
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 20, 2024, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE ACTION MINUTES OF THE REGULAR JANUARY 9, 2024 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, 11 AND 12)**
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. *** 213 NORTH TRAVIS STREET (PROJECT NO. 24-000098)**
The request of David Downtain (Owner), RP Sherman Properties (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 213 North Travis Street, consisting of 0.078 acres being a portion of Lot 4 in Block D of T.J. Shannon's Supplement Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:
Planning and Zoning Commission
Site Plan of Modern Building Lofts
7. *** 330 WEST LAMAR STREET (PROJECT NO. 24-000099)**
The request of David Downtain (Owner), RP Sherman Properties (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 330 West Lamar Street, being Lot 15 of A.R. Loving's Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:
Planning and Zoning Commission
Site Plan of Porterfield Lofts
8. *** 124 SOUTH CROCKETT STREET (PROJECT NO. 24-000100)**
The request of David Downtain (Owner), RP Sherman Properties (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 124 South Crockett Street, consisting of 0.091 acres

being in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 6 in Block 4 of the Original Town Plat and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission

Site Plan of La Piazza Restaurant

9. * 413 SOUTH WILLOW STREET (PROJECT NO. 24-000310)

The request of Gladiator Build (Owner) and Underwood Drafting & 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 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Gladiator Addition

10. * 900 SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 24-000311)

The request of FL Country Village, LTD (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), consisting of 8.680 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multi Family Residential) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Country Village Addition

11. * 2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS (PROJECT NO. 24-000312)

The request of Jeff Harkinson, Bearcat Crossing, LTD (Owners), Chris LaRocco (Developer), Jim Riley, Brockette/Davis/Drake, Inc. (Engineer) 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 Lots 1-4, Block 1

12. * 4601 NORTH TRAVIS STREET (PROJECT NO. 24-000318)

The request of Howard Akin Jr., Residences of Sherman, LLC (Owner) and BGE, Inc (Surveyor) concerning the property located at 4601 North Travis Street, consisting of 21.800 acres in the John Jennings Survey, Abstract No. 647 and currently zoned MF-30 (Multi-Family Residential) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Residences of Sherman Lots 1 and 2, Block A

**13. 2901 BLOCK TEXOMA PARKWAY (PROJECT NO. 24-000315) ~~WITHDRAWN~~
AN EMAIL WAS RECEIVED BY CLAY CRISTY ON TUESDAY FEBRUARY 13, 2024 AT 8:33 A.M. REQUESTING TO WITHDRAW THIS ITEM.**

The request of Club Car Wash Sherman Texoma, LLC (Owner), Clay Moore Engineering (Engineer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2901 Block Texoma Parkway, consisting of 1.119 acres in the Reuben Hendrix Survey, Abstract 504, as follows:

Planning and Zoning Commission

Final Plat of Sheraden Mall Addition Lot 3, Block A

14. 200 BLOCK PLAINVIEW ROAD (PROJECT NO. 23-006746) ~~TABLED FROM JANUARY 9, 2024~~

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located in the 200 Block Plainview Road, consisting of 23.764 acres being in the Uriah Burns Survey, Abstract No. 121, and in the Heritage Ranch PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan for an Elementary School

15. **6104 TEXOMA PARKWAY (PROJECT NO. 24-000354)**

The request of Texoma Area Paratransit System (TAPS) (Owner), Clay Barnett (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 6104 Texoma Parkway, consisting of 4.317 acres in the J.B. Shannon Survey, Abstract No. 1085 and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance and under Section 14.02.017 to allow a 10.4' side setback in lieu of the required 15' for the existing silo and 7.3' in lieu of the required 15' for the covered parking structure along the South property line.

Planning and Zoning Commission

- B. Site Plan of TAPS Operation Facility Addition

16. **533 EAST BROCKETT STREET (PROJECT NO. 24-000102)**

The request of Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 533 East Brockett Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

17. **3400 TEXOMA PARKWAY (PROJECT NO. 23-006723) TABLED FROM JANUARY 9, 2024**

The request of Tony Alleman (Owner), Kent Hughlett (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 3400 Texoma Parkway, consisting of 3.61 acres being a part of the Hillard Jennings Survey, Abstract No. 639, being a part of Lots 10, 12, 13 and 14 and all of Lot 11 in Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance and under Section 14.02.017 to allow a 11' side setback in lieu of the required 15' for the existing structure.
- B. Public Hearing and Variance and under Section 14.02.017 to allow a 8' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

C. Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

18. **1915 AND 1921 WEST HOUSTON STREET (PROJECT NO. 24-000103)**

AN EMAIL WAS RECEIVED BY HALEIGH ARNOLD-BLACK ON THURSDAY FEBRUARY 1, 2024 AT 10:40 P.M. REQUESTING TO TABLE THIS ITEM UNTIL APRIL 16, 2024.

The request of Rick Arnold (Owner), Haleigh Arnold-Black (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1915 and 1921 West Houston Street being Lot 1, Block 1 of the Spavinaw Addition and currently zoned C-2 (General Commercial) District and R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a C-2 (General Commercial) District and R-6 (Single Family Residential) District.

19. **200 BLOCK WEST PARK AVENUE (PROJECT NO. 24-000104)**

The request of Ram Tatineni (Owner), Joe Sherwin (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 200 Block West Park Avenue, consisting of 1.32 acres being Lots 1-8,

Block 31, Replat of Southside Addition, as follows:

Planning and Zoning Commission

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

20. 310 EAST BROCKETT STREET (PROJECT NO. 24-000105)

The request of Zach Adlof (Owner), Rodney Martinez, Centro Resources, LLC (Representative) and Burns Surveying (Surveyor) concerning the property located at 310 East Brockett Street, consisting of 0.103 acres being in the J.B. McAnair Survey, Abstract No. 763 being part of Lot 1, Block 6 Bond's Second Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

21. 700 BLOCK NORTH BRANCH STREET (PROJECT NO. 24-000128)

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located in the 700 Block North Branch Street being the South one-half of Lot 2, Block 2, G.W. Bond's Supplement No. 2, 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.

22. 800 NORTH MONTGOMERY STREET (PROJECT NO. 24-000129)

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located at 800 North Montgomery Street, consisting of 0.172 acres being in the J.B. McAnair Survey, Abstract No. 763, 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.

23. 4401 TEXOMA PARKWAY AND 4451 BLOCK LINDLEY DRIVE (PROJECT NO. 24-000130)

The request of Ramanan Moorthy (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4401 Texoma Parkway and 4451 Block Lindley Drive, consisting of 0.997 acres being a part of the W.F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503 and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance and under Section 14.02.017 to allow a 5.1' side setback in lieu of the required 15' for the existing building.
- B. Public Hearing and Variance and under Section 14.02.017 to allow a 5' side setback in lieu of the required 15' for the 4' high proposed loading dock.

Planning and Zoning Commission

- C. Site Plan of a warehouse building.
- D. Final Plat of Moorthy Addition

24. OTHER BUSINESS - BLALOCK COMMERCIAL OVERLAY DISTRICT AMENDMENT

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.03.007 (Blalock Commercial Overlay District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Blalock Commercial Overlay District And Expanding The Blalock Commercial Overlay District Boundaries; 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; Finding And Determining That

The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Close Public Hearing

25. ADJOURNMENT

26. 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 February 15, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of February 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator