
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 20, 2024, at 5:00 PM in the Municipal Ballroom at 405 North Rusk Street to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JULY 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)**

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 EAST PECAN GROVE ROAD (PROJECT NO. 24-003468)**

The request of Preston Trails Partners, LLC (Owner), Stephanie Brister (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1000 East Pecan Grove Road, consisting of 0.953 acres being Lot 2 of the Jackson Walker Addition and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Pecan Grove Medical Office Building.

7. **501 NORTH HOLLY AVENUE (PROJECT NO. 24-002740)**

TABLED FROM JULY 16, 2024

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:

Planning and Zoning Commission

Final Plat of Shanan Bailey Addition

8. **300-1000 WEST HIGHWAY 82 (PROJECT NO. 24-003487)**

The request of Jason Brumm, SHA Heritage Ranch, LLC (Owner), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks West

Highway 82 consisting of 438.989 acres in the John Jennings Survey, Abstract No. 647 and the Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/75&82 Overlay District, as follows:

Planning and Zoning Commission

- A. Public Hearing and Heritage Ranch PD (Planned Development) District text amendment to include Dwelling, Multi-Family in the Permitted Uses – Commercial and the Permitted Uses – Entertainment.
- B. Tract 1, consisting of 14.650 acres in the Uriah Burns Survey, Abstract 121 - Site Plan of Heritage Ranch Multi-Family Phase 1.

9. **800 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-003467)**

The request of Lennar Homes of Texas Land and Construction, LLC (Owner), Thomas Mansfield (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75, being in the Preston Kitchen Survey, Abstract No. 667, 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.

10. **1707 NORTH WHARTON STREET (PROJECT NO. 24-003513)**

The request of Rully Sujatmiko (Owner), Luis Moran (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1707 North Wharton Street being Lot 9, Block H, Maxey's 3rd 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 1.5' side setback in lieu of the required 6' for the existing brick garage.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 2.6' side setback in lieu of the required 6' for the existing metal shed.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 4' distance from the main structure in lieu of the required 5' for the new addition.

11. **1021 NORTH WHARTON STREET (PROJECT NO. 24-003516)**

The request of Gilberto Medina (Owner), Manuel Medina (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1021 North Wharton Street being Lot 25, Block 1 of Birge's Fairview 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 3' front setback in lieu of the required 20' for a carport.

12. **2907 WEST TRAVIS STREET (PROJECT NO. 24-003486)**

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:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 103' tall in lieu of the 35' for a new stadium.
- B. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 120' tall in lieu of the 35' for speaker poles.
- C. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 130' tall in lieu of the 35' for field lighting.

- D. Public Hearing and Variance under Section 14.02.006 to allow 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

E. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school with an Auditorium, Arena, Coliseum, Theater, or Amphitheater (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. 6752.

Close Public Hearing

13. OVERALL LOCATION MAP

14. 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 August 15, 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 15th day of August 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator

