

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 22, 2021 at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry to consider the following:

All requests are under Ordinance No. 2280, unless otherwise stated.

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MAY 18, 2021 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS MEETING.**
3. **ANNOUNCEMENTS**
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **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

6. **CONSENT AGENDA (ITEMS 16, 17, 19, 22, 23, 24, 29, 30, 32 & 33)**
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.
7. **1400-1600 BLOCKS SOUTH FIRST STREET**
The request of Rumsey Investments, LLC (Owner), Ron Michel (Representative), Cross Architects (Architect) and Burns Surveying (Surveyor) concerning the property in the 1400-1600 Blocks of South First Street, being 3.17 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:
Planning and Zoning Commission
Site plan approval for First Street Townhomes.
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(2) & (d)(1) to allow a natural screen in lieu of the required screening to surround the Multi-Family Development in an R-2 (Multi-Family Residential) District.

8. 100-1200 BLOCKS WEST SHEPHERD DRIVE

The request of Yongshik Kim (Owner), Spiars Engineering (Civil Engineer) Lauren Helmberger (Representative) and J.E. Smith (Surveyor) concerning the properties located in the 100-1200 Blocks West Shepherd Drive, being 531.87 acres in the Friar McNeely Survey, Abstract No. 826, the Benjamin Lindsay Survey, Abstract No. 733 and the M. Hunt Survey, Abstract No. 603, as follows:

Planning and Zoning Commission

Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Shepherd Place Planned Development

9. 5922 TEXOMA PARKWAY

The request of Patterson Investment Properties, LP (Owner), Ronald Davis, Davis Motor Company (Proposed Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5922 Texoma Parkway, being 5.52 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Used Automobile Sales in a C-2 (General Commercial) District.

10. 306 EAST U.S. HIGHWAY 82

The request of 306 E Hwy 82 LLC (Owners), Catrina's Cocina & Tequila Bar (Tenant) and Bluestone Partners, LLC (General Contractor) concerning the property at 306 East U.S. Highway 82, being Lot 1, Shafer Plaza, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.6, Subsection (4) to allow 51 parking spaces in lieu of the required 74 in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a patio addition for outdoor dining for Catrina's Cocina & Tequila Bar.

11. 817 NORTH SAM RAYBURN FREEWAY

The request of Shadow Tree Lane, Inc. (Owner), Kent Hughlett, Architect PLLC (Architect/Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 817 North Sam Rayburn Freeway, being 0.45 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 7 (14)(m) and Section 8, Subsection (5)(a) to allow a digital billboard in a C-1 (Retail Business) District/ O-1.2 (Sam Rayburn Overlay) District.

12. 300-400 BLOCKS EAST SHERMAN STREET

The request of Three Oaks Development & Construction Company (Owner), Kirk Allen (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-400 blocks of East Sherman Street, being Lots 4, 11 and 12, Block 4 of the proposed Three Oaks Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60' lot width in an R-1 (One-Family Residential) District.

Lot 4, Block 4 – 35.76' lot width

Lot 11, Block 4 – 39.20' lot width

Lot 12, Block 4 – 48.93' lot width

13. 1411 SARATOGA DRIVE

The request of Wyldewood Homes, LLC (Owner), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1411 Saratoga Drive, being Lot 15, Block 4, Heritage Farms Estates, Being a Replat of Lot 2, Block A, Country Ridge Estates No. 10, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 15' rear yard setback for a residential dwelling in lieu of the required 25' in an R-1 (One-Family Residential) District.

14. 3517 SHERBROOKE PLACE

The request of Noel & Tammy Paramanantham (Owners) concerning the property located at 3517 Sherbrooke Place, being Lot 1, Block A, Pebblebrook South, Phase 1, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (c)(3) to allow a 5' side street setback for a patio cover in lieu of the required 10' in an R-1 (One-Family Residential) District.

15. 411 WEST MCGEE STREET

The request of Eric Evans (Owner) concerning the property located at 411 West McGee Street, being part of Lot 11, Block 4, W.M. Shannon Supplement, as follows:

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 5 and Section 6.3, Subsection (1) to allow a 270 square foot addition to an existing nonconforming structure located 5' from the west property line and 6.3' from the east property line in lieu of the required 7' in an R-1 (One Family Residential) District.

16. * 301, 305 & 309 CORNERSTONE DRIVE

The request of P & N Sherman, LLC (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 301, 305 and 309 Cornerstone Drive, being 2.477 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lots 8, 9 and 10, Block 2, Cornerstone Addition, as follows;

Planning and Zoning Commission

Replat approval of Cornerstone Addition, Block 2, Lot 9R, being a Replat of Lots 8, 9 & 10, Block 2, Cornerstone Addition

17. * 3400 BLOCK EAST LESLIE LANE

The request of Angel M. Jaramillo & Martha Lopez (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 3400 Block of East Leslie Lane, being 14.492 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;

Planning and Zoning Commission

Final Plat approval of Jaramillo Addition on Leslie Lane in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

18. 3200 EAST U.S. HIGHWAY 82

The request of Hearrell Enterprises, Inc. (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 3200 East U.S. Highway 82, being 1.812 acres in the Fleming Jennings Survey, Abstract No. 638, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.13.1, Subsection (6)(c)(ii) to not require a 10' buffer strip, landscaped and irrigated in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District

19. * 700 BLOCK WEST NORTHCREEK DRIVE AND 4900 BLOCK NORTH TRAVIS STREET

The request of Leo Joseph Bowler, III (Owner) and Windrose Land Surveying (Surveyor) concerning the property located in the 700 Block of West Northcreek Drive and the 4900 Block of North Travis Street, being 40.840 acres in the Alexander and Richards Survey, Abstract No. 42, as follows;

Planning and Zoning Commission

Final Plat approval of Austin Landing, Phase IV

20. 717 EAST SUMMIT STREET

The request of Omar & Maricela Paulin (Owners) concerning the property located at 717 East Summit Street, being Lot 16, Block 2, Live Oak Addition, as follows:

Board of Adjustments

Exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.3, Subsection (1) to allow an addition to an existing nonconforming structure located 4.8' from the side property line in lieu of the required 6' in an R-1 (One Family Residential) District.

21. 3908 & 3924 TEXOMA PARKWAY

The request of MLJ Real Estate, LP (Owner), Matthew Johnson (Representative) and Underwood Drafting and Surveying and Cox Land Surveying (Surveyors) concerning the properties at 3908 and 3924 Texoma Parkway, being 0.648 acres and 1.279 acres in the Samuel McGlothlin Survey, Abstract No. 811 and the Hillard Jennings Survey, Abstract No. 639, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Automobile Sales in a C-2 (General Commercial) District.

22. * 2701 DRIPPING SPRINGS ROAD AND 4200 BLOCK COX STREET

The request of Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2701 Dripping Springs Road and the 4200 Block of Cox Street, being 0.760 acres in the J. Hendrix Survey, Abstract No. 503, also being Lot 6, Block 31, Hilltop Estates Subdivision, as follows;

Planning and Zoning Commission

Replat approval of Lots 6A & 6B, Block 31, Hilltop Estates

23. * 388 BENNETT ROAD (ETJ)

The request of Russell Rogers (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 388 Bennett Road, being 4.135 acres in the Jeremiah M. McDaniel Survey, Abstract No. 774 and being Lot 1, Oyail Estates, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, Oyail Estates in the City of Sherman Extra Territorial Jurisdiction (ETJ)

24. * 2113 SOUTH EAST STREET

The request of Ricky D. Cooper (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2113 South East Street, being 0.326 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Replat approval of Lots 8 & 9, Block 49, South Side Addition.

25. 3311 LUTHER KNOX ROAD

The request of Ron Harmon Properties (Owner), TAAS Investments, LLC (Prospective Buyer), JP Engineering, Bill Perman (Civil Engineer/Representative) and CBG Surveying, Inc. (Surveyor) concerning the property located at 3311 Luther Knox Road, being 17.18 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval for a Multi-Family Development under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

26. 106-B NORTH SUNSET BOULEVARD

The request of Owners Manual for Life (Owner), MasterKey Ministries of Grayson County (Tenant), Julie Rickey (Representative), David Baca Studio (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 106-B North Sunset Boulevard, being Lot 3, Block 1 Westwood Village Second Replat part Block 2, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Educational Facility/Preschool in a C-1 (Retail Business) District.

27. **1804 NORTH U.S. HIGHWAY 75**

The request of Sherman PAG 1, LLC (Owner), Marcus Trimble (Architect) and Underwood Drafting and Surveying (Surveyor) for the property located at 1804 North U.S. Highway 75, being part of Lot 1, Block 1, James Plaza Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Used Automobile Sales in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

28. **4318 SOUTH U.S. HIGHWAY 75**

The request of Kaiser Aluminum Fabricated Products LLC (Owner), ABC Supply Company, Inc. (Proposed Tenant) and Vilbig and Associates (Civil Engineer) concerning the property located at 4318 South U.S. Highway 75, being 11.73 acres in the Sherod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval and Exception under Ordinance No. 2252 Article IV Section 410 (2) (j), (2)(g)(2) and (2)(k) to allow outdoor storage in the front and rear of the building subject to the site plan as presented in lieu of the required rear ½ of the property and shall not be placed on that half of the property adjacent to an existing street (Dorsett Drive) and U.S. Highway 75 Frontage Road in the Blalock Industrial Park/Blalock Commercial Overlay District.

29. * **110 AND 120 WEST MULBERRY STREET**

The request of Texoma Liberty Lighthouse (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 110 and 120 West Mulberry Street, being 0.67 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lots 1-3 and 8, Block B of the T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Replat approval of Liberty Lighthouse Addition, being a part of Lots 1-3 and 8, Block B, T.J. Shannon Supplement.

30. * **2309 GALLAGHER DRIVE**

The request of Home Place Partners, LP (Owner), Maureen Stevenson, Eric L. Davis Engineering, Inc. (Representative/Civil Engineer), Broadstone Design Group (Architect) and Tom Fidler (Surveyor) concerning the property located at 2309 Gallagher Drive, being 0.43 acres in the Samuel McGlothlin Survey, Abstract No. 81, as follows:

Planning and Zoning Commission

Site plan approval for an Office/Retail/Warehouse.

31. **1229 NORTH BROUGHTON STREET**

The request of Moran Developments LLC (Owner), Luis Moran (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1229 North Broughton Street, being 0.230 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Zone change and site plan approval for a Multi-Family Complex under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

32. * 1905 EAST LAMAR STREET

The request of Cristobal Madrid (Owner) concerning the property located at 1905 East Lamar Street, being Lots 5 & 7, Block 17, Christian College Addition, as follows:

Planning and Zoning Commission

Site plan approval for an Accessory Building

33. * 609 EAST PECAN STREET

The request of Sam A. Loria (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located at 609 East Pecan Street, being 0.959 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 1-7, Block 4, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1R, Block 4, Chaffin's First Addition, Being a Replat of Lots 1, 2, 3, 4, 5, 6 & 7, Block 4, Chaffin's First Addition.

34. 2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)

The request of ARC STX Holdings, LLC (Owners), Tesch Development & Management Co., LLC, (Prospective Buyer), Robert Tesch (Representative), Pape-Dawson Engineers (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the properties in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), being 43.727 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

A. Final Plat approval for Sherman Heights Addition

B. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One-Family Residential) District.

35. * 214 EAST COLLEGE STREET

The request of MPY Homes LLC (Owner), Charlie Shearer (Developer) and Copley Land Surveying (Surveyor) concerning the property located at 214 East College Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of M.P.Y Homes Second Addition.

36. 809 SOUTH WILLOW STREET

The request of Grow More Invest, LLC (Owner), Charlie Shearer (Developer) and Copley Land Surveying (Surveyor) concerning the property located at 809 South Willow Street, being Lots 5 & 6, Block 16, W. Elliott's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' wide lot in lieu of the required 60' lot width in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 5 & 6, Block 16, W. Elliott's Addition.

Close Public Hearing

37. ADJOURNMENT

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Clay Mahone, 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 Adjustments 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:

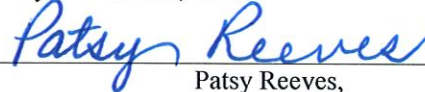
Tex. Gov't Code § 551.071

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 Adjustments 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 Adjustments 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 17, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of June, 2021
City of Sherman, Texas



Patsy Reeves,
Development Services Coordinator