

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Special Called meeting Tuesday, March 24, 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 00:03:43

Chairman Sims called the meeting to order at 5:01 p.m.

2. APPROVE ACTION 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.

Bookmarked at 00:03:37

The Planning and Zoning Commission reviewed the minutes of the February 12, 2026, Regular Meeting and the minutes of the February 26, 2026, Training Workshop.

Motion by Commission Member Blagg to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 00:04:18

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 00:04:25

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.

Bookmarked at 00:05:09

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6 and 7 on the Consent Agenda as presented. Second by Commission Member Whitaker.

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

VOTING NAY: RAMIREZ

(Commission Member Ramirez abstained from the vote.)

MOTION CARRIED.

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

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. 000278-2025)**

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.

Bookmarked at 00:05:54

Motion by Vice Chairman Downtain to approve the Zone Change located in the 2701 Block West Travis Street. Second by Commission Member Ramirez.

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.

9. **1118 NORTH HOPSON STREET (Project No. 000313-2026)**

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.

Bookmarked at 00:10:31

Board of Adjustment

Motion by Vice Chairman Downtain to table the Variance located at 1118 North Hopson 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 table the Zone Change located at 1118 North Hopson Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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.

Bookmarked at 00:11:23

Motion by Commission Member Ramirez to table the Specific Use Permit located at 4111 Texoma Parkway. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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'.

Bookmarked at 00:20:01

Motion by Vice Chairman Downtain to table the Variance located at 2005 South Sam Rayburn Freeway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

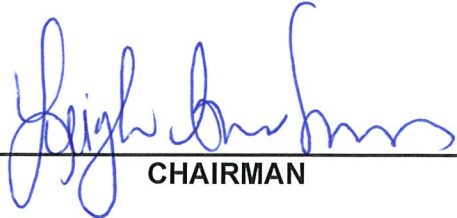
MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

12. **ADJOURNMENT: 5:28 p.m.**

Bookmarked at 00:30:45

Chairman Sims adjourned the meeting at 5:28 p.m.



CHAIRMAN



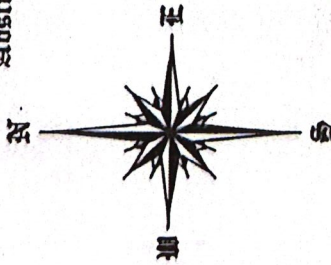
ACTING SECRETARY

Site Plan

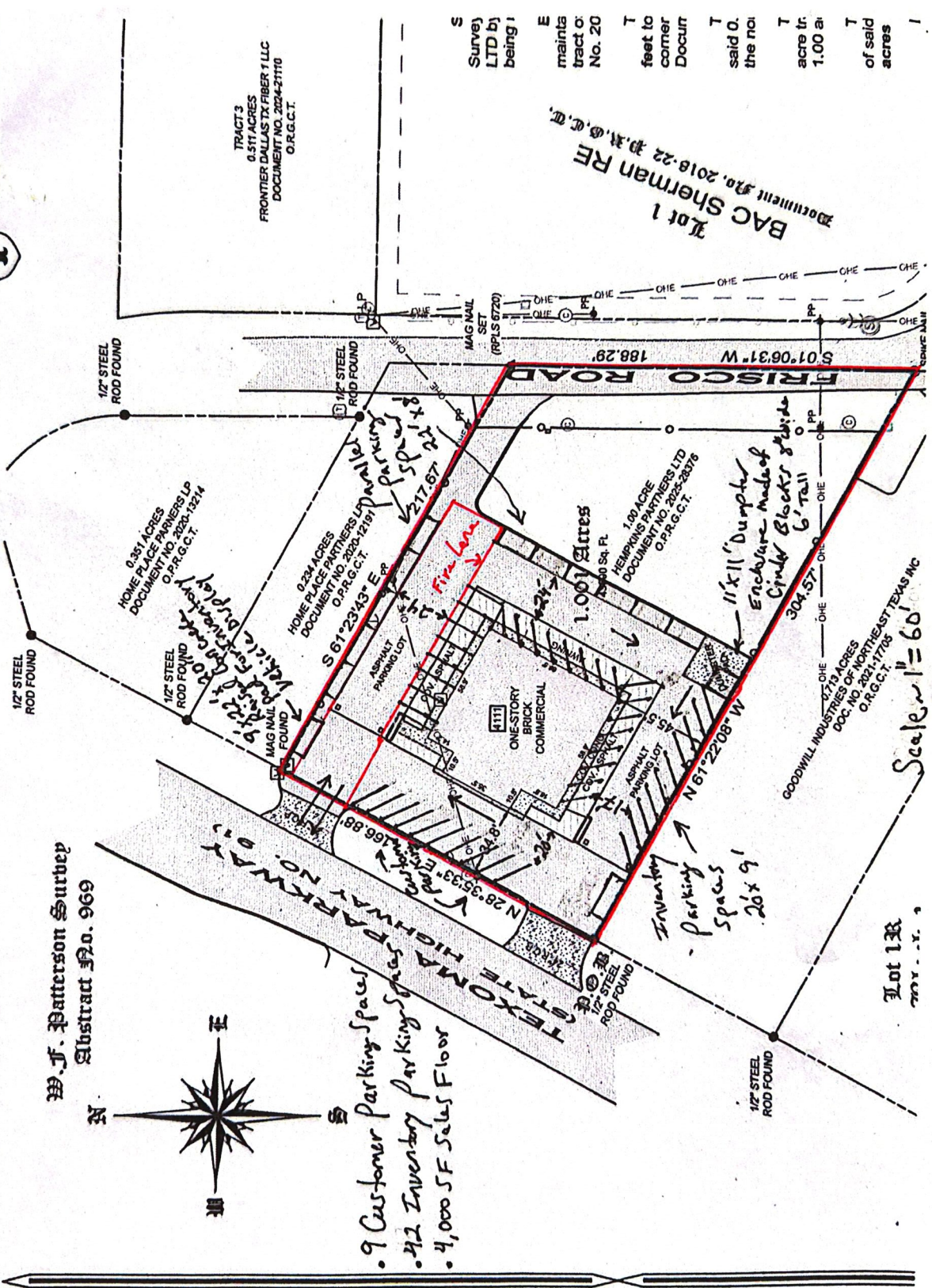
4111 Texoma Pkwy



W. J. Patterson Survey
Abstract No. 969



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



Scale 1" = 60'

Lot 13B
M.V.T.

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

Lot 1
BAC Sherman RE
Document #20, 2016-22 #31, #3, #5, #6, #7

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