
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Wednesday, October 23, 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 SEPTEMBER 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, 7, 8, 9, 10, 11, 12, 13, 14 AND 15)**

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. *** 700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 24-004719)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative), Riz Najmi, PE, Nafa Engineering (Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), Lot 1 consisting of 1.011 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Meadows Business Park.

7. *** 720 BLOCK EAST LAMBERTH ROAD (PROJECT NO. 24-004738)**

The request of Amazonia Investments, LLC (Owner), BACA Architecture (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 720 Block East Lamberth Road, consisting of 3.209 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 4 in Block 1 of Dr. J.H. Carraway's Sub-Division, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Suarez Retail Center.

8. *** 3400 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-004712)**

The request of Sherman Crossroads, LTD (Owner), Bryan Burger, P.E. (Representative) and Spooner & Associates (Surveyor) concerning the property located in the 3400 Block South Highway 75, consisting of 2.341 acres being all of Lot 28, Block 2, Sherman Crossroads, Phase IV, as follows:

Planning and Zoning Commission

Site Plan of Chick-fil-A, Inc.

9. *** 1062 JP CAVE ROAD (PROJECT NO. 24-005012)**

The request of Robert and Melanie Jeffrey (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1062 JP Cave Road, consisting of 1.085 acre in the James Fox Survey, Abstract No. 425 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of 1062 JP Cave Addition, Lot 1.

10. *** 1212 AND 1214 SOUTH BRANCH STREET (PROJECT NO. 24-005016)**

The request of Adan Hernandez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1212 and 1214 South Branch Street, consisting of 0.321 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being a Replat of Lots 12 and 13, Block 6, Jones and Wainwright Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Hernandez Addition

11. *** 1602 AND 1606 WEST WASHINGTON STREET (PROJECT NO. 24-005018)**

The request of John and Theresa Grahek (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1602 and 1606 West Washington Street, consisting of 0.785 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a Replat of Lots 16 and 17, Sunset Crossing and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Grahek Acre

12. *** 517 SOUTH RUSK STREET (PROJECT NO. 24-005019)**

The request of Rodney Layman (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 517 South Rusk Street, consisting of 0.220 acres being a part of Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Layman Addition

13. *** 4400 DORSET DRIVE (PROJECT NO. 24-005023)**

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

Final Plat of Sherman Technology Center Addition Lots 1 & 2, Block A

14. *** 516 BLOCK EAST PACIFIC STREET (PROJECT NO. 24-005035)**

The request of Allen and Sarah Sheehan (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 516 Block East Pacific Street, consisting of 0.172 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being a Replat of a part of Lots 1, 2, 3, 4, 5 and 6, Block 9, G.W. Bonds Supplement No. 2 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Sheehan Addition

15. *** 418, 432 AND 450 ROBERTS RUN (PROJECT NO. 24-005024)**

The request of Janet McCroskey (Owner), Rhonda Hindsley (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 418, 432 and 450 Roberts Run, consisting of 0.588 acres being a

part of the J.M. Thomas Survey, Abstract No. 1234 being a Replat of Lots 28, 29 and 30, Block 1, Preston Club The Classics – Phase Three and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of McCroskey Estate

16. 3311 GALLAGHER DRIVE (PROJECT NO. 24-004729)

The request of Shujahat Bashir, Sherman Projects, LLC and Bonham Two Hundred, LLC (Owner), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) concerning the property located at 3311 Gallagher Drive, consisting of 15.225 acres being in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-2 (General Commercial) District to a PD (Planned Development) District with a base zoning of MF-30 (Multi Family Residential) District.

17. 2640 BLOCK NORTH TRAVIS STREET (PROJECT NO. 24-004713)

The request of Freshpoint OZ Business, LLC (Owner), Ghader Mirak, Arris Design-Build, Inc (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 2640 Block North Travis Street, consisting of 3.126 acres being part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 of McLain Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from an MF-30 (Multi Family Residential) District to a C-N (Neighborhood Commercial) District.

18. 5629 TEXOMA PARKWAY (PROJECT NO. 24-004717) WITHDRAWN

AN EMAIL WAS RECEIVED BY GREG JOSEPH FRIDAY OCTOBER 11, 2024 AT 9:51 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Bemisal Enterprises, LLC (Owner), Greg Joseph (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5629 Texoma Parkway, being a part of the D.C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile repair, body work, or painting in a C-2 (General Commercial) District.

19. 5922 TEXOMA PARKWAY (PROJECT NO. 24-004734)

The request of 5922 Texoma Parkway, LLC (Owner), Saeid Taghvaei (Representative) and Barron-Stark Engineers (Surveyor/Engineer) concerning the property located at 5922 Texoma Parkway, consisting of 1.865 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District and repeal Ordinance No. 6938.

20. 1024 SOUTH FIRST STREET (PROJECT NO. 24-004736)

The request of Gustavo and Rosalba Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.6591 acres being part of the G. B. Pilant Survey, Abstract 963, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.018 to allow a 20' front setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- B. Public Hearing and Variance under Section 14.02.018 to allow a 20.1' rear setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- C. Public Hearing and Variance under Section 14.02.018 to allow a 0' side setback in lieu of the required 25' for an enclosed structure in a M-1 (Light Manufacturing) District.

- D. Public Hearing and Variance under Section 14.02.018 to allow an 8' solid metal fence in lieu of the allowed 4' decorative fence in a front yard.
- E. Public Hearing and Variance under Section 14.04.004(b)(7) to allow a metal fence in lieu of metal panel fences not being permitted.

21. 4800 TEXOMA PARKWAY, SUITE 300 (PROJECT NO. 24-004737)

The request of Scott Cresswell (Owner), Stephanie Brister, BDG (Representative) and Old Republic (Surveyor) concerning the property located at 4800 Texoma Parkway, Suite 300, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in a C-2 (General Commercial) District.

Close Public Hearing

22. OVERALL LOCATION MAP

23. 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 October 17, 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 17th day of October 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator