
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 19, 2024, 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 FEBRUARY 20, 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 AND 8)**

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. *** 1000-1100 EAST PEYTON STREET (PROJECT NO. 24-000512)**

The request of BAT Properties, LLC (Owner), Jonathan Hake, Cross Engineering Consultants, Inc. (Representative) and Ringley & Associates, Inc. (Surveyor) for the property at 1000-1100 East Peyton Street consisting of 15.229 acres, being in the Smith McGlothlin Survey, Abstract No. 808, J.B. McAnair Survey, Abstract No. 763 and the Reuban Hendrix Survey, Abstract No. 504, and currently zoned MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for The Manning Sherman

7. *** 3390 OLD DORCHESTER ROAD (PROJECT NO. 24-000757)**

The request of PIVO Realty, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 3390 Old Dorchester Road, consisting of 2.000 acres being in the J.F. Rosborough Survey, Abstract No. 1019 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of SDA Addition.

8. *** 612-614 SOUTH RUSK STREET AND 635 SOUTH AUSTIN STREET (PROJECT NO. 24-001019)**

The request of Evolution Realty, LLC and the City of Sherman (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 612-614 South Rusk Street and 635 South Austin Street, consisting of 1.113 acres being in the Samuel Blagg Survey, Abstract No. 56, and being all of Lots 9-13 and

part of Lots 7, 8, and 14, Block 1, Post Oak Addition, as follows:

Planning and Zoning Commission

Final Plat of Austin Street Cemetery Addition

9. **3000 BLOCK TEXOMA PARKWAY AND 3012 TEXOMA PARKWAY (PROJECT NO. 24-000505)**
AN EMAIL WAS RECEIVED BY KOHINOOR RAHMAN ON WEDNESDAY MARCH 13, 2024 AT 3:46 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Prem Shahi, Avant Capital, LLC and AG Holdings Sherman, LLC (Owner), Kohinoor Rahman (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 3000 Block Texoma Parkway and 3012 Texoma Parkway consisting of 6.558 acres, being Lot 2, Block 1, Aaron's Addition, and currently zoned C-2 (General Commercial) District and MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

A. Site Plan for Villas at Texoma Multi-Family Development

B. Site Plan for Retail Development

10. **301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-000749)**

AN EMAIL WAS RECEIVED BY DEAN CARDWELL ON TUESDAY MARCH 12, 2024 AT 12:22 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Merrill Kaliser and Dosti Partners (Owners) and BOHLER (Consulting Engineers & Surveyors) concerning the property located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75, consisting of 105.837 acres, being a part of the Benjamin Lindsey Survey, Abstract No. 733, as follows:

Planning and Zoning Commission

Final Plat of Sherman Gateway Addition, Lots 1-6, Block 1

11. **310 EAST BROCKETT STREET (PROJECT NO. 24-000105)**
TABLED FROM FEBRUARY 20, 2024

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.

12. **3620 TEXOMA PARKWAY (PROJECT NO. 24-000509)**

The request of Chris McCulloch (Owner), Phillip Lewis Engineering (Representative) and CBG Surveying Texas, LLC (Surveyor) for the property at 3620 Texoma Parkway consisting of 1.00 acre being Lot 4, Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 4.2' in lieu of the required 15' for the existing structure.

B. Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 5.15' in lieu of the required 15' for the new structure.

Planning and Zoning Commission

C. Site Plan for Wholesale Electric Supply

13. **1512 INTERURBAN PARKWAY (PROJECT NO. 24-000498)**

The request of Cedar Ridge Development (Owner), Carolyn O'Brien, Black Mountain Energy Storage (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1512 Interurban Parkway consisting of 45.107 acres, being a part of Elizabeth Jones Survey, Abstract No. 625, and being part of that 48.178 acre tract, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Electric power substation or generating including ground-mounted solar and wind in a R-6 (Single Family Residential) District.

14. 2700 BLOCK BLUE FLAME ROAD AND 5100 BLOCK FALLON DRIVE (PROJECT NO. 24-000508)

The request of Pilot Point Land Partners, LLC (Owner), Nathan Parrott, Pape-Dawson Engineers (Representative) and Pape-Dawson Engineers (Engineer/Surveyor) concerning the property located in the 2700 Block Blue Flame Road and 5100 Block Fallon Drive, consisting of 86.742 acres being a part of the S.C. Inman Survey, Abstract No. 621 and the T. Shannon Survey, Abstract No. 1136, as follows:

Planning and Zoning Commission

Tract 1, consisting of 42.205 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-TH (Townhome Residential) District.

15. 5751 NORTH HIGHWAY 75 (PROJECT NO. 24-000516)

The request of Sherman Hwy 75, LLC (Owner), Brett Clark, SEMA Construction (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 5751 North Highway 75, being in the A.C. Smith Survey, Abstract No. 1561, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an MF-30 (Multi Family Residential) District.

16. OTHER BUSINESS

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 14.02.010 (R-TH Townhome Residential District), Section, 14.02.012 (MF-30 Multifamily Residential District), Article 14.07 (Signs), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Townhome And Multifamily Building Separation, Multifamily and Single-Family Sign Regulations, And Changes to the Use Chart Regarding Billboards and Travel Trailer Parks; 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

17. OVERALL LOCATION MAP

18. 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 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:

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 March 14, 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 14th day of March 2024
City of Sherman, Texas

A handwritten signature in black ink, appearing to read "Lauren Marlow". The signature is fluid and cursive, with the first name "Lauren" and last name "Marlow" clearly distinguishable.

Lauren Marlow,
Development Services Coordinator