
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a Special Called Meeting on Tuesday, March 24, 2026, at 5:00 p.m. in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR FEBRUARY 17, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING AND THE MINUTES OF THE FEBRUARY 26, 2026, TRAINING WORKSHOP.**

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 AND 7)**

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

6. *** 300-1000 BLOCKS EAST F.M. 1417 (VIETNAM VETERANS PARKWAY)(PROJECT NO. 000314-2026)**

The request of Terra Perpetua, LLC (Owner), Robby Hefton (Applicant), and KFM Engineering (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), consisting of 11.24 acres in the Sharrod Dunmore Survey, Abstract No. 329 and located in the Bel Air Village PD (Planned Development)/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Silicon Sands Waterpark.

7. ***4811 TORTILLA WAY (PROJECT NO. 000346-2026)**

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 in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Molinos USA

8. **2701 BLOCK WEST TRAVIS STREET (PROJECT NO. 000278-225)**

The request SSCGC Holdings LLC (Owner), and KFM Engineering and Design (Applicant/Surveyor), concerning the property located in the 2701 Block West Travis Street consisting of 165 acres, in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to PD (Planned Development) District with a base zoning of C-2 (General Commercial) District.

9. 1118 NORTH HOPSON STREET (PROJECT NO. 00313-2026)

AN EMAIL WAS RECEIVED FROM PAUL TERRELL ON TUESDAY, MARCH 3, 2026, AT 10:34 A.M. REQUESTING TO TABLE THIS ITEM.

The request of Travis and Emily May (Owners), La Cima Contracting, LLC (Applicant), and Underwood Drafting & Surveying (Surveyors) concerning the property located at 1118 North Hopson Street, being the South 40’ of Lot 22, all of Lots 23 & 24, and the North 45’ of Lot 25, Block 1, of the Birge’s Addition as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.005 to allow an 8.7’ North Side Setback in lieu of the required 10’ for the existing structure.

Planning and Zoning Commission

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

10. 4111 TEXOMA PARKWAY (PROJECT NO. 000315-2026)

The request of Saeid Taghvaci, ReliaCars, LLC. (Owner), and Copley Land Surveying (Surveyor) concerning the property located at 4111 Texoma Parkway, consisting of 1.001 acres in the W.F. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile, motorcycle, boat or trailer sales, new or used in a C-2 (General Commercial) District.

11. 2005 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 000318-2026)

The request of NNN REIT, INC. (Owner), Dayna Ausing (Applicant), and Gonzalez & Schneeberg Engineers & Surveyors (Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, consisting of 7.036 acres, in the Preston Kitchen Survey, Abstract No. 667 and currently zoned M-1 (Light Manufacturing) District/ Sam Rayburn Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow an 80’ tall pylon sign in lieu of the allowed 50’.

Close Public Hearing

12. 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:

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 March 18, 2026, at 4:00 p.m. and said time of posting was 3 days before said meeting was convened or called to order.

Dated this 18th of March 2026
City of Sherman, Texas



Tammy Mrozinski,
Development Services Coordinator