

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, April 21, 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.

Vice Chairman Downtain was not in attendance.

1. **CALL TO ORDER**

Bookmarked at 00:02:21

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

2. **APPROVE ACTION MINUTES OF THE SPECIAL CALLED MEETING MARCH 24, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:2:47

The Planning and Zoning Commission reviewed the minutes of the March 24, 2026, Special Called Meeting. Motion by Commission Member Blagg to approve the Minutes as written. Second by Commission Member Ramirez.

All present voted AYE.

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.

Bookmarked at 00:03:24

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 00:04:06

The Commission reviewed the Consent Agenda. Commission Member Whitaker 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, WHITAKER, BLAGG, RAMIREZ, DUPUIS AND JOHNSON

VOTING NAY: NONE

MOTION CARRIED.

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

6. * **923 EAST JONES STREET (Project No.000342-2026)**

The request of Jose Efrain Tobar and Maria M. Menjivar Tobar (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 923 East Jones Street, consisting of 0.331 acres, being Lots 27, 28, 29 and 30, Block 1 of HM Sumner 2nd Addition, in the George B. Pilant Survey, Abstract No. 963 and currently zoned R-5 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Jose Tobar Replat of HM Sumner 2nd Addition.

7. * **4440 DRIPPING SPRINGS ROAD (Project No. 000353-2026)**

The request of Euciel Rodriguez & Mayme Rodriguez (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 4440 Dripping Springs Road, consisting of 5.040 acres in the John McClenihan Survey, Abstract No. 789 and located in the ETJ (Extra-Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Rodriguez Addition on Dripping Springs Road.

8. * **2515 MASTERS STREET (Project No. 000354-2026)**

The request of Nhat Hguyen Investments, LLC (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 2515 Masters Street, consisting of 1.10 acres, being all of Lot 1-R, of the Second Replat of Lot 3, Block One Dr. J.H. Carraway Sub-Division in 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 MNLT-Nguyen Addition.

9. * **1304 WEST LAMAR STREET (Project No. 000339-2026)**

The request of the City of Sherman (Owner) concerning the property located at 1304 West Lamar Street, consisting of 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Parks Maintenance Building Addition.

10. * **2000 BLOCK WEST WASHINGTON STREET (Project No. 000348-2026)**

The request of MAS Development 4, LLC (Owner), David Bond (Applicant) and Spiars Engineering, Inc (Surveyor) concerning the property located in the 2000 Block West Washington Street, consisting of 1.043 acres, being part of Lot 1, Block 1, Brookshire Addition in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for West Washington Medical Addition.

11. * **217 AND 219 WEST PECAN STREET (Project No. 000356-2026)**

The request of City of Sherman (Owner) concerning the property located at 217 and 219 West Pecan Street, consisting of 0.3808 acres, being Lot 4, Part of Lot 5, and Lot E, Block N, Blacks Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay/ Downtown Subdistrict, as follows:

Planning and Zoning Commission

Site Plan for City of Sherman's Water Quality Addition.

12. **1118 NORTH HOPSON STREET (Project No. 000313-2026) **TABLED ON 3-24-2026****

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 14.04.002 to allow a 15' rear setback for the proposed 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 00:00:05:01

Motion by Commission Member Blagg to remove Items A and B from the table. Second by Commission Member Whitaker.

VOTING AYE: SIMS, 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 Ramirez to deny Item A located at 1118 North Hopson Street. Second by Commission Member Blagg.

VOTING AYE: SIMS, WHITAKER, BLAGG, AND RAMIREZ

VOTING NAY: DUPUIS

MOTION CARRIED.

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

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Item B located at 1118 North Hopson Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

13. 4111 TEXOMA PARKWAY (Project No. 000315-2026) **TABLED ON 3-24-2026**

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 00:12:45

Motion by Commission Member Blagg to remove the Specific Use Permit located at 4111 Texoma Parkway from the table. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

The item was removed from the table.

Motion by Commission Member Ramirez to approve the Specific Use Permit located at 4111 Texoma Parkway. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 2005 SOUTH SAM RAYBURN FREEWAY (Project No. 000318-2026) **TABLED ON 3-24-2026**

An email was received from Dayna Ausing on April 20, 2026, at 12:15 P.M. requesting to move item to the May 19, 2026, meeting.

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 a 65' tall pylon sign in lieu of the allowed 50'.

Bookmarked at 00:18:37

No Action Taken by the Commission.

15. **506 NORTH GRAND AVENUE (Project No. 000323-2026)**

The request of Michael and Heather Putnam (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors) concerning the property located at 506 North Grand Avenue, being Lots 3 and 4, Block 18, College Park Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from MF-30 (Multifamily Residential) District/College Park Overlay District to R-6 (Single-Family Residential) District/College Park Overlay District.

Bookmarked at 00:19:12

Motion by Commission Member Dupuis to approve the Zone Change located at 506 North Grand Avenue. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

16. **1501 BLOCK TATE CIRCLE (Project No. 000328-2026)**

The request of Sherman Lakes JV, LLC (Owner), Stacey Capogrossi (Applicant) and Windrose Land Surveying (Surveyor) concerning the property located in the 1501 Block Tate Circle, consisting of 183.681 acres in the Benjamin Lindsey Survey, Abstract No. 733 and the Henry Tucker Survey, Abstract No. 1217 and located in the E.T.J. (Extra-Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to a PD (Planned Development) District for Sherman Lakes Development.

Bookmarked at 00:00:27:04

Motion by Commission Member Ramirez to table the Zone Change located at 1501 Block Tate Circle. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

17. **400 EAST LAMAR STREET (Project No. 000332-2026)**

The request of MKBCCS Sherman Real Estate LLC (Owner), Cory Tate (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 400 East Lamar Street, consisting of 1.101 acres, being part of Block 18, Original Town Plat, in the Samuel Blagg Survey, Abstract No. 56 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.020 to allow 0' side setback in lieu of the required 25' for an existing structure.
- B. Public Hearing and Variance under Section 14.02.020 to allow side 12' setback in lieu of the required 25' for the proposed structure.

Planning and Zoning Commission

- C. Site Plan for Accessory Structure Addition.

Bookmarked at 01:26:33

Board of Adjustment

Motion by Commission Member Blagg to approve Items A and B located at 400 East Lamar Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Item C located at 400 East Lamar Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.
MOTION CARRIED.

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

18. **4100 NORTH TRAVIS STREET (Project No. 000333-2026)**

The request of Legacy Title Holding Corporation (Owner) and Underwood Drafting & Surveying (Surveyor), concerning the property located at 4100 North Travis Street, consisting of 10.794 acres in the John Jennings Survey, Abstract No. 647 and currently zoned R-6 (Single-Family Residential) District/75 & 82 Overlay District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow 11.1' rear setback in lieu of the required 20' for an existing structure.

Planning and Zoning Commission

- B. Final Plat for Legacy Title Addition.

Bookmarked at 01:33:06

Board of Adjustment

Motion by Commission Member Ramirez to approve Item A located at 4100 North Travis Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve Item B located at 4100 North Travis Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE

MOTION CARRIED.

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

19. **1901 BLOCK SOUTH INWOOD STREET (Project No.000336-2026)**

The request of Douglass Distributing Co (Owner), Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located in the 1901 Block South Inwood Street, being Lots C and D of Texas Nursery Company's Replat of Blocks 23, 47 and 48 of South Side Addition, as follows:

Planning and Zoning Commission

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

Bookmarked at 01:34:57

Motion by Commission Member Whitaker to approve the Zone Change located at 1901 Block South Inwood Street. Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

20. **301 BLOCK RIDDELS ROAD (Project No. 000343-2026)**

The request of Friendship Ranch Inc. (Owner), Pann S. Sribhen (Applicant) and Cox Land Surveying Co. (Surveyor), concerning the property located in the 301 Block Riddels Road, consisting of 61.763 acres in the P. Thompson Survey, Abstract No. 1208, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to R-5 (Single-Family Residential) District.

Bookmarked at 01:36:15

Motion by Commission Member Ramirez to deny the Zone Change located at 301 Block Riddels Road. Second by Commission Member Whitaker.

VOTING AYE: SIMS, 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.

21. OTHER BUSINESS

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.01 (General Provisions), Article 14.04 (Supplementary District Regulations), Article 14.08 (Definitions) And Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Related To Existing Non-Conforming Structures And Accessory Dwelling Units; Defining Terms; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Bookmarked at 01:40:55

Motion by Commission Member Ramirez to approve the Zoning Ordinance Amendment. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.


MOTION CARRIED.

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

22. ADJOURNMENT

Bookmarked at 01:56:55

Chairman Sims adjourned the meeting at 7:00p.m.



CHAIRMAN



ACTING SECRETARY