

**ACTION MINUTES**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, May 19, 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.*

**Commission Member Whitaker was not in attendance.**

**1. CALL TO ORDER**

*Bookmarked at 00:12:54*

**Chairman Sims called the meeting to order at 5:11p.m.**

**2. APPROVE ACTION MINUTES OF THE REGULAR APRIL 21, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

*Bookmarked at 00:14:01*

**The Planning and Zoning Commission reviewed the minutes of the April 21, 2026, Regular Meeting. Motion by Commission Member Dupuis to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.**

**3. ANNOUNCEMENTS**

*Bookmarked at 00:16:19*

**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 00:16:24*

**Open Public Hearing**

**5. CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, AND 13)**

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 00:15:20*

**The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve items 6, 7, 8, 9, 10, 11, 12 and 13 on the Consent Agenda as presented. Second by Commission Member Ramirez.**

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

**VOTING NAY: NONE**

**MOTION CARRIED.**

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

**6. \* 606 EAST LAMBERTH ROAD (Project No. 000358-2026)**

The request of Stanley V. Graff (Owner), Joel Vitela (Applicant), and Texas Heritage Surveying, LLC (Surveyor) concerning the property located at 606 East Lamberth Road, consisting of 1.990 acres, being Lots 2 & 3, Block 4, Dr. J.H. Carraway's Sub-Division, in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District/75 & 82 Overlay District, as follows:

***Planning and Zoning Commission***

**Final Plat of Sherman Chevrolet Quick Lube.**

7. \* **2206 EAST LAMAR STREET (Project No. 000372-2026)**

The request of Goodwill Industries of Northeast Texas, Inc. (Owner), Katherine Alford (Applicant) and Kimley-Horn and Assoc. Inc (Surveyor) concerning the property located at 2206 East Lamberth Street, consisting of 12.670 acres in the George B. Pilant Survey, Abstract No. 963 and currently zoned C-2 (General Commercial) District, as follows:

***Planning and Zoning Commission***

Final Plat of Goodwill Sherman.

8. \* **615 SOUTH MAXEY STREET (Project No. 000384-2026)**

The request of Gustavo Vega Cortes & Mayra Yanet Gutierrez Campos (Owners), and Keeton Surveying Company (Surveyor) concerning the property located at 615 South Maxey Street, consisting of 0.211 acres, being Lots 7 and 8, and part of Lot 9 Block 7, W. Elliot's Addition, in the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single-Family Residential) District, as follows:

***Planning and Zoning Commission***

Final Plat of CC Addition.

9. \* **10 TIMBERCREEK ROAD (Project No. 000386-2026)**

The request of Tonya and Harry Hudgins (Owners), and Copley Land Surveying (Surveyor) concerning the property located at 10 Timbercreek Road, consisting of 6.421 acres, being all of Lot 1 and Lot 2, of a Replat of Lot Three (3) of the Corrected Plat, Lisa Addition, in the George W. McGlothlin Survey, Abstract No. 828 and William Thompson Survey, Abstract No. 1210 and currently zoned R-6 (Single-Family Residential) District, as follows:

***Planning and Zoning Commission***

Final Plat of Hudgins Addition.

10. \* **506 NORTH GRAND AVENUE (Project No. 000388-2026)**

The request of Michael and Heather Putnam (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors) concerning the property located at 506 North Grand Avenue, consisting of 0.938 acres, being Lots 3, 4, 7 and 8, Block 18, College Park Addition, in the C. Carter Survey, Abstract No. 229 and currently zoned R-6 (Single-Family Residential) District/College Park Overlay District as follows:

***Planning and Zoning Commission***

Final Plat of Putnam Estate.

11. \* **1414 SOUTH AUSTIN STREET (Project No. 00089-2026)**

The request of Victor Hugo Cabrera Cano (Owners), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1414 South Austin Street, consisting of 0.230 acres, being part of Lot 4, Block 24, B.H. Moore Heirs Addition, in the Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single-Family Residential) District/Sam Rayburn Overlay District , as follows:

***Planning and Zoning Commission***

Final Plat of Victor Addition.

12. \* **3401 STEEPLE CHASE DRIVE (Project No. 000368-2026)**

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 Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multifamily Residential) District, as follows:

***Planning and Zoning Commission***

Site Plan of Pebblebrook Multifamily Development.

13. \* **6800 SOUTH HIGHWAY 75 (Project No. 000374-2026)**

The request of Finisar Sherman RE Holdco LLC (Owner), Ashley Villareal (Applicant) and Ringley & Associates, Inc. (Surveyor), concerning the property located at 6800 South Highway 75, consisting of 76.763 acres in the James A Foster Survey, Abstract No. 418, the Robert Foster Survey, Abstract No. 420 and the Marion G. Fellers Survey, Abstract No. 427 and currently zoned M-1.5 (Medium Manufacturing) District/75 & 82 Overlay District, as follows:

***Planning and Zoning Commission***

Site Plan of Coherent Logistics Building Addition.

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

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 13.91 acres, being Lot 1, Block 43R, South Side Addition, being a Replat of Blocks 37, 38, 39, and Tracts 1, 3 and 4 of the Replat of South Side Addition, 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 00:16:31*

**Motion by Commission Member Blagg to remove the Variance from the table. Second by Vice Chairman Downtain.**

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

**VOTING NAY: NONE**

**MOTION CARRIED.**

**The item was untabled by the commission.**

**Motion by Commission Member Ramirez to deny the Variance located 2005 South Sam Rayburn Freeway. Second by Vice Chairman Downtain.**

**VOTING AYE: SIMS, DOWNTAIN, BLAGG, RAMIREZ AND DUPUIS**

**VOTING NAY: NONE**

**MOTION CARRIED.**

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

**15. 1501 BLOCK TATE CIRCLE (Project No. 000328-2026) **TABLED ON 4-21-2026****

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 00:20:40*

**Motion by Vice Chairman Downtain to remove the Zone Change from the table. Second by Commission Member Dupuis.**

**The item was removed from the table.**

**Motion by Vice Chairman Downtain to deny the Zone Change located at 1501 Block Tate Circle. Second by Commission Member Dupuis.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**16. 1001 SOUTH SAM RAYBURN FREEWAY (Project No.000364-2026)**

The request of Ferrell Carroll (Owner), Shane Carroll (Applicant), concerning the property located at 1001 South Sam Rayburn Freeway, consisting of 0.3511 acres, being Lots 7, 8 and 9 of the Exsteins Brennan Addition, and currently zoned C-2 (General Commercial) District/Sam Rayburn Overlay District 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/Sam Rayburn Overlay District.

*Bookmarked at 01:10:42*

**Motion by Commission Member Ramirez to approve the Specific Use Permit located at 1001 South Sam Rayburn Freeway. Second by Commission Member Blagg.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**17. 1916 GALLAGHER DRIVE (Project No. 000365-2026)**

The request of Brody Starks (Owner), Shierly Ucol (Applicant), and Winkelman & Associates, Inc. (Surveyor) concerning the property located at 1916 Gallagher Drive, consisting of 3.996 acres, being Block 18 and a part of Block 17, Lots 20-27 of Block 11 and Blocks 12, 13, 14, 15, 16, Town North Addition, in the Rueben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:

***Planning and Zoning Commission***

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District.

*Bookmarked at 01:16:02*

**Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 1916 Gallagher Drive.**

**Second by Commission Member Blagg.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**223 WEST PELTON STREET (Project No. 000367-2026)**

The request of Alka Ventures LLC (Owner), Danielle Moore (Applicant), and CBG Surveying Texas LLC (Surveyor) concerning the property located at 223 West Pelton, consisting of 0.22 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

***Board of Adjustment***

- A. Public Hearing and Variance under Section 14.02.009 to allow a lot width of 67.30' in lieu of the required 80'.

***Planning and Zoning Commission***

- B. Public Hearing and Zone Change from R-6 (Single-Family Residential) District to R-2F (Duplex Residential) District.

*Bookmarked at 01:00:13*

***Board of Adjustment***

**Motion by Vice Chairman Downtain to deny Item A located at 223 West Pelton Street. Second by Commission Member Ramirez.**

**VOTING AYE: SIMS, DOWNTAIN, BLAGG, RAMIREZ AND DUPUIS**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

***Planning and Zoning Commission***

**Motion by Vice Chairman Downtain to deny Item B located at 223 West Pelton Street. Second by Commission Member Ramirez.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**300-1200 BLOCKS WEST HIGHWAY 82 (Project No. 000369-2026)**

The request of AJH Enterprises LTD (Owner), Bryan Weisgerber (Applicant), and Underwood Drafting & Surveying (Surveyor), concerning the property located in the 300-1200 Blocks West Highway 82, consisting of 14.384 acres, being Lot 1, Block N, in the J.B. McAnair Survey, Abstract No. 763, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from R-6 (Single Family Residential) District/75 & 82 Overlay District to C-1 (Retail Business) District/75 & 82 Overlay District.

*Bookmarked at 01:25:00*

**Motion by Commission Member Ramirez to approve the Zone Change located in the 300-1200 Blocks West Highway 82. Second by Commission Member Johnson.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**20. 1410 WEST HOUSTON STREET (Project No. 000371-2026)**

The request of Laurel Acres (Owner), Gustavo Cardona de Liva (Applicant), and Jerry P. Montgomery (Surveyor), concerning the property located at 1410 West Houston Street, being Lot 1, Block 3 Elliott's Gray's Hill Addition and currently zoned C-2 (General Commercial) District, as follows:

***Planning and Zoning Commission***

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.

*Bookmarked at 01:31:51*

**Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 1410 West Houston Street. Second by Commission Member Ramirez.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**21. 121 EAST WALL STREET (Project No. 000373-2026)**

The request of RLMG 401K Trust (Owner), and John Stone (Applicant) concerning the property located at 121 East Wall Street, consisting of 0.458 acres, being part of Block D, T.J. Shannon's Supplement, in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District/Central Business District Overlay/Downtown Subdistrict, as follows:

***Planning and Zoning Commission***

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Tattoo studio in a C-2 (General Commercial) District/Central Business District Overlay/Downtown Subdistrict.

*Bookmarked at 01:42:33*

**Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 121 East Wall Street. Second by Commission Member Blagg.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**22. EXECUTIVE SESSION**

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, concerning 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.

- A. *PHT Hospitality LLC vs The Zoning Board of Adjustment of the City of Sherman, Texas*, Cause No. CV-26-1056, in the 397<sup>th</sup> District Court of Grayson County, Texas

**ADJOURNMENT**

**6:44 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 7:11 p.m.

23. **ADJOURNMENT**

*Bookmarked at 02:13:24*

Chairman Sims adjourned the meeting at 7:12p.m.



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ACTING SECRETARY

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CHAIRMAN

**From:** Sandra Melton <[smelton117@gmail.com](mailto:smelton117@gmail.com)>

**Sent:** Tuesday, May 19, 2026 4:17 PM

**To:** Rae, Rob <[robr@cityofsherman.com](mailto:robr@cityofsherman.com)>

**Subject:** Zone Request Change

**EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!**

Hi Rob,

I am writing to express my opposition to the requested zoning change for the property at the corner of Rex Cruse and the Hwy 82 service road.

If this change is approved, I believe it is essential that Rex Cruse be widened before any further building occurs. The current infrastructure, specifically the service road and highway access points, is already insufficient for existing traffic. Adding a retail development or additional housing would further strain the surrounding neighborhoods and roads.

While I understand the city of Sherman's desire for growth, it should not come at the expense of established areas. I am concerned that the current plan does not adequately account for the impact on our streets and the residents who have invested their lives here.

Thank you for sharing these concerns with the board prior to the vote.

Best regards,

Sandra Melton