
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 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 MINUTES OF THE REGULAR JUNE 18, 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 AND 7)**

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. *** 220 WEST MULBERRY STREET (PROJECT NO. 24-003153)**

The request of City of Sherman (Owner) and Aaron Babcock (Representative) concerning the property located at 220 West Mulberry Street, being part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Black's Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission
Site Plan of Sherman City Hall

7. *** 2103 WEST HOUSTON STREET (PROJECT NO. 24-002723)**

The request of G&S Investing, LLC (Owner), Carter Engineering Consultants, Inc. (Representative) and Spooner & Associates (Surveyor) concerning the property located at 2103 West Houston Street, consisting of 0.987 acres being all of Lot 1, Lange Vet Addition and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission
Site Plan of Lange Veterinary Hospital.

8. **3120 SOUTH HIGHWAY 75 (PROJECT NO. 24-002704)**

The request of Retail Buildings, Inc. (Owner), Kimley-Horn and Associates (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located at 3120 South Highway 75, being Lot 2R, Sherman Crossroads, Phase III and in the Blalock Industrial Park/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Braum's Ice Cream and Dairy Store.

9. 4300 BLOCK COX STREET (PROJECT NO. 24-002104)

The request of Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located in the 4300 Block Cox Street, consisting of 0.632 acres being Lot 1 and a part of Lot 2, 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.

10. 2801 BLOCK BLUE FLAME ROAD AND 2900 BLOCK FM 691 (PROJECT NO. 24-002134)

The request of Chad McDuffie, ORL II, LLC and Joseph Joiner (Owners), D2 Sommerville, LLC (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2801 Block Blue Flame Road and 2900 Block FM 691, Tract 1, consisting of 81.676 acres being apart of the W.M. Milligan Survey, Abstract No. 575, D.C. Shelp Survey, Abstract No. 1097 and D. Harrison Survey, Abstract No. 587 and being a part of Tract 1 and 2, Tract 2, consisting of 23.565 acres being a part of D.C. Shelp Survey, Abstract No. 1097, Tract 1, consisting of 67.842 acres being a part of S. Inman Survey, Abstract No. 621 and Tract 2, consisting of 0.049 acres being a part of S. Inman Survey, Abstract No. 621, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-1 (Retail Business) District, R-4 (Single Family Residential) District, R-5 (Single Family Residential) District and R-6 (Single Family Residential) District/F.M. Highway 691 Overlay District to a PD (Planned Development) of Joiner Ranch.

11. 4200 BLOCK NORTH LOY LAKE ROAD (PROJECT NO. 24-002696)

The request of A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) concerning the property located in the 4200 Block North Loy Lake Road, consisting of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from a C-1 (Retail Business) District/75 & 82 Overlay District to a C-2 (General Commercial) District/75 & 82 Overlay District.
- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

12. 710 WEST BIRGE STREET (PROJECT NO. 24-002701)

The request of Nathaniel Rodriguez (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 and currently zoned R-12 (Single Family Residential), as follows:

Board of Adjustment

- A. 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 Variance under Section 14.02.005 to allow a 1.4' side setback in lieu of the required 10' for an existing carport.
- B. 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 Variance under Section 14.02.005 to allow a 5' side setback in lieu of the required 10' for an Accessory Dwelling.

Planning and Zoning Commission

- C. Final Plat of Rodriguez Addition

13. 2525 TEXOMA PARKWAY (PROJECT NO. 24-002725)

The request of Bob Utter (Owner), David Pryor (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2525 Texoma Parkway, consisting of 9.995 acres being Lot 1 in Block 1 of Bob Utter Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 2.1' 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 22.3' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

C. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/75 & 82 Overlay District.

D. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District.

E. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

14. 501 NORTH HOLLY AVENUE (PROJECT NO. 24-002740)

The request of Shanan and Carrie Bailey (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 501 North Holly Avenue, consisting of 0.235 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1, Block 2, Westwood Third Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 9.7' side setback on the South side property line in lieu of the required 15' for the existing structure.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback on the North side property line in lieu of the required 6' for the existing structure.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback on the North side property line in lieu of the required 6' for a new addition.

Planning and Zoning Commission

D. Final Plat of Shanan Bailey Addition

Close Public Hearing

15. OVERALL LOCATION MAP

16. 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 July 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 July 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator