
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, June 16, 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 Blagg not in attendance.

Alternate Terrin Bertholf was in attendance.

1. CALL TO ORDER

Bookmarked at 00:01:06

2. APPROVE ACTION MINUTES OF THE REGULAR MAY 19, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

Bookmarked at 00:01:30

The Planning and Zoning Commission reviewed the minutes of the May 19, 2026, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Whitaker.

All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 00:01:26

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 00:01:30

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 00:02:11

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

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS, JOHNSON AND BERTHOLF

VOTING NAY: NONE.

MOTION CARRIED.

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

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. 000409-2026)**
The request of Grayson County and Ikon Group Opportunity Zone Fund LLC (Owner) and Underwood Drafting & Surveying (Applicant & Surveyor), concerning the property located at 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.
Bookmarked at 00:03:05
Motion by Commission Member Dupuis to approve the Zone Change located at 300 North Bryant Avenue.
Second by Vice Chairman Downtain.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS, JOHNSON AND BERTHOLF
VOTING NAY: NONE.
MOTION CARRIED.

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

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.

Bookmarked at 00:05:25

Motion by Commission Member Ramirez to approve the Zone Change located in the 1400 Block South Branch Street. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS, JOHNSON AND BERTHOLF

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:6:18

Motion by Commission Member Ramirez to approve the Specific Use Permit located at 112 West Lamar Street. Second by Commission Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS, JOHNSON AND BERTHOLF

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:09:34

Motion by Commission Member Whitaker to approve Items A and B located in the 5301 Block West Houston Street. Second by Vice Chairman Downtain.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, DUPUIS, JOHNSON AND BERTHOLF

VOTING NAY: NONE.

MOTION CARRIED.

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

16. ADJOURNMENT

Bookmarked at 00:15:04

Chairman Sims adjourned the meeting at 5:17p.m.



ACTING SECRETARY



CHAIRMAN

Mrozinski, Tammy

From: Mahmood, Shahzad <[REDACTED]>
Sent: Monday, July 20, 2026 8:41 AM
To: Planning
Cc: Banko, Joe; Michael DAmelio
Subject: FW: Permit 000402-2026- Cell Tower

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

Please withdraw our application for Permit 000402-2026 Cell Tower

Thank you,

Shahzad Mahmood

Kimley-Horn | 1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411
[REDACTED]

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From: Mrozinski, Tammy <tmrozinski@cityofsherman.com>
Sent: Monday, July 20, 2026 9:20 AM
To: Mahmood, Shahzad <Shahzad.Mahmood@kimley-horn.com>
Cc: Banko, Joe <Joe.Banko@kimley-horn.com>; Michael DAmelio <mdamelio@sbsite.com>
Subject: RE: Permit 000402-2026- Cell Tower

Shahzad,

Please send an email to planning@cityofsherman.com requesting to withdraw this item.

Thank you,

Tammy Mrozinski, Planning Coordinator

City of Sherman

Development Services Department

Main phone number: 903-892-7229

Direct Line: 903-892-7210

tmrozinski@cityofsherman.com

See the City of Sherman [Development Guide](#) for more information on developing within the City of Sherman.

Effective March 31st, 2025, Development Services will be using the [Self Service Portal](#) for building permits, engineering submittals and planning applications.