
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 21, 2026, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JUNE 16, 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 AND 8)**
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. *** 2720 & 2812 FALLON DRIVE (PROJECT NO. 000446-2026)**
THE REQUEST OF LOS HERMANOS PARTNERSHIP LLC (OWNER), TYLER DAY (APPLICANT) AND URBAN STRATEGY (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 2812 FALLON DRIVE CONSISTING OF 13.495 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND CURRENTLY ZONED M-1 (LIGHT MANUFACTURING) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF FALLON DRIVE ADDITION.
7. *** 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000411-2026)**
THE REQUEST OF SHERMAN JUNCTION LTD (OWNER), MASON PEAK (APPLICANT) AND EAGLE SURVEYING, LLC (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) CONSISTING OF 1.33 ACRES, BEING PART OF LOT 1, BLOCK 1 OF SHERMAN JUNCTION, LOTS 1-4, BLOCK 1, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND CURRENTLY ZONED BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN OF CHASE BANK
8. *** 200 BLOCK WEST TRAVIS STREET (PROJECT NO. 000427-2026)**
THE REQUEST OF SHERMAN CROSSROADS, LTD. (OWNER), MICHAEL CARLISLE (APPLICANT) AND KIMLEY-HORN (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCK

WEST TRAVIS STREET CONSISTING OF 3.441 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND CURRENTLY ZONED BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN OF THE BACKYARD.

9. **4258 NORTH LOY LAKE ROAD (PROJECT NO. 000401-2026)**

THE REQUEST OF DEBRA J. POLONCHAK, TRAVIS G. KEELING AND CHARLES R. FRANKS (OWNERS), DON COLLINS (APPLICANT) AND BRUCE GREEN (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 4258 NORTH LOY LAKE ROAD, CONSISTING OF 19.15 ACRES IN THE WHITESIDES AND OFFITT SURVEY, ABSTRACT NO. 1389, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM R-A (RESIDENTIAL AGRICULTURAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR VILLAGES ON LOY LAKE WITH A BASE ZONING OF MF-30 (MULTIFAMILY RESIDENTIAL) DISTRICT.

10. **3901 BLOCK WEST HOUSTON STREET (PROJECT NO. 000402-2026)**

AN EMAIL WAS RECEIVED FROM SHAHZAD MAHMOOD ON JUNE 30, 2026, AT 10:22 A.M. REQUESTING TO MOVE ITEM TO THE AUGUST 18, 2026, MEETING.

THE REQUEST OF CCR EQUITY HOLDINGS SIX, LLC (OWNER), SHAHZAD MAHMOOD (APPLICANT) AND GEOLINE SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3901 BLOCK WEST HOUSTON STREET, CONSISTING OF 0.58 ACRES, BEING A PORTION OF LOT 58X, BLOCK F, HIDDEN MEADOWS PHASE 2, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW A 105' TALL MONOPOLE IN LIEU OF THE ALLOWED 70'

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW 35'8" FROM RESIDENTIAL ZONES IN LIEU OF THE REQUIRED 400'.

C. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW A WEST SIDE PROPERTY LINE OF 50' IN LIEU OF THE REQUIRED 105'.

PLANNING AND ZONING COMMISSION

C. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT.

D. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW RADIO OR TELEVISION BROADCASTING TRANSMITTER OR TOWER, MICROWAVE RELAY TOWER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

11. **512 NORTH WILLOW STREET (PROJECT NO. 000415-2026)**

THE REQUEST OF 1010 1ST STREET-BHCP, LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 512 NORTH WILLOW STREET, CONSISTING OF 0.310 ACRES, BEING LOTS 6, 7, 8, 9 AND 10 BLOCK C, M.Y. BROCKETT'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-4 (PATIO HOME RESIDENTIAL) DISTRICT.

12. **410 EAST BROCKETT STREET (PROJECT NO. 000416-2026)**

THE REQUEST OF JAVIER NEITO (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 410 EAST BROCKETT STREET, CONSISTING OF 0.310 ACRES, BEING LOT 2, BLOCK 7, G.W. BOND'S SUPPLEMENT NO. 2 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.04.005 TO ALLOW PERMANENTLY PLACED PORTABLE STORAGE CONTAINERS IN A C-1 (RETAIL BUSINESS) DISTRICT OR C-2

(GENERAL COMMERCIAL) DISTRICT.

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.03.006 TO ALLOW SCREENED METAL STRUCTURE IN LIEU OF THE REQUIRED BUILDING DESIGN IN THE COLLEGE PARK OVERLAY DISTRICT.

C. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 5' REAR SETBACK IN LIEU OF THE REQUIRED 15' FOR THE PROPOSED STRUCTURE.

D. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 0.416' SIDE SETBACK IN LIEU OF THE REQUIRED 60' WHEN ABUTTING RESIDENTIAL ZONES FOR THE PROPOSED STRUCTURE.

PLANNING AND ZONING COMMISSION

E. SITE PLAN OF C & N SERVICES, LLC

13. **2010 & 2022 SOUTH CROCKETT STREET (PROJECT NO. 00420-2026)**

THE REQUEST OF TADLA PROPERTIES, LLC (OWNER), ERVIN CABLE CONSTRUCTION (APPLICANT) AND PIPELINE LAND SERVICES, INC. (SURVEYOR) CONCERNING THE PROPERTIES LOCATED AT 2010 AND 2022 SOUTH CROCKETT STREET, CONSISTING OF 1.229 ACRES, BEING LOTS 8, 9, 10, 11 AND PART OF LOTS 12 AND 13, BLOCK 40 OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 AND 41, SOUTH SIDE ADDITION IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 316, 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.

14. **223 WEST PELTON STREET (PROJECT NO. 000423-2026)**

THE REQUEST OF ALKA VENTURES LLC (OWNER), DANIELLE MOORE (APPLICANT) AND CBG SURVEYING TEXAS, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 223 WEST PELTON STREET, 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' FOR DUPLEX ZONING.

PLANNING AND ZONING COMMISSION

B. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-2F (DUPLEX RESIDENTIAL) DISTRICT.

15. **1024 SOUTH FIRST STREET (PROJECT NO. 000424-2026)**

THE REQUEST OF GUSTAVO RAMIREZ (OWNER), KELLY SCHIRA (APPLICANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1024 SOUTH FIRST STREET, CONSISTING OF 0.756 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A SECONDHAND STORE OR RUMMAGE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

16. **2110 JEREMY CIRCLE (PROJECT NO. 000425-2026)**

THE REQUEST OF TIMOTHY HEUMANN (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2110 JEREMY CIRCLE, BEING LOT 20, BLOCK 9, TURTLE CREEK SOUTH, SECTION 4 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.002 TO ALLOW 0' SIDE SETBACK IN LIEU OF THE REQUIRED 5' FOR THE PROPOSED CARPORT ON THE EAST SIDE OF PROPERTY.

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.002 TO ALLOW 2' STRUCTURE SEPARATION IN LIEU OF THE REQUIRED 5' FOR THE PROPOSED CARPORT.

17. **4600 WEST HOUSTON STREET (PROJECT NO. 000428-2026)**
THE REQUEST OF WESTAR INVESTMENTS, LLC (OWNER), COLTON FOSTER (APPLICANT) AND HELVEY-WAGNER SURVEYING, INC (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 4600 WEST HOUSTON STREET, CONSISTING OF 1.677 ACRES, BEING LOT 3C, BLOCK ONE OF THE REPLAT OF LOT 3, BLOCK ONE, SEASONS WEST ADDITION, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 15' SIDE SETBACK IN LIEU OF THE REQUIRED 60' ON THE EAST SIDE OF THE PROPERTY ADJACENT TO RESIDENTIAL ZONING.
B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.017 TO ALLOW A 28' SIDE SETBACK IN LIEU OF THE REQUIRED 60' ON THE WEST SIDE OF THE PROPERTY ADJACENT TO RESIDENTIAL ZONING.
PLANNING AND ZONING COMMISSION
C. SITE PLAN OF WESTAR FLEX SUITES.
18. **812 NORTH WALNUT STREET (PROJECT NO. 000429-2026)**
THE REQUEST OF 298 INVESTMENT, LLC (OWNER), PRINCELEY JACKAI (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 812 NORTH WALNUT STREET, CONSISTING OF 0.174 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A HALFWAY HOUSE IN A R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.
19. **430 EAST BROCKETT STREET (PROJECT NO. 000430-2026)**
THE REQUEST OF JASON EARNHART (OWNER), BRANDON GUMAER (APPLICANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 430 EAST BROCKETT STREET, CONSISTING OF 0.310 ACRES, BEING LOT 1, BLOCK 7 IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW AN AUTOMOBILE REPAIR, BODY WORK, OR PAINTING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Close Public Hearing

20. **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:

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 _____ at _____ p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this _____ of _____
City of Sherman, Texas

Tammy Mrozinski,
Development Services Coordinator