(CHECK ONE)

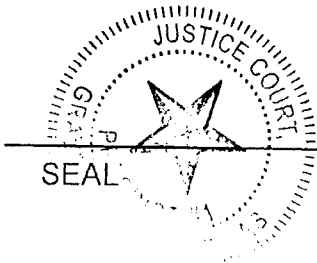
- not in the military - ?
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Act of 2003
- military status is unknown at this time

 Kirit Patel  
 PLAINTIFF  
 owner

(Select the applicable title under the signature for the jurat below)

Subscribed and sworn to before me on this the 24 day of June, 2020

  
 NOTARY / CLERK / JUDGE



Notary Public in and for the State of Texas

Clerk of the Justice Court

Judge of the Justice Court

\*Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.

KIRIT PATEL  
Crossroads Inn motel  
PLAINTIFF

CAUSE NO. JCI-20-0394

§ IN THE JUSTICE COURT  
§  
§  
§ PRECINCT NO. 1  
§  
§  
§ Gray COUNTY, TEXAS

v.  
Valarie Clark, Robert  
DEFENDANT Deuyn

**VERIFICATON OF COMPLIANCE  
WITH SECTION 4024 OF THE CARES ACT**

My name is: KIRIT M Patel  
First Middle Last

I am (check one)  **the Plaintiff** or  **an authorized agent of the Plaintiff** in the eviction case described at the top of this page. I am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.

**1. Verification:**

a. Plaintiff is seeking to recover possession of the following property:

Crossroads Inn motel Room# 115  
Name of Apartment Complex (if any)

2424 Texoma Parkway Sherman Grayson TX 75090  
Street Address & Unit No. (if any) City County State ZIP

I verify that this property is not a "covered dwelling" as defined by Section 4024(a)(1) of the CARES Act. The facts on which I base my conclusion are as follows.

*(Please identify which data base or the other information you have used to determine that the property does not have a federally backed mortgage loan or federally backed multifamily mortgage loan.)*

N/A No mortgage -  
\_\_\_\_\_  
\_\_\_\_\_

*(If the property does not have a federally backed mortgage loan or federally backed multifamily mortgage loan, please state whether (1) the property is a Low Income Housing Tax Credit*

(LIHTC) property, (2) the property is federally subsidized under any HUD program, or (3) the property leases to persons with Section 8 vouchers.)

None of above

2. Declaration or Notary: Complete only one of the two following sections:

a. Declaration: I declare under penalty of perjury that everything in this verification is true and correct.

My name is: Kirit M. Patel

My birthdate is: Jan/09/1943

My address is: 2400 W. Washington St Sherman Grayson Tx 75092

Signed on / / in County, Texas.

Your Signature Kirit Patel

OR

b. Notary: I declare under penalty of perjury that everything in this verification is true and correct

Your Printed Name

Your Signature (sign only before a notary)

Sworn to and subscribed before me this day of , 20.

CLERK OF THE COURT OR NOTARY

CARES Act  
Public Law 116-136

**Sec. 4024 TEMPORARY MORATORIUM ON EVICTION FILINGS.**

(a) DEFINITIONS.—In this section:

(1) COVERED DWELLING.—The term “covered dwelling” means a dwelling that—

(A) is occupied by a tenant—

(i) pursuant to a residential lease; or

(ii) without a lease or with a lease terminable under State law; and

(B) is on or in a covered property.

(2) COVERED PROPERTY.—The term “covered property” means any property that—

(A) participates in—

(i) a covered housing program (as defined in section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a)));

or

(ii) the rural housing voucher program under section 542 of the Housing Act of 1949 (42 U.S.C. 1490r); or

(B) has a—

(i) Federally backed mortgage loan; or

(ii) Federally backed multifamily mortgage loan.

(3) DWELLING.—The term “dwelling”—

(A) has the meaning given the term in section 802 of the Fair Housing Act (42 U.S.C. 3602); and

(B) includes houses and dwellings described in section 803(b) of such Act (42 U.S.C. 3603(b)).

(4) FEDERALLY BACKED MORTGAGE LOAN.—The term “Federally backed mortgage loan” includes any loan (other than temporary financing such as a construction loan) that —

(A) is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of from 1 to 4 families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(5) FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN.—The term “Federally backed multifamily mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) MORATORIUM.—During the 120-day period beginning on the date of enactment of this Act, the lessor of a covered dwelling may not-

(1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or

(2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.

(c) NOTICE.—The lessor of a covered dwelling unit-

(1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate; and

(2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b).



Status Report Pursuant to Servicemembers Civil Relief Act

SSN:
Birth Date: Dec-XX-1973
Last Name: CLARK
First Name: VALARIE
Middle Name:
Status As Of: Jun-23-2020

Table with 4 columns: Active Duty Start Date, Active Duty End Date, Status, Service Component. Includes a disclaimer: BASED ON THE PERSONAL INFORMATION YOU PROVIDED, THERE ARE MULTIPLE RECORDS; ACCORDINGLY, DMDC CANNOT DEFINITELY IDENTIFY THE INDIVIDUAL AND IS UNABLE TO RELEASE ANY INFORMATION.

HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Handwritten signature of Michael V. Sorrento

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

DOCKET NO. \_\_\_\_\_ DEFENDANT'S NAME: Robert Devyn DNA

**AFFIDAVIT**

SERVICE MEMBERS CIVIL RELIEF ACT SEC. 201 (b)

\*To **VERIFY** Military Status go to website: <https://scra.dmdc.osd.mil/scra/#/single-record>

PLAINTIFF BEING DULY SWORN ON HIS OATH DEPOSES AND SAYS UNDER PENALTY OF PERJURY THAT DEFENDANT: (Please select **ONE** for DEFENDANT)

\_\_\_ IS IN THE MILITARY SERVICE AND ON ACTIVE DUTY IN A FOREIGN COUNTRY

OR

\_\_\_ IS IN THE MILITARY SERVICE AND NOT ON ACTIVE DUTY IN A FOREIGN COUNTRY

OR

\_\_\_ IS NOT IN THE MILITARY SERVICE

\*(In addition to this affidavit you MUST provide proof of military status before a default judgment can be rendered).

OR

\_\_\_ HAS WAIVED HIS RIGHTS UNDER THE SERVICE MEMBERS RELIEF ACT OF 2003

OR

PLAINTIFF IS UNABLE TO DETERMINE WHETHER OR NOT DEFENDANT IS IN MILITARY SERVICE AT THIS TIME

\*(In addition to this affidavit you MUST provide proof of military status before a default judgment can be rendered).

**\*I am not providing proof of military status from the governmental website because:**

No personal Info. available - No Soc. Security  
Number or Date of Birth



\_\_\_\_\_  
SIGNATURE OF PLAINTIFF/AGENT/ATTORNEY FOR PLAINTIFF

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CLERK OF THE JUSTICE COURT  
NOTARY PUBLIC IN AND FOR STATE OF TEXAS (STRIKE ONE)

Penalty for making or using false affidavit – A person who makes or uses an affidavit knowing to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year, or both.

**\*\*CERTIFICATE OF LAST KNOWN ADDRESS\*\***

In strict compliance with Rule 503.1(d), Texas Rules of Civil Procedure, it is hereby certified that the last known mailing address of Defendant is as follows:

Valarie Clark, Crossroads Inn Motel, Room #115, Sherman Tx 75090  
\*\*DEFENDANT'S ADDRESS CITY, STATE, AND ZIP CODE



\_\_\_\_\_  
SIGNATURE OF PLAINTIFF/AGENT/ATTORNEY FOR PLAINTIFF

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.cmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Some times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

# JUSTICE OF THE PEACE, PCT 1

## Cases filed against “Vulnerable Populations”

As we prepare to reopen the Courts, we want to make sure to protect our Constituents, Staff and especially our vulnerable citizens.

Vulnerable individuals are those over age 65 and individuals with serious underlying health conditions, such as high blood pressure, chronic lung disease, diabetes, obesity, asthma, and those whose immune systems are compromised such as by chemotherapy for cancer or other conditions requiring such therapy.

If you have a trial date set on a case, and fall into the “Vulnerable Population”, and do not wish to appear in person, you may contact the Court, so that additional arrangements can be made.

If you appear in Court for your hearing, the Court is requiring that all individuals abide by the CDC’s recommendations of Social Distancing. You will also be required to wear a mask or cloth face covering, while in the Courtroom. Hand sanitizer will also be available at the entrance to the Courtroom.

If you have any symptoms, or have been in close contact with anyone who has Covid 19, please contact the court, before your appearance date.

All litigants entering the Courtroom, will be screened for COVID 19.

You may contact the Court at: 903-813-4346.