
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 19, 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 OCTOBER 23, 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 AND 11)**

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. *** 2000 BLOCK WEST WASHINGTON STREET (PROJECT NO. 24-005337)**

The request of Mas Development 4 LLC (Owner), David Bond (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 2000 Block West Washington Street, Lot 1 consisting of 1.050 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business District)/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for W. Washington Medical Addition

7. *** 4200 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 24-005353)**

The request of MARA Holdings, LLC, Mehrad Sadeghpour (Owner), David Bond (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 4200 Block North Highway 75, consisting of 6.861 acres being a part of the T.J. Shannon Survey, Abstract No. 1137 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows

Planning and Zoning Commission

Site Plan for Texoma Dental.

8. *** 4300 BLOCK BEL AIR BOULEVARD (PROJECT NO. 24-005354)**

The request of Terra Perpetua, LLC and Bel-Air Village SFR, LLC (Owner), Studio 13 Design Group, Leonard Reeves (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 4300 Block Bel Air Boulevard, being 0.937 acres in the Sharrod Dunman Survey, Abstract No. 329 and

currently in the Bel-Air Planned Development, as follows:

Planning and Zoning Commission

Site Plan for Bel-Air HOA Amenity Lot.

9. *** 2920 BLOCK FALLON DRIVE (PROJECT NO. 24-005589)**

The request of Fallon Drive, LLC (Owner), Robert Lee (Representative) and Baird, Hampton & Brown (Surveyor) concerning the property located in the 2920 Block Fallon Drive, consisting of 4.889 acres being a Replat of a portion of Lot 5, Block 1, Midway Industrial Park Addition and all of Lot 1, Block 1, C&M Addition in the James B. Shannon Survey, Abstract No. 1085 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat of Houk Midway Industrial Addition

10. *** 5000 BLOCK HOWE DRIVE (PROJECT NO. 24-005604)**

The request of Sherman Economic Development Corporation (Owner), Rob Myers (Representative) and Dunaway Associates (Surveyor) for the property in the 5000 Block Howe Drive, consisting of 6.309 acres, being in the William Martin Survey, Abstract No. 765 and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat for Oncor Howe Substation Lot 1, Block 1

11. *** 3400 BLOCK CANYON CREEK DRIVE (PROJECT NO. 24-005614)**

The request of V Prop, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3400 Block Canyon Creek Drive, consisting of 14.227 acres, being in the James H. Vaden Survey, Abstract No. 1288 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of West Canyon Creek Section IV

12. **592 LUELLA ROAD (PROJECT NO. 24-005600)**

The request of HMI – Sherman 592, LLC (Owners), Alex Seiler (Representative) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 73.391 acres, being a portion of the S. Dunman Survey, Abstract No. 329 and the W. Bailey Survey, Abstract No. 64, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of HMI Sherman No. 1

13. **2640 BLOCK NORTH TRAVIS STREET (PROJECT NO. 24-004713) - TABLED FROM OCTOBER 23, 2024**

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.

14. **1024 SOUTH FIRST STREET (PROJECT NO. 24-004736) - TABLED FROM OCTOBER 23, 2024**

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.

15. 2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE (PROJECT NO. 24-005333)

The request of Grow Sherman Realty, LLC (Owner), Nilesh Golakia (Representative) and Bluestar Surveying, LLC (Surveyor) concerning the property located at 2105 Texoma Parkway and 2030 Texoma Drive, consisting of 8.441 acres being in the Smith McGlothlin Survey, Abstract No. 808 and the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- A. Public Hearing Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.
- B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District.

16. 4312 AND 4316 TEXOMA PARKWAY (PROJECT NO. 24-005334)

The request of 4312 Texoma Parkway, LP (Owner), Roderick Tatchio (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 4312 and 4316 Texoma Parkway, consisting of 12.125 acres being a part of the W.S. Patterson Survey, Abstract No. 969 and being all of Lots 1R and 2R in the Replat of Sidney Heights Additions and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-Warehouse in a C-2 (General Commercial) District and repeal Ordinance No. 6535.

17. 2000 BLOCK SOUTH FIRST STREET (PROJECT NO. 24-005347)

The request of Bhuduttravel LLC (Owner), Amit K Saha (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 2000 Block South First Street, consisting of 3.500 acres being part of the George Pilat Survey, Abstract No. 963 and the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

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

18. 301 WEST TRAVIS STREET (PROJECT NO. 24-005349)

The request of TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor) concerning the property located at 301 West Travis Street, consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Planned Development District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

19. 4000 BLOCK WEST HOUSTON STREET (PROJECT NO. 24-005350)

The request of Redeem Equities, LLC (Owner) and Copley Land Surveying (Representative/Surveyor) concerning the property located in the 4000 Block West Houston Street, consisting of 5.755 acres being part of the W.M. Thompson Survey, Abstract No. 1210 and being a part of the Fielding Bacon Survey, Abstract No.

119, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single Family Residential) District to C-2 (General Commercial) District.

20. 500 BLOCK EAST LAMBERTH ROAD (PROJECT NO. 24-005351)

AN EMAIL WAS RECEIVED BY STEVE MEIER ON FRIDAY - NOVEMBER 8, 2024 AT 11:31 A.M. REQUESTING TO TABLE THIS ITEM

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor) concerning the property located in the 500 Block East Lamberth Road, consisting of 6.985 acres being in the J.B. McAnair Survey, Abstract No. 763 as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.

21. 3100 BLOCK TEXOMA PARKWAY (PROJECT NO. 24-005358)

The request of Sherman NEC Texoma & 82, LP (Owner), BACA Architecture (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 3100 Block Texoma Parkway, consisting of 0.844 acres being in the Reuben Hendrix Survey, Abstract No. 504, 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.

22. 1909 TEXOMA PARKWAY (PROJECT NO. 24-005525)

The request of GDMR Enterprises Joint Venture (Owner) and Dean Gilbert, Jr. (Representative) concerning the property located at 1909 Texoma Parkway, consisting of 5.693 acres being part of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

23. 3600 BLOCK STEEPLE CHASE DRIVE (PROJECT NO. 24-005561) WITHDRAWN

AN EMAIL WAS RECEIVED BY JEREMY GRAY ON THURSDAY - OCTOBER 31, 2024 AT 1:09 P.M. REQUESTING TO WITHDRAW THIS ITEM

The request of Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located in the 3600 Block Steeple Chase Drive, consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605.

Close Public Hearing

24. ADJOURNMENT

25. OVERALL LOCATION MAP

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 November 14, 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 14th day of November 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician