
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Wednesday, September 18, 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 AUGUST 20, 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. *** 4400 BLOCK DORSET DRIVE (PROJECT NO. 24-003518)**

The request of Sherman Economic Development Corporation (Owner), Stephanie Brister (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4400 Block Dorset Drive, Lot 1 consisting of 4.56 acres being a part of the Sherrod Dunman Survey, Abstract No. 329 and currently zoned Blalock Industrial Park PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan for HPI Sherman.

7. *** 2601 BLOCK F.M. HIGHWAY 691 (PROJECT NO. 24-002717)**

The request of Velocity Center, LLC (Owner), Kelly Gomez, KRG Civil Engineers, Inc. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2601 Block F.M. Highway 691, consisting of 1.555 acres being all of Lot 2 of the Dr. Swamy Addition III, and currently zoned C-2 (General Commercial) District/F.M. Highway 691 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Retail Building.

8. *** 201 BLOCK BENNETT ROAD (PROJECT NO. 24-004351)**

The request of Justin and Kimberly Mullens (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 201 Block Bennett Road, consisting of 6.949 acres being a part of the Jeremiah

McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Mullens First Addition

9. **2907 WEST TRAVIS STREET (PROJECT NO. 24-003486)**

TABLED FROM AUGUST 20, 2024

The request of Sherman Independent School District (Owner), Brannon Kidd (Representative) and Teague Nall & Perkins, Inc (Surveyor/Engineer) 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 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

- B. 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.

10. **200 SOUTH CROCKETT STREET (PROJECT NO. 24-004305)**

The request of Grayson County, Texas (Owner), County Judge Bruce Dawsey (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 200 South Crockett Street, concerning the property located at 200 South Crockett Street, consisting of 4.050 acres, being a part of the Samuel Blagg Survey, Abstract No. 56 and being all of Grayson County Justice Center, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay and repeal Ordinance No. 6608.

11. **800 BLOCK INTERURBAN PARKWAY (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 Interurban Parkway, 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 a PD (Planned Development) District.

12. **4100 BLOCK DRIPPING SPRINGS ROAD (PROJECT NO. 24-004107)**

The request of Cody Slagle, CS2 Properties, LLC (Owner), Breaden Wright (Perspective Buyer), Philip Sarandos, JM Civil Engineering (Representative/Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 4100 Block Dripping Springs Road, consisting of 15.230 acres being part of the John Hendrix Survey, Abstract No. 503 and the Samuel McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agricultural) District to an R-4 (Patio Home Residential) District.

13. **705 EAST TAYLOR STREET (PROJECT NO. 24-004108)**

The request of NNN REIT, LP (Owner), Chandler Garrett (Representative/Tenant) and Gonzalez and Schneeberg Surveyors (Surveyor) for the property located at 705 East Taylor Street, consisting of 0.5872 acres

being Lot A-1-1, Taylor Plaza Addition in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 11' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission

- B. Public Hearing, Site Plan and Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.

14. 2901, 2909 AND 2913 SOUTH FIRST STREET (PROJECT NO. 24-004110)

The request of BELACOOOP, LLC (Owner), Jay Peskuski (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2901, 2909 and 2913 South First Street, consisting of 0.870 acres being Lot 1, Lot 2 and Lot 3, Alvarado Estates, in the Robert Thompson Survey, Abstract 1200, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-4 (Patio Home Residential) District.

15. 410 CHERRY PARK DRIVE (PROJECT NO. 24-004113)

The request of Charity Morgan (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 410 Cherry Park Drive, consisting of 0.164 acres being part of the G. B. Pilant Survey, Abstract 963 being all of Lot 1, Cherry Park Addition 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 15.6' rear setback in lieu of the required 20' for an existing garage that is over 500 square feet.

Planning and Zoning Commission

- B. Final Plat of Morgan Home Addition

16. OTHER BUSINESS - PD ORDINANCE AMENDMENT

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 14.02 (Zoning Districts), Section 14.02.021 (Planned Development District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Minimum Qualification Of A Proposed PD District; 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

17. OTHER BUSINESS - TEMPORARY BATCH PLANTS

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 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Temporary Concrete Batch Plants.

18. OTHER BUSINESS - 2025 SUBMITTAL CALENDAR

Approve the 2025 Planning and Zoning Commission and Board of Adjustment Calendar

Close Public Hearing

19. OVERALL LOCATION MAP

20. 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 September 12, 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 12th day of September 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator