
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 16, 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 MARCH 19, 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. *** 2901 BLOCK TEXOMA PARKWAY (PROJECT NO. 24-001188)**
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 Club Carwash Sherman Lot 3, Block A
7. *** 6104 TEXOMA PARKWAY (PROJECT NO. 24-001189)**
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 being a part of the J.B. Shannon Survey, Abstract No. 1085 and being all of the 0.436 acre tract & 1.575 acre tract of land, as follows:
Planning and Zoning Commission
Final Plat of TAPS Operation Facility Addition Lot 1, Block A
8. *** 6000-6400 SOUTH HIGHWAY 75 AND 100-200 AKERS ROAD (PROJECT NO. 24-001198)**
The request of Cope Equities, LLC (Owner), Caleb Jones, P.E. (Representative) and Kimley-Horn & Associates (Surveyor) concerning the property located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, being 54.445 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat of Jamestown Square

9. 1915 AND 1921 WEST HOUSTON STREET (PROJECT NO. 24-000103)

TABLED FROM FEBRUARY 20, 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.

10. 3000 BLOCK TEXOMA PARKWAY AND 3012 TEXOMA PARKWAY (PROJECT NO. 24-000505)

TABLED FROM MARCH 19, 2024

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

11. 301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-000749)

TABLED FROM MARCH 19, 2024

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

12. 3000 BLOCK BAKER RIDGE ROAD AND 3000 BLOCK BAKER ROAD (PROJECT NO. 24-000167)

AN EMAIL WAS RECEIVED BY NAVEEN KHAMMAMPATI ON THURSDAY APRIL 11, 2024 AT 11:30 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Laxman Kaparthy, NewFlux Infra, LLC (Owner), Tristan Poore, PE, Spiars Engineering (Representative) and All American Surveying (Surveyor) concerning the property located in the 3000 Block Baker Ridge Road and 3000 Block Baker Road, consisting of 227.333 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agriculture) District to a PD (Planned Development) of Sherman 227.

13. 923 EAST JONES STREET (PROJECT NO. 24-000994)

The request of Jose Tobar (Owner), Diego Tobar (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 923 East Jones Street, being in Block 1, Lots 27, 28, 29 and 30 of HM Sumners 2nd Addition, as follows:

Planning and Zoning Commission

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

14. 510 PROGRESS DRIVE (PROJECT NO. 24-000990)

The request of Rayburn Energy Station (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 510 Progress Drive, consisting of 103.124 acres being a part of the William Martin Survey, Abstract 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.018 to allow a 0' front setback in lieu of the required 40' for new signage.

15. 4520 TEXOMA PARKWAY, SUITES M & N (PROJECT NO. 24-000999)

The request of Texoma South Development Corporation (Owner), Vapor Maven TX, LLC (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4520 Texoma Parkway Suites M & N being a part of the W.M. Patterson Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Smoke Shop in a C-2 (General Commercial) District.

16. 3400 BLOCK WEST HOUSTON STREET (PROJECT NO. 24-001001)

The request of Harvest Time Assembly of God Church (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and being a portion of a called 28.989 acre tract in the FM 1417 Overlay District, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from a C-2 (General Commercial) District to an MF-15 (Multi Family Residential) District.
- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Dwelling, single-family for rent (build-to-rent) in a MF-15 (Multi Family Residential) District.

17. 2000-2300 BLOCKS INTERURBAN PARKWAY (PROJECT NO. 24-001002)

The request of Carbet Properties, LLC (Owner), Gilco Contracting, Inc., Mary Granados (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2000-2300 Blocks Interurban Parkway, being in the Elizabeth Jones Survey, Abstract No. 625, 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 R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District.

18. 4511 COX STREET (PROJECT NO. 24-001005)

The request of Carlos Contreras (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4511 Cox Street, consisting of 0.207 acres being a part of the John Hendrix Survey, Abstract 503 being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 2.0' side setback on the North side property line in lieu of the required 5' for the existing structures.

19. 600 BLOCK NORTH SAM RAYBURN FREEWAY (PROJECT NO. 24-001006)

The request of Rhonda Corley (Owner), Primary Media (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 600 Block North Sam Rayburn Freeway, consisting of 0.029 acres being a part of the J.B. McAnair Survey, Abstract 763 and being a part of that 0.607 acre tract of land, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 5' front and 5' side setback in lieu of the required 35' for a billboard.

Planning and Zoning Commission

- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Billboard in a C-1 (Retail Business) District/Central Business District Overlay/Sam Rayburn Overlay District.

20. 7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 24-001013)

The request of Christopher LeUnes (Owner), Nathan McCartney, Waypoint Land and Capital, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 7000 Block FM 691 and the 4000 Block North Highway 75, consisting of 40.728 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 being the remaining portion of a called 71.5452 acre tract, as follows:

Board of Adjustment

- A. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Variance under Section 14.02.012 to allow 39 dwelling units in lieu of the maximum 30 dwelling units.

Planning and Zoning Commission

- B. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to MF-30 (Multi Family Residential) District.
- C. C-2 Tract, consisting of 27.101 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to C-2 (General Commercial) District.

21. 5444 TEXOMA PARKWAY (PROJECT NO. 24-001014)

The request of Nathan Gill (Owner), Will Knobler (Representative) and Underwood Drafting & Surveying, LLC (Surveyor) concerning the property located at 5444 Texoma Parkway being Lot 3 of Barnes/Kirkpatrick Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Veterinarian, animal hospital, pound or shelter, indoor or outdoor kennels in a C-2 (General Commercial) District.

22. 401 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 24-001015)

The request of Haresh Surti (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 401 South Sam Rayburn Freeway, consisting of 2.11 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being Lot 2 in Block 1 of Travelers Inn Addition, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from a C-2 (General Commercial) District/Sam Rayburn Overlay District to a C-1 (Retail Business) District/Sam Rayburn Overlay District.
- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District.

Close Public Hearing

23. OVERALL LOCATION MAP

24. **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:

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 April 11, 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 11th day of April 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator