
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 18, 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 MAY 21, 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, 12, 13 AND 14)**

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. *** 3806 NORTH LOY LAKE ROAD (PROJECT NO.24-002136)**

The request of TICO Investments (Owner), Roderick Tatchio (Architect/Representative) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 3806 North Loy Lake Road, being Lot 8R, Block C, Replat of Lots One and Eight, Block C of the amended Replat of Block C of Sherman Commons Addition, currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan of Nobilitea Drink Facility.

7. *** 2100 POST OAK CROSSING (PROJECT NO. 24-002116)**

The request of Heritage Montessori Academy (Owner), Dnyanada Nevgi, SRC Land Building Real Estate, LLC (Representative), Omega Design LLC (Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2100 Post Oak Crossing, being Lot 2, Post Oak Crossing Replat, currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Pinnacle Montessori Sherman.

8. *** 800 BLOCK NORTH MONTGOMERY STREET (PROJECT NO. 24-002464)**

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, currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Montgomery Addition Lot 1, Block A

9. * 700 BLOCK NORTH BRANCH STREET (PROJECT NO. 24-002465)

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, consisting of 0.172 acres being the South one-half of Lot 2, Block 2, G.W. Bond's Supplement No. 2, currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Branch Addition Lot 1, Block A

10. * 3071 EAST LAMAR STREET (PROJECT NO. 24-002467)

The request of Michael and Mariette Lake (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3071 East Lamar Street, consisting of 12.305 acres being a part of Aaron Burleson Survey, Abstract No. 61 and being Lots 9 and 10 in Block 1 of Bethany Road Estates 2 located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Lake's E. Lamar Addition

11. * 303 WEST STEADMAN STREET (PROJECT NO. 24-002468)

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, currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of NRC Addition.

12. * 4511 COX STREET (PROJECT NO. 24-002471)

The request of Carlos Contreras (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 4511 Cox Street consisting of 0.207 acres being a part of John Hendrix Survey, Abstract No. 503 being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition, currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Contreras Addition.

13. * 3400-4000 BLOCK WEST LAMBERTH ROAD (PROJECT NO. 24-002488)

The request of Sherman Hickory Hill, LLC (Owner), Taylor Blanchard (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 3400-4000 Block West Lamberth Road consisting of 51.427 acres being in the Ralston W. Adams Survey, Abstract No. 18 and the William Thomas Survey, Abstract No. 1209 located in the Hickory Hill Planned Development, as follows:

Planning and Zoning Commission

Final Plat of Hickory Hill Subdivision.

14. * 213 VOLUNTEER DRIVE (PROJECT NO. 24-002511)

The request of Three Oaks Development and Construction Company (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 213 Volunteer Drive, consisting of 0.245 acres being a part of the Preston Kitchens Survey, Abstract No. 667 and being Lot 1 and Lot OS-2 in Block D of Three Oaks Addition, Section 2, currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Amber Addition

15. 1915 AND 1921 WEST HOUSTON STREET (PROJECT NO. 24-000103)

TABLED FROM APRIL 16, 2024 AND MAY 21, 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 14.4' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission

B. 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.

16. 1822 SOUTH MONTGOMERY STREET (PROJECT NO. 24-001597)

TABLED FROM MAY 21, 2024

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:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.007 to allow a 15' side setback on a corner lot along a minor arterial in lieu of the required 25'.

Planning and Zoning Commission

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

17. 2518 NANTUCKET DRIVE (PROJECT NO. 24-002075)

The request of Daniel White (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2518 Nantucket being Lot 5, Block 5, Canyon Creek Addition, Section 2-B, and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.04.002 to allow a 2' side setback in lieu of the required 5' for the proposed carport.
- B. Public Hearing and Variance under Section 14.04.002 to allow a 3' setback from the main structure in lieu of the required 5' for the proposed carport.

18. 4118 SISTRUNK STREET (PROJECT NO. 24-002104)

The request of Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 4118 Sistrunk Street, being Lots 1 thru 5, Block 31, Hilltop Estates, as follows:

Planning and Zoning Commission

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

19. 300-1200 BLOCKS WEST HIGHWAY 82 (PROJECT NO.24-002107)

The request AJH Enterprises, LTD (Owner), Land Link Realty, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 300-1200 Blocks West Highway 82, consisting of 133.157 acres being a part of the J.B. McAnair Survey, Abstract 763, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a R-6

(Single-Family Residential) District, MF-30 (Multi-Family Residential) District and R-5 (Single-Family Residential) District.

20. 800 BLOCK SOUTH HOLLY AVENUE (PROJECT NO. 24-002115)

The request of Veronica Munoz, Salient Group, LLC (Owner), Jonathan Hake, Cross Engineering (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 800 Block South Holly Avenue, being part of the Elizabeth Jones Survey, Abstract No. 625, containing 16.690 acres, as follows:

Planning and Zoning Commission

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

21. 1512 INTERURBAN PARKWAY (PROJECT NO. 24-002117)

The request of Cedar Ridge Development (Owner), Holley Energy Solutions, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1512 Interurban Parkway, consisting of 45.107 acres, being a part of the Elizabeth Jones Survey, Abstract 628, 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.

22. 2100 EAST LAMAR STREET (PROJECT NO. 24-002119)

The request of BTI Capital, LLC (Owner), Ben Betzold, CEC (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2100 East Lamar, consisting of 12.995 acres, in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change of 3.020 acres situated in the George B. Pilant Survey, Abstract No. 963 from MF-30 (Multi-Family Residential) District to C-1 (Retail Business) District.
- B. Public Hearing and Zone Change of 9.975 acres situated in the George B. Pilant Survey, Abstract No. 963 from MF-30 (Multi-Family Residential) District to R-2F (Duplex Residential) District.

23. 2211 NORTH HIGHWAY 75 (PROJECT NO. 24-002120)

The request of Brad Tidwell, OV Sherman, LLC (Owner), Kyle Stephens (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2211 North Highway 75, consisting of 8.927 acres, being Lot 2, Replat of Lot 3, Block 2, Independence Square Addition Section 3, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, consisting of 8.927 acres, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.03.001 to allow architectural metal in lieu of masonry, masonry veneer, or concrete siding.

Planning and Zoning Commission

- B. Public Hearing and Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to C-2 (General Commercial) District/75& 82 Overlay District.
- C. Site Plan approval of Multi-flex office/shop.

24. 2907 WEST TRAVIS STREET (PROJECT NO.24-002152)

The request of Brannon Kidd (Owner), Teague Nall & Perkins, Inc (Surveyor/Representative) concerning the property located at 2907 West Travis Street, being a 94.760 acre tract of land situated in the Elizabeth Jones Survey, Abstract 625, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school (grades 9-12) in an R-6 (Single Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District and repeal Ordinance No. 6149 and Ordinance No. 6495.

25. 211 EAST KING STREET (PROJECT NO. 24-002155)

The request of Leticia Murillo Chavarria (Owner), Roozie Marroquin (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 211 East King Street, consisting of 0.197 acres being in the Samuel Blagg Survey, Abstract 56 and currently zoned MF-30 (Multi Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 5.5' side setback in lieu of the required 6' for the original structure prior to the addition.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 2.5' side setback in lieu of the required 5' for an existing carport.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 12.3' rear setback in lieu of the required 20' for an existing carport.
- D. Public Hearing and Variance under Section 14.02.006 to allow a 2.4' side setback in lieu of the required 5' for a wood shed addition.
- E. Public Hearing and Variance under Section 14.02.006 to allow a 5.5' side setback in lieu of the required 6' for the new structure.

Planning and Zoning Commission

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

26. 1908 EAST LAMAR STREET (PROJECT NO. 24-002473)

The request of Maria Isabel Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block One, East Side Business Park, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Secondhand store or rummage shop in a C-1 (Retail Business) District.

Close Public Hearing

27. OVERALL LOCATION MAP

28. 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 June 13, 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 13th day of June 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator