
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting June 16, 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 MAY 19, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**

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, 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.

6. ***400 EAST LAMAR STREET (Project No. 000406-2026)**-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 in the Samuel Blagg Survey, Abstract No. 56 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission
Final Plat of W/B 1 Addition.

7. ***2000 BLOCK WEST WASHINGTON STREET (Project No. 000407-2026)**-The request of Grayson Investment II, LLC (Owner), Jackie Fuller (Applicant) and Spiars Engineering, Inc. (Surveyor), concerning the property located in the 2000 Block West Washington Street consisting of 10.302 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
Final Plat of W. Washington Medical Addition.

8. *** 2802 SPRING LAKE DRIVE (Project No. 000408-2026)**-The request of RTG Holdings, LLC (Owner), Chris Noah (Applicant) and Preston Trail Land Surveying (Surveyor), concerning the property located at 2802 Spring Lake Drive consisting of 2.488 acres, being Lots 1 & 2, Block G, Heritage Crossing, Phase 1, in the Fielding Bacon Survey, Abstract No. 120 and currently zoned R-6 (Single-Family Residential) District, as

follows:

Planning and Zoning Commission

Final Plat of Garner's Replat of Heritage Crossing, Phase 1.

9.

*** 2011 AND 2027 TEXOMA PARKWAY (Project No. 000409-20216)**-The request of Grayson County and Ikon Group Opportunity Zone Fund LLC (Owner) and Underwood Drafting & Surveying (Applicant & Surveyor), concerning the property located at 2011 and 2027 Texoma Parkway consisting of 4.62 acres, being Lot 2, Block A, First United Bank Addition, part of Lot 5, Block 2, Teague Industrial Park Unit No. 2, in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Grayson Plaza.

10.

*** 801 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 000396-2026)**-The request of Sherman Apartments LLC & Nagpal Rohit (Owner), CCM Engineering (Applicant), and Preston Trail Land Surveying (Surveyor), concerning the property located in the 801 Block North FM 1417 (Heritage Parkway), consisting of 8.609 acres, being Lot 2-R, Block 5 of Nazarene 1st Addition, being a Replat of Lots 1 and 2, Block 5 of Laurel Creek Addition, in the J.B. McAnair Survey, Abstract No. 763 and G.W. McClothlin Survey, Abstract No. 828 and currently zoned MF-30 (Multifamily Residential) District, as follows:

Planning and Zoning Commission

Site Plan of Sherman Apartments.

11.

***911 EAST BROCKETT STREET (Project No. 000398-2026)** -The request of Austin College (Owner), Mammoth Sports Construction (Applicant), and Traverse Land Surveying LLC (Surveyor), concerning the property located at 911 East Brockett Street, consisting of 2.924 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-6 (Single-Family Residential) District/College Park Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Austin College Training and Development Center.

12.

300 NORTH BRYANT AVENUE (Project No. 000375-2026)-The request of Cornerstone 633 LLC (Owner), Kenneth Sullivan (Applicant), and Preston Trail Land Surveying (Surveyor), concerning the property located at 300 North Bryant Avenue, being Lots 10 and 12, Block 11, of Greenmount Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single-Family Residential) District to C-N (Neighborhood Commercial) District.

13.

1400 BLOCK SOUTH BRANCH STREET (Project No. 000392-2026)-The request of Douglass Distribution (Owner), Jack Sears (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located in the 1400 Block South Branch Street, being Lot 9 and part of Lot 10, Block 5, Jones and Wainrights Addition as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-2 (Heavy Manufacturing) District to R-5 (Single-Family Residential) District.

14.

112 WEST LAMAR STREET (Project No. 000395-2026)-The request of Joey Gunn (Owner) and Roger Holloman (Applicant), concerning the property located at 112 West Lamar Street, being Lot 3, Block 7 Original Town Plat, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Commercial amusement

centers, indoor only in a C-1 (Retail Business) District/Central Business District Overlay/Downtown Subdistrict.

15.

5301 BLOCK WEST HOUSTON STREET (Project No. 000399-2026)-The request of Poufar Ventures (Owner), FLEXD Development, LLC (Applicant), and Kimley-Horn (Surveyor), concerning the property located in the 5301 Block West Houston Street consisting of 18.3788 acres in the E.N. Deaver Survey, Abstract No. 358, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District for FLEXD Sherman with a base zoning of C-2 (General Commercial) District.
- B. Site Plan Approval of FLEXD Sherman.

Close Public Hearing

16. **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:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under 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 June 10, 2026 at 4:00 p.m. and said time of posting was three (3) business days before said meeting was convened or called to order.

Dated this 10th of June, 2026

City of Sherman, Texas



Tammy Mrozinski,
Development Services Coordinator