

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Regular Meeting Tuesday, February 17, 2026, at 5:00 P.M. located in the Council Chambers at 220 West Mulberry Street to consider the following:

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

1. **CALL TO ORDER**

Bookmarked at 00:02:12

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

2. **APPROVE ACTION MINUTES OF THE SPECIAL CALLED MEETING JANUARY 13, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:02:20

The Planning and Zoning Commission reviewed the minutes of the January 13, 2026, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Blagg. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:02:42

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.

Bookmarked at 00:03:09

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.

Bookmarked at 00:03:55

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

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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 McGlothin 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 Sandford Addition, in the Jeremiah McDaniel Survey, Abstract No. 774, and located in the E.T.J. (Extra- TerritorialJurisdiction) 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 1-13-2026**

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 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 00:04:37

Motion by Vice Chairman Downtain to untable the Public Hearing and Variance, Site Plan, and Specific Use Permit located at 3111 South Highway 75. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

The item was untabled by the Commission.

THE COMMISSION TOOK NO ACTION ON THE ITEM FOR THE PROPERTY LOCATED AT 3111 SOUTH HIGHWAY 75.

13. **1831 TEXOMA PARKWAY (Project No. 000244-2025 AND 000301-2026) SPECIFIC USE PERMIT TABLED ON 1-13-2026**

The request of RASH Ventures, LLC. (Owner) and BlueStar Surveying (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

- A. 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.
- B. Final Plat for 1831 Texoma Parkway Addition.

Bookmarked at 00:06:11

Motion by Commission Member Dupuis to untable the Public Hearing, Site Plan, and Specific Use Permit located at 1831 Texoma Parkway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

The item was untabled by the Commission.

ADJOURNMENT

5:17 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 was reconvened at 5:31 p.m.

Motion by Vice Chairman Downtain to approve Item A located at 1831 Texoma Parkway with the additional conditions that the Specific Use Permit expire in 9 months from the date of issuance, and no guest can stay more than 21 consecutive days. Second by Commission Member Ramirez.

VOTING AYE: SIMS, DOWNTAIN, WITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Vice Chairman Downtain to approve Item B located at 1831 Texoma Parkway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. **3806 NORTH LOY LAKE ROAD (Project No. 000260-2025) TABLED ON 1-13-2026**

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.

Bookmarked at 00:29:43

**Motion by Vice Chairman Downtain to untable the Public Hearing and Variance, Zone Change, Site Plan and Specific Use Permit located at 3806 North Loy Lake Road. Second by Commission Member Whitaker.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.**

The item was untabled by the Commission.

Board of Adjustment

**Motion by Commission Member Blagg to approve Items A and B located at 3806 North Loy Lake Road. Second by Vice Chairman Downtain.
VOTING AYE: SIMS, DOWNTAIN, BLAGG, WHITAKER, AND RAMIREZ
VOTING NAY: NONE.
MOTION CARRIED.**

Planning and Zoning Commission

**Motion by Commission Member Blagg to approve Item C and D for the property located at 3806 North Loy Lake Road with the additional conditions of landscaping behind the curb along Loy Lake Road, and around the dumpster enclosure. Second by Commission Member Dupuis.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.**

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

1. 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.

Bookmarked at 00:42:00

**Motion by Vice Chairman Downtain to approve Items A and B located at 609 East Pecan Street. Second by Commission Member Blagg.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, RAMIREZ, DUPUIS, AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.**

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

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 P.M. REQUESTING TO TABLE ITEM B.

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.

Bookmarked at 00:44:20

THE COMMISSION TOOK NO ACTION ON ITEMS A AND B LOCATED AT 2701 BLOCK WEST TRAVIS STREET.

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.

Bookmarked at 00:45:27

Motion by Vice Chairman Downtain to approve Variance located at 4200 Texoma Parkway. Second by Commission Member Blagg.

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.

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 McGlothlin 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.

Bookmarked at 00:47:15

Motion by Vice Chairman Downtain to approve Specific Use Permit located at 1800 Teague Drive, Suite 220. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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'.

Bookmarked at 00:51:54

Motion by Commission Member Blagg to approve Item A located at 2708 East Lamar 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.

Motion by Commission Member Blagg to deny Item B located at 2708 East Lamar Street. Second by Vice Chairman Downtain.

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.

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.

Bookmarked at 00:59:49

Board of Adjustment

Motion by Commission Member Blagg to approve Variance located at 2515 Masters Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Whitaker to approve the Site Plan located at 2515 Masters Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:03:52

Motion by Vice Chairman Downtain to approve the Zone Change located at 2507 Shoreline Drive. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:05:45

Board of Adjustment

Motion by Vice Chairman Downtain to deny Items A and B located at 514 South Dewey Avenue. 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 deny the Site Plan located at 514 South Dewey Avenue. Second by Commission Member Blagg.

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

VOTING NAY: NONE

MOTION CARRIED.

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

23. **ADJOURNMENT**

Bookmarked at 01:11:06

Chairman Sims adjourned the meeting at 6:15 p.m.



CHAIRMAN

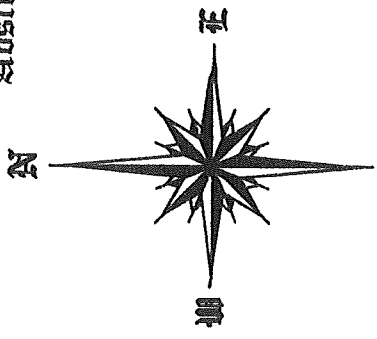


ACTING SECRETARY

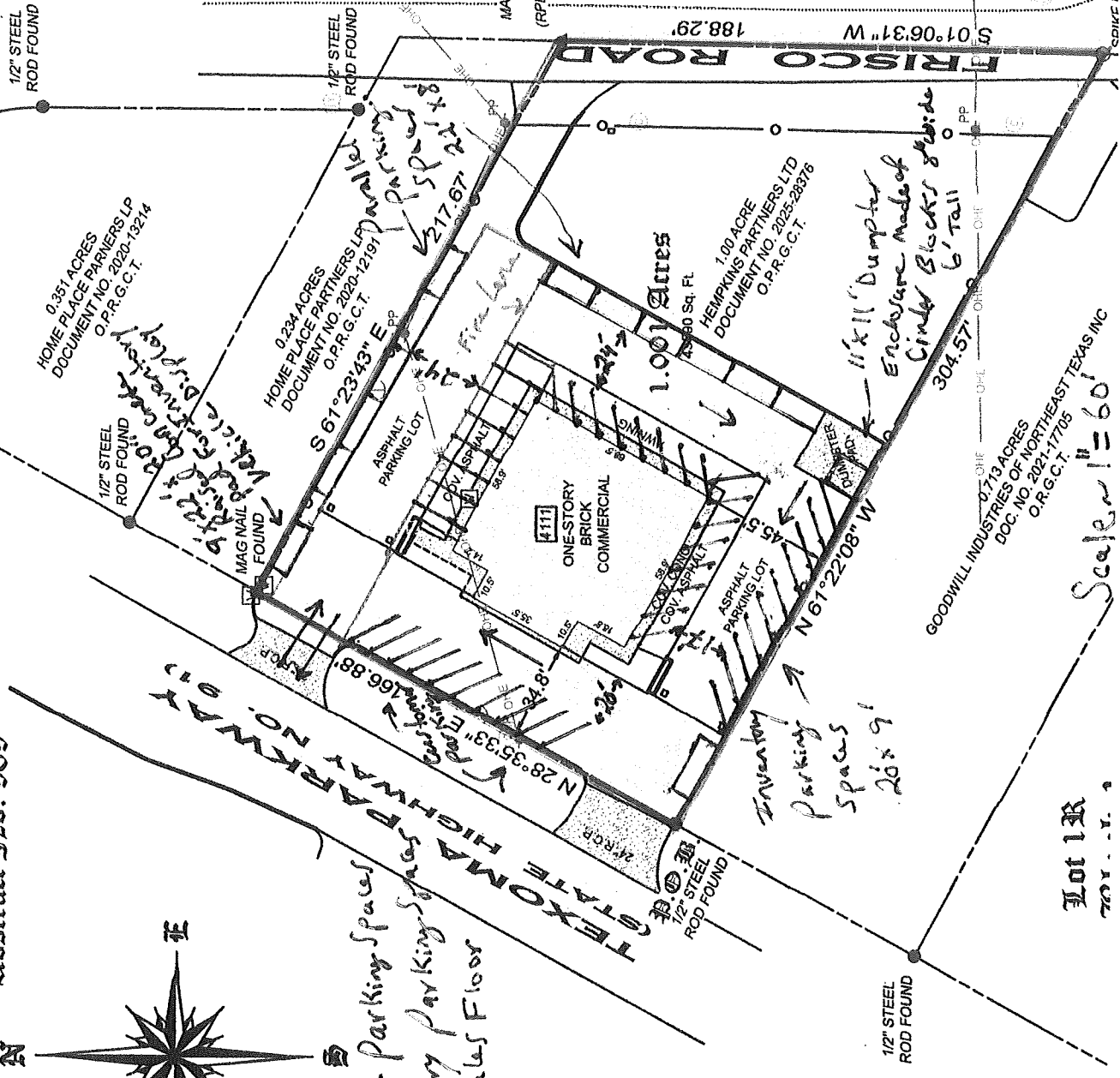
Site Plan

4111 Texoma Pkwy

W. J. Patterson Survey
Abstract No. 969



- 9 Customer Parking Spaces
- 42 Inventory Parking Spaces
- 4,000 SF Sales Floor



TRACT 3
0.511 ACRES
FRONTIER DALLAS TX FIBER 1 LLC
DOCUMENT NO. 2024-27110
O.R.G.C.T.

Lot 1
BAC Sherman RE
Document No. 2018-22 30.30.0.0.0

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GOODWILL INDUSTRIES OF NORTHEAST TEXAS INC
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DOC NO 2021-17785
O.R.G.C.T.

1.001 Acres
1,480 Sq. Ft.
HEMPKINS PARTNERS LTD
DOCUMENT NO 2023-28376
O.P.R.G.C.T.

11'x11' Dumpster
Enclosure Made of
Cinder Blocks 6' High

0.351 ACRES
HOME PLACE PARTNERS LP
DOCUMENT NO 2020-13214
O.P.R.G.C.T.

0.234 ACRES
HOME PLACE PARTNERS LP
DOCUMENT NO. 2020-12191
O.P.R.G.C.T.

FRISCO ROAD
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188.29'

TEXOMA PARKWAY
STATE HIGHWAY NO. 913
N 28°35'33" E 166.88'

304.57'

N 67°22'08" W

S 61°23'43" E

188.29'

217.67'

45.5'

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