
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 18, 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 JULY 21, 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. *** 225 WEST BROCKETT STREET AND 711 NORTH ELM STREET (PROJECT NO. 000464-2026)**
THE REQUEST OF WATTMAN HOLDINGS LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 225 WEST BROCKETT STREET AND 711 NORTH ELM STREET, CONSISTING OF 0.723 ACRES, BEING LOT 1, BLOCK 1, REPLAT OF LOTS 19, 20 & 21, L.C. CHAPMAN'S ADDITION, AND BEING LOT 1, BLOCK 1, BROILES ADDITION IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF LOT 1R, BLOCK 1, CAMPUS CORNER ADDITION.
7. *** 1001 BLOCK MAYES ROAD (PROJECT NO. 000465-2026)**
THE REQUEST OF PHYLLIS MEDRANO BRINKLEY (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 1001 BLOCK MAYES ROAD, CONSISTING OF 3.282 ACRES IN THE LUSIANO CABASOS SURVEY, ABSTRACT NO. 220 AND CURRENTLY LOCATED IN THE E.T.J. (EXTRA-TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF MAYES ROAD ESTATES.
8. *** 2421 SOUTH CROCKETT STREET (PROJECT NO. 000466-2026)**
THE REQUEST OF W.T. & NANCY PINE (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 2421 SOUTH CROCKETT STREET,

CONSISTING OF 1.983 ACRES, BEING LOT 2 OF THE REPLAT OF LOTS 1 & 2, MILLER'S POST-OAK SUBDIVISION IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND IN THE E.T.J. (EXTRA-TERRITORIAL JURISDICTION), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF LOT 2, MILLER'S POST OAK SUBDIVISION.

9. *** 623 AND 625 SOUTH RUSK STREET (PROJECT NO. 000467-2026)**

THE REQUEST OF MINERVA 4S SERVICES LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 623 AND 625 SOUTH RUSK STREET, CONSISTING OF 0.4978 ACRES, BEING PART OF BLOCKS 1 & 2, BLAIN SUBDIVISION IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF MINERVA 4S ADDITION.

10. *** 2000 BLOCK WEST WASHINGTON STREET (PROJECT NO. 000451-2026)**

THE REQUEST OF MAS DEVELOPMENT 4 LLC (OWNER), RAVINE KASSAM (APPLICANT) AND MARKIN HOOVER ENGINEERING & SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 2000 BLOCK WEST WASHINGTON STREET, CONSISTING OF 1.360 ACRES, BEING PART OF LOT 1, BLOCK 1, BROOKSHIRE ADDITION IN THE J.B. MCANAI 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 OF AUTOZONE.

11. *** 4800 TEXOMA PARKWAY (PERMIT NO. 000480-2026)**

THE REQUEST OF STAR MIDWAY LLC (OWNER), VICTORIA SCOTT (REPRESENTATIVE) AND OLD REPUBLIC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4800 TEXOMA PARKWAY, CONSISTING OF 42.8134 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, THE DANIEL SHELPS SURVEY, ABSTRACT NO. 1097 AND THE T.J. SHANNON SURVEY, ABSTRACT NO. 1136, LOTS 1 AND 3, BLOCK 1, MIDWAY MALL AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN OF SPACEX ANTENNA YARD.

12. **410 EAST BROCKETT STREET (PROJECT NO. 000416-2026) **TABLED FROM JULY 21, 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 14.10.001 TO ALLOW PERMANENTLY PLACED PORTABLE STORAGE CONTAINERS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/COLLEGE PARK OVERLAY 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' SETBACK ABUTTING RESIDENTIAL IN LIEU OF THE REQUIRED 60' 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)** **TABLED FROM JULY 21, 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. **812 NORTH WALNUT STREET (PROJECT NO. 000429-2026)** **TABLED FROM JULY 21, 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.
15. **303 WEST CHERRY STREET (PROJECT NO. 000444-2026)**
THE REQUEST OF SOVEREIGN PROPERTY GROUP INVESTMENT LLC (OWNER), AFISU OLAMINTAN (APPLICANT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 303 WEST CHERRY STREET, CONSISTING OF 0.45 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND CURRENTLY ZONED CO (OFFICE) DISTRICT, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.015 TO ALLOW A 0' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR THE PROPOSED STRUCTURE.
PLANNING AND ZONING COMMISSION
B. SITE PLAN OF BED AND BREAKFAST.
16. **811 NORTH EAST STREET (PROJECT NO. 000445-2026)**
THE REQUEST OF OLUWAFIROPO ROPO-TUSIN (OWNER), ESS GLOBAL LLC (APPLICANT) AND COPLEY LAND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 811 NORTH EAST STREET, CONSISTING OF 0.118 ACRES, BEING THE NORTH 37 FEET OF LOT 3, BLOCK 1 IN THE HALL AND JONES ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.02.008 TO ALLOW A 37' LOT WIDTH IN LIEU OF THE REQUIRED 40'.
PLANNING AND ZONING COMMISSION
B. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT TO R-4 (PATIO HOME RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.
17. **1422 WEST HOUSTON STREET (PROJECT NO. 000452-2026)**
THE REQUEST OF WILLOW BEND HOLDINGS (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1422 WEST HOUSTON STREET, CONSISTING OF 0.524 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 AUTOMOBILE REPAIR, BODY WORK OR PAINTING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

18. 18987 WEST HIGHWAY 82 (PROJECT NO. 000454-2026)

THE REQUEST OF STEVE LONG (OWNER), CHRISTY SIMMONS (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 18987 WEST HIGHWAY 82, CONSISTING OF 1.41 ACRES IN THE JAMES M. HAMBRIGHT SURVEY, ABSTRACT NO. 538, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM R-A (RESIDENTIAL AGRICULTURAL) DISTRICT/75 & 82 OVERLAY DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.

19. 4100 NORTH TRAVIS STREET (PROJECT NO. 000455-2026)

THE REQUEST OF LEGACY TITLE HOLDING CORPORATION (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4100 NORTH TRAVIS STREET, CONSISTING OF 8.579 ACRES, BEING LOT 3, BLOCK A, LEGACY TITLE ADDITION IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:

BOARD OF ADJUSTMENT

A. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.007 TO ALLOW A 2.2' SETBACK IN LIEU OF THE REQUIRED 5' FOR PROPOSED SIGN.

B. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.007 TO ALLOW AN 8.5' TALL FREESTANDING SIGN IN LIEU OF THE ALLOWED 8'.

C. PUBLIC HEARING AND VARIANCE UNDER SECTION 14.07.007 TO ALLOW A 114.75 SQUARE FOOT FREESTANDING SIGN IN LIEU OF THE ALLOWED 32 SQUARE FEET.

PLANNING AND ZONING COMMISSION

D. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT UNDER SECTION 14.06.009 TO ALLOW A CHURCH OR OTHER PLACE OF WORSHIP IN AN R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT/75 & 82 OVERLAY DISTRICT.

20. 902 EAST CHERRY STREET (PROJECT NO. 000460-2026)

THE REQUEST OF HYPERSTAR INC (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 902 EAST CHERRY STREET, CONSISTING OF 0.116 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PUBLIC HEARING AND ZONE CHANGE FROM C-1 (RETAIL BUSINESS) DISTRICT TO R-5 (SINGLE-FAMILY) RESIDENTIAL DISTRICT.

Other Business

21. INITIATION OF A PD MODIFICATION FOR THE HICKORY HILL PLANNED DEVELOPMENT

Close Public Hearing

22. 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 August 12, 2026 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this_ 12th of August 2026
City of Sherman, Texas



Tammy Mrozinski,
Development Services Coordinator