
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 21, 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 APRIL 16, 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 AND 11)**

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. *** 112 NORTH CROCKETT STREET (PROJECT NO. 24-001560)**

The request of Mavis Southeast, LLC (Owner) and Diana Steelquist, WD Partners (Representative) for the property at 112 North Crockett Street being Lots 8 and 10, Block 1 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 for Mavis Tires & Brakes

7. *** 2276 SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 24-001842)**

The request of Inspire Academies (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
Final Plat of Sherman Inspire Academy Lot 1, Block A

8. *** 910 EAST PECAN GROVE ROAD AND 1111 GALLAGHER DRIVE (PROJECT NO. 24-001843)**

The request of Aspire II, LLC and Stewardship Investment Two, LLC (Owner) and Underwood Surveying & Drafting (Surveyor) concerning the property located at 910 East Pecan Grove Road and 1111 Gallagher Drive, consisting of 11.604 acres being a part of J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1 of the Jackson Walker Addition, as follows:

Planning and Zoning Commission

Final Plat of Jackson Walker Addition, Phase 2

9. *** 2524 SOUTH FIRST STREET (PROJECT NO. 24-001844)**

The request of Maria Montoya (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2524 South First Street, consisting of 0.323 acres being a part of Richard Thompson Survey, Abstract No. 1200 and being a retracement survey of a called 0.3229 acre tract, as follows:

Planning and Zoning Commission

Final Plat of Maria Montoya Addition

10. *** 310 EAST BROCKETT STREET (PROJECT NO. 24-001851)**

The request of Zach Adlof (Owner), Rodney Martinez, Centro Resources, LLC (Representative) and Centro Resources, LLC (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

Final Plat of G.W. Bond's Supplement No. 3 Lot 1R1, Block 6

11. *** 800 BLOCK WEST PECAN STREET (PROJECT NO. 24-001848)**

The request of City of Sherman (Owner) and Weaver Consultants Group (Surveyor) concerning the property located in the 800 Block West Pecan Street, consisting of 1.708 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 4-12, Parkview Addition and all of Lot 2, Replat of Lots 1, 2 and 3, Parkview Addition, as follows:

Planning and Zoning Commission

Final Plat of Kessler Addition.

12. **1915 AND 1921 WEST HOUSTON STREET (PROJECT NO. 24-000103)**

TABLED FROM 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:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 4.4' side setback in lieu of the required 15' for the existing structure.
- B. Public Hearing and Variance under Section 14.02.017 to allow a 14.2' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission

- C. 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.

13. **600 BLOCK NORTH SAM RAYBURN FREEWAY (PROJECT NO. 24-001006)**

TABLED FROM APRIL 16, 2024

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.

14. 401 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 24-001015)

TABLED FROM APRIL 16, 2024

The request of Hareh 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

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.

15. 2400-2500 BLOCKS SOUTH EAST STREET (PROJECT NO. 24-001816)

The request of Three Oaks Development Construction Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 6.68 acres being a part of The Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-5 (Single Family Residential) District to an R-4 (Single Family Residential) District.

16. 510 PROGRESS DRIVE (PROJECT NO. 24-001549)

The request of Rayburn Energy Station (Owner), Wyatt French (Representative) 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

- A. Public Hearing and Variance under Section 14.02.018 to allow a 180' height in lieu of the allowed 100' height for a communication tower.

Planning and Zoning Commission

- B. Site Plan for Rayburn Energy Communications Tower.

17. 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:

Planning and Zoning Commission

C-1 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-1 (Retail Business) District.

18. 530 VERNON HOLLAND DRIVE (PROJECT NO. 24-001553)

AN EMAIL WAS RECEIVED BY LUIS MORAN ON THURSDAY MAY 2, 2024 AT 2:57 P.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Antonio Alva (Owner), Luis Moran (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 530 Vernon Holland Drive, consisting of 0.100 acres in the J.B. McAnair Survey, Abstract No. 763 and being the same 49'x87' Tract of land a part of Lots 1 and 2, Block 1 Veal and Alford's Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.008 to allow an 88' lot depth in lieu of the required 90' lot depth.

Planning and Zoning Commission

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

19. 516 BLOCK EAST PACIFIC STREET (PROJECT NO. 24-001555)

The request of Allen Sheehan (Owner), Sarah Sheehan (Representative) and Barry Rhodes, RPLS (Surveyor) concerning the property located in the 516 Block East Pacific Street, consisting of 0.172 acres being Lots 1, 2, 3, 4, 5 and 6, Block 9 of G.W. Bond's Second Addition, 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.

20. 125 EAST WALL STREET (PROJECT NO. 24-001557)

The request of Madelyn Greenwood and Olga Kladova, Bold & Beauty, LLC (Owner), Tommy Juarez (Applicant) and Preston Trail Land Surveying (Surveyor) concerning the property located at 125 East Wall Street, consisting of 0.031 acres being in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 7 in Block D of the T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Public Hearing and Specific Use Permit approval under Section 14.06.009 to allow a Tattoo Studio in a C-2 (General Commercial) District/Central Business District Overlay.

21. 303 WEST STEADMAN STREET (PROJECT NO. 24-001559)

The request of NRG Investments, LLC (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 303 West Steadman Street, consisting of 0.214 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being the East ½ of Lot 8, Block 7 of the B.H. Moore Heirs 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.

22. 1309 WEST HOUSTON STREET (PROJECT NO. 24-001565)

The request of Blake Andrews (Owner), S & G Auto Sales (Applicant) and Sartin & Associate, Inc. (Surveyor) concerning the property located at 1309 West Houston Street, being Lot Two (2) of the Replat of the South Ten Feet of Lot Three, and all of Lots Five, Seven, Nine and Eleven, Block Two, Green Mount Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 0' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-1 (Retail Business) District.

23. 601 NORTH HARRISON AVENUE (PROJECT NO. 24-001577)

The request of Palabra de Fe (Owner), Valentin Salinas (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 601 North Harrison Avenue, consisting of 4.38 acres being Lot 2, Block 1 of the Palabra de Fe de Sherman Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-6 (Single Family Residential) District.

24. 3111 SOUTH TRAVIS STREET (PROJECT NO. 24-001566)

The request of Bryan Luckett (Owner), Gregory Carson (Applicant) and Andrews & Sartin Surveying Company (Surveyor) concerning the property located at 3111 South Travis Street, consisting of 0.47 acres being Lot 1, Block 1 of the Bryan Luckett Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

25. 1005 EAST LAMAR STREET (PROJECT NO. 24-001567)

The request of Florencio Barajas and Maria Cisneros (Owners) and Burns Surveying (Surveyor) concerning the property located at 1005 East Lamar Street, consisting of 0.22 acres being a portion of Block 21 in Chaffin's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-2F (Duplex Residential) District.

26. 514 SOUTH BRANCH STREET (PROJECT NO. 24-001581)

The request of Salvador Rubel Lopez (Owner), Mario Tobar (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 514 South Branch Street, consisting of 0.172 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being all of the 50 feet by 150 feet tract of land, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to R-5 (Single Family Residential) District.

27. 710 SOUTH WILLOW STREET (PROJECT NO. 24-001583)

The request of NRG Investments (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 710 South Willow Street, being Lot 16R, Block 11 of the Replat of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R and 19R, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-2F (Duplex Residential) District.

28. 716 SOUTH WILLOW STREET (PROJECT NO. 24-001584)

The request of NRG Investments (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 716 South Willow Street, being Lot 17R, Block 11 of the Replat of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R and 19R, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-2F (Duplex Residential) District.

29. 710 WEST BIRGE STREET (PROJECT NO. 24-001586)

The request of Rafael Rodriguez Azevedo (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 710 West Birge Street, consisting of 1.093 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being all of Lots 1, 2, 3, 4 and 5, Block 2 of Birge's Addition, as follows:

Planning and Zoning Commission

Lot 3-R, consisting of 0.785 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being all of Lots 3, 4 and 5 and a part of Block 2 of Birge's Addition - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-12 (Single Family Residential) District.

30. **5225 WEST HOUSTON STREET (PROJECT NO. 24-001590)**

AN EMAIL WAS RECEIVED BY NICOLAS AND CINDY DIAZ ON TUESDAY MAY 7, 2024 AT 2:22 P.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Nicolas Diaz (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 5225 West Houston Street, consisting of 2.65 acres being a part of the Jason Stamps Survey, Abstract No. 1115 and the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to M-1 (Light Manufacturing) District.

31. **3530 CROSSROADS BOULEVARD (PROJECT NO. 24-001595)**

The request of Neighborhood Credit Union (Owner), Chandler Signs (Representative) and Quiddity (Surveyor) concerning the property located at 3530 Crossroads Boulevard, consisting of 1.00 acres in the Preston Kitchen Survey, Abstract No. 667 and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.03.007 to allow a 96.67 square foot sign area in lieu of the allowed 65 square foot sign area for a monument sign.

32. **1822 SOUTH MONTGOMERY STREET (PROJECT NO. 24-001597)**

The request of Giovanni Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1822 South Montgomery Street, being Lot 6, Block 19, Supplemental Plat of Block 19 South Sherman known as South Side Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

33. **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), Article 14.07 (Signs), Section 14.08.001 (Definitions), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Billboards And Off-Premise Signs In The City Of Sherman; 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

34. **OVERALL LOCATION MAP**

35. **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 May 16, 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 16th day of May 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