

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 12, 2023, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR NOVEMBER 14, 2023 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 AND 10)**

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. *** 5000 BLOCK HOWE DRIVE (PROJECT NO. 23-006295)**

The request of Sam Sampson, Oncor Electric Sharp (Owner) and Rob Myers (Representative) for the property in the 5000 Block Howe Drive consisting of 6.31 acres, being in the William Martin Survey, Abstract No. 765, and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan for Oncor Howe Substation

*** 910 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006296)**

The request of J.A. Properties, LLC (Owner) and Roderick Tatchio (Representative) for the property at 910 South FM 1417 (Heritage Parkway) and currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Commercial Development

*** 3801 NORTH HIGHWAY 75 (Project No. 23-006299)**

The request of The Saxton Group (Owner) and Sherry Irick (Representative) for the property at 3801 North Highway 75, consisting of 0.87 acres and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a pick-up lane at McAlister's Deli restaurant

*** 110-120 BLOCKS WEST MULBERRY STREET (Project No. 23-006074) TABLED FROM NOVEMBER 14, 2023**

The request of Ricardo Alvarez and Dianna Torres (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 110-120 Blocks West Mulberry, consisting of 0.67 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lots 1-3 and 8, Block B of the T.J. Shannon Supplement and currently zoned C-1 (Retail Business) District/Downtown Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Liberty Lighthouse Addition

*** 900 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005928) TABLED FROM NOVEMBER 14, 2023**

The request of Steve Dietrich (Owner) and Gregg Davidson, Alliance GC Group, Inc. (Representative) concerning the property located at 900 South FM 1417 (Heritage Parkway), in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multi Family Residential) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for the Country Village Office Addition

2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS (Project No. 23-006136) TABLED FROM NOVEMBER 14, 2023
AN EMAIL WAS RECEIVED BY CHRIS LAROCO ON WEDNESDAY NOVEMBER 22, 2023 AT 10:39 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Chris LaRocco, Bearcat Crossing, LTD. (Owner), Jim Riley (Applicant) and Vortex Surveying Company (Surveyor) concerning the property located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis, consisting of 15.264 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Bearcat Crossing Addition

3000 BLOCK WEST OB GRONER ROAD AND 4500 BLOCK WEST PARK AVENUE (Project No. 23-005675) TABLED FROM NOVEMBER 14, 2023

The request of Shakir Rehmatullah, Flato Development, Inc. (Owner), Rick Leisner, Norris Design (Representative) and Atwell-Group (Surveyor) concerning the property located in the 3000 Block West OB Groner Road and the 4500 Block West Park Avenue consisting of 220.18 acres being a part of the Elizabeth Jones Survey, Abstract No. 625 and the Jason Stamps Survey, Abstract No. 1115, and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change for a PD (Planned Development) of Greenway.

2505 NORTH HICKORY STREET (Project No. 23-005932) TABLED FROM NOVEMBER 14, 2023

The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Burns Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.673 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.011 to allow a lot area of 1.673 acres in lieu of the required 2 acres in an MF-15 (Multi-Family Residential) District.

Planning and Zoning Commission

- B. Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to an MF-15 (Multi Family Residential) District.
- C. Site Plan for The Fab Townhomes

1200 SOUTH DEWEY AVENUE (Project No. 23-006075) (WITHDRAWN)

The request of City of Sherman (Owner) and Weaver Consultants Group (Surveyor) concerning the property located at 1200 South Dewey Avenue, consisting of 101.638 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat of Sherman Airport Addition

2276 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006298)

The request of Sherman Developers, LLC (Owner), Michael Carlisle, P.E. (Applicant) and Kimley-Horn and Associates, Inc. (Engineer/Surveyor) concerning the property located at 2276 South FM 1417 (Heritage Parkway), consisting of 10.0030 acres in the E. Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

- A. Public Hearing and Specific Use Permit approval under Section 14.06.009 to allow Schools; elementary, high, college and universities, public, private, or denominational in a C-1 (Retail Business) District/F.M. 1417 Overlay District.
- B. Site Plan for Sherman Charter School

415 EAST HOUSTON STREET (Project No. 23-006306)

The request of Justin Ellis, Ellis Truck and Auto, Inc. (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 415 East Houston Street, consisting of 1.526 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Tract One, Tract Two and Tract Three, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a Junk, salvage yard, or wrecking service in an M-2 (Heavy Manufacturing) District.

3551 EAST HIGHWAY 82 (Project No. 23-006308)

The request of Wendy Ferguson, KWL Assets, LLC (Owner), Todd Evans, Lanterra Group, LLC (Applicant) and North Texas Surveying, LLC (Surveyor) concerning the property located at 3551 East Highway 82, consisting of 10.586 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a Recreational Vehicle Resort (Travel Trailer Park) in a C-1 (Retail Business) District/75 & 82 Overlay District.

413 SOUTH WILLOW STREET (Project No. 23-006309)

The request of Gladiator Build (Owner) and Barton Chapa Surveying (Surveyor) concerning the property located at 413 South Willow Street, consisting of 0.115 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.

3314 AND 3318 TEXOMA PARKWAY (Project No. 23-006331)

The request of Thomas Hardin II (Owner) concerning the property located at 3314 and 3318 Texoma Parkway, Tract One consisting of 5.34 acres being a part of Lots 12, 13, 14, all of

Lots 15 and 16, 17, Block 1 of the Redick Addition and Tract Two, consisting of 2.927 acres being a part of the Reuben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District.

OTHER BUSINESS

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.04.006 (Residential and Commercial Landscaping Requirements); Modifying Certain Existing Regulations Relating to Residential and Commercial Landscaping Requirements and the Preservation and Addition of Plants and Trees; Providing a Penalty clause with a Maximum Fine of \$2,000, Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

21. NEW ITEM TEST

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.

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 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 December 7, 2023 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 7th day of December 2023

City of Sherman, Texas

Lauren Marlow,
Development Services Coordinator