
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 3, 2024, at 2:00 PM on the Second Floor at 317 South Travis Street to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR OCTOBER 1, 2024 SPECIAL CALLED MEETING**

Open Public Hearing

3. **1302 SOUTH CROCKETT STREET (PROJECT NO. 24-005528)**
The request of Steven Schneider (Owner) and Sartin & Associates Surveying Company (Surveyor) concerning the property at 1302 South Crockett Street, consisting of 0.236 acres, being Lot 1 in Block 5, of B.B. Moore's Heirs Addition, as follows:
Historical Preservation Board
 - A. Request for a Certificate of Appropriateness to allow a 4' vinyl decorative fence in the Heritage Row Historical District.
 - B. Request for a Certificate of Appropriateness to allow a 6' wood privacy fence in the Heritage Row Historical District.

4. **OTHER BUSINESS**
Discuss Flyer and Ordinance Update

Close Public Hearing

5. **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 November 27, 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 27th day of November 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician

ACTION MINUTES

The Historical Preservation Board of the City of Sherman held a regular meeting Tuesday, October 1, 2024, at 2:00 P.M. on the Second Floor at 317 South Travis Street, Sherman, Texas to consider the following:

The Historical Preservation Board meetings are Audio recorded and can be viewed at:

<https://www.ci.sherman.tx.us/Archive.aspx?AMID=51&Type=&ADID=>

Absent Members: Board Member Terrin Bertholf and Board Member Rod Tatchio

1. **CALL TO ORDER:**

Chairperson Phillips called the meeting to order at 2:05 p.m.

2. **APPROVE MINUTES**

The Historical Preservation Board reviewed the Minutes of the Special Called Meetings of May 16, 2023. Motion by Board Member Clay Mahone for staff to approve the Minutes as written; Second by Board Member Sheri Fallon. All present voted AYE.

MOTION CARRIED.

3. **ANNOUNCEMENTS**

There were no announcements.

Open Public Hearing

4. **1323 SOUTH CROCKETT STREET (Project No. 24-004615)**

The request of Jacqueline Moore (Owner), Joe Hall (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1323 South Crockett Street, consisting of 0.236 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, being a part of Lot 62, of M.B. Moore's Addition, as follows:

Historical Preservation Board

Request for a Certificate of Appropriateness to allow a 4' wood decorative fence in the Heritage Row Historical District.

Historical Preservation Board

Motion by Board Member Clay Mahone to grant the Certificate of Appropriateness for what is applied for being a fence with the change of a maximum height of 40" with the transition from the back and front be corrected at 1323 South Crockett Street.

Motion fails for a lack of a second.

Motion by Board Member Clay Mahone to grant the Certificate of Appropriateness for the wood decorative fence with a maximum height of 36" with the transition from the back and front be corrected at 1323 South Crockett Street.

Motion fails for a lack of a second.

ADJOURNMENT

The meeting adjourned for a Recess at 2:30 p.m.

RECONVENE

The Recess closed, and the meeting reconvened at 2:33 p.m.

Motion by Board Member Sheri Fallon to grant the Certificate of Appropriateness for the wood decorative fence being no taller than 36" and painted wood black or white on both sides of the fence at 1323 South Crockett Street. Second by Board Member Clay Mahone.

VOTING AYE: MAHONE, FALLON AND PHILLIPS

VOTING NAY: NONE.

THE COMMISSION FOUND THE REQUESTS CONFORMS TO THE INTENT OF THE ORDINANCE.

Close Public Hearing

5. ADJOURNMENT:

Chairperson Phillips adjourned the meeting at 2:38 p.m.



ACTING SECRETARY

CHAIRPERSON



Planning & Zoning Commission Development Services

Agenda Item No. 3.

Meeting Date: 12/3/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1302 SOUTH CROCKETT STREET (Project No. 24-005528)

The request of Steven Schneider (Owner) and Sartin & Associates Surveying Company (Surveyor) concerning the property at 1302 South Crockett Street, consisting of 0.236 acres, being Lot 1 in Block 5, of B.B. Moore's Heirs Addition, as follows:

Historical Preservation Board

- A. Request for a Certificate of Appropriateness to allow a 4' vinyl decorative fence in the Heritage Row Historical District.
- B. Request for a Certificate of Appropriateness to allow a 6' wood privacy fence in the Heritage Row Historical District.

Background:

The property is located at 1302 South Crockett Street at the corner of West Dulin Street and South Crockett Street and is zoned R-6 (Single Family Residential) District located in Heritage Row, Sherman's Historic Preservation District.

The following has been approved for this location:

- 06/21/1978 - Certificate of Appropriateness to erect a one-story wood frame garage.
- 07/27/2010 - Certificate of Appropriateness to repair siding and change exterior paint colors.

Origination:

Steven Schneider (Owner) and Sartin & Associates Surveying Company (Surveyor)

Staff Recommendation:

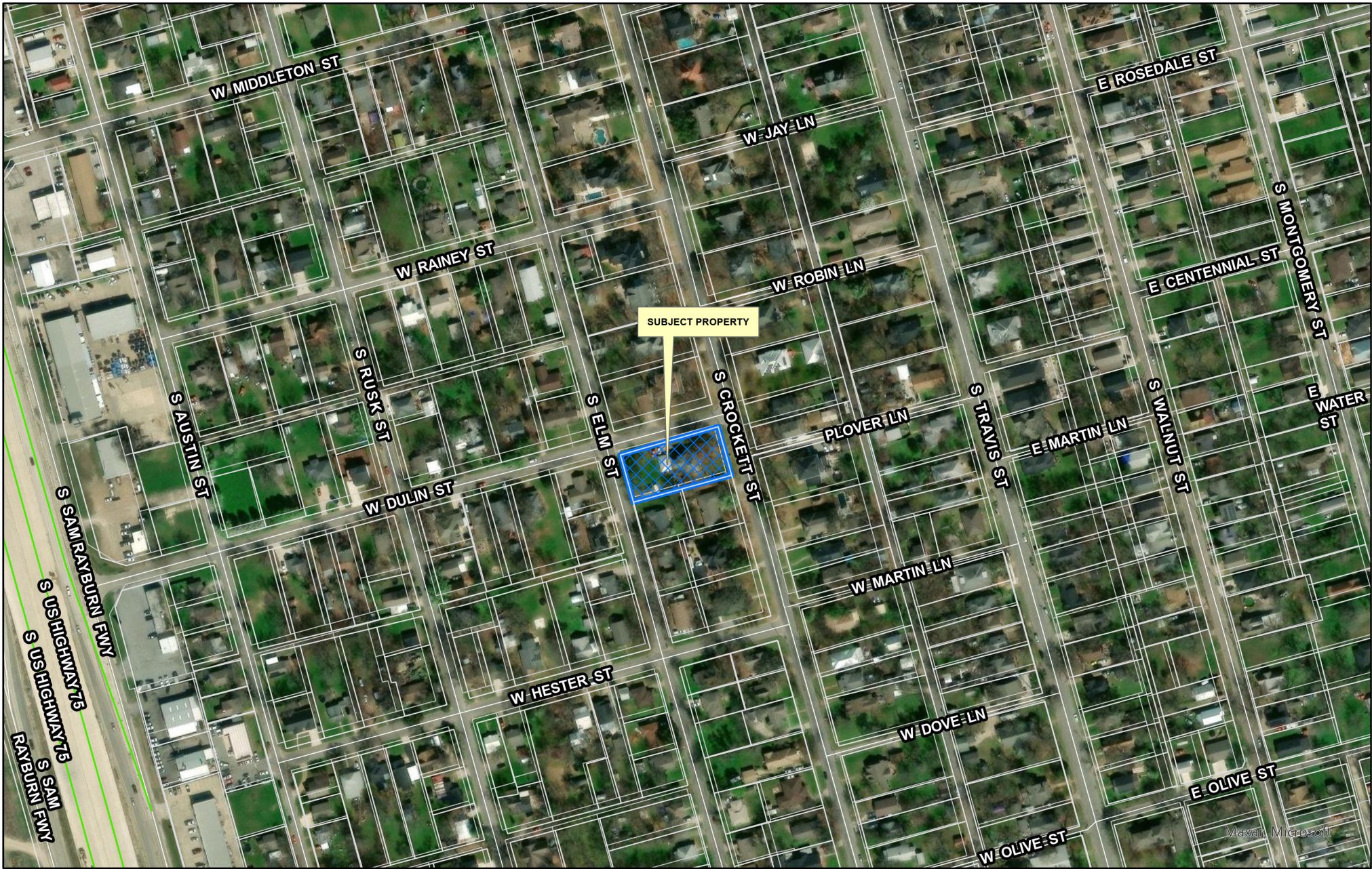
Staff recommends that the Historical Board approve the Certificate of Appropriateness for the decorative front yard fence and the wood privacy fence.

Attachments:

1. Location Map
2. Zoning Map
3. Narrative
4. Survey
5. Picket Fence Location
6. Wood Fence Location

7. Deck Location
8. Elevations

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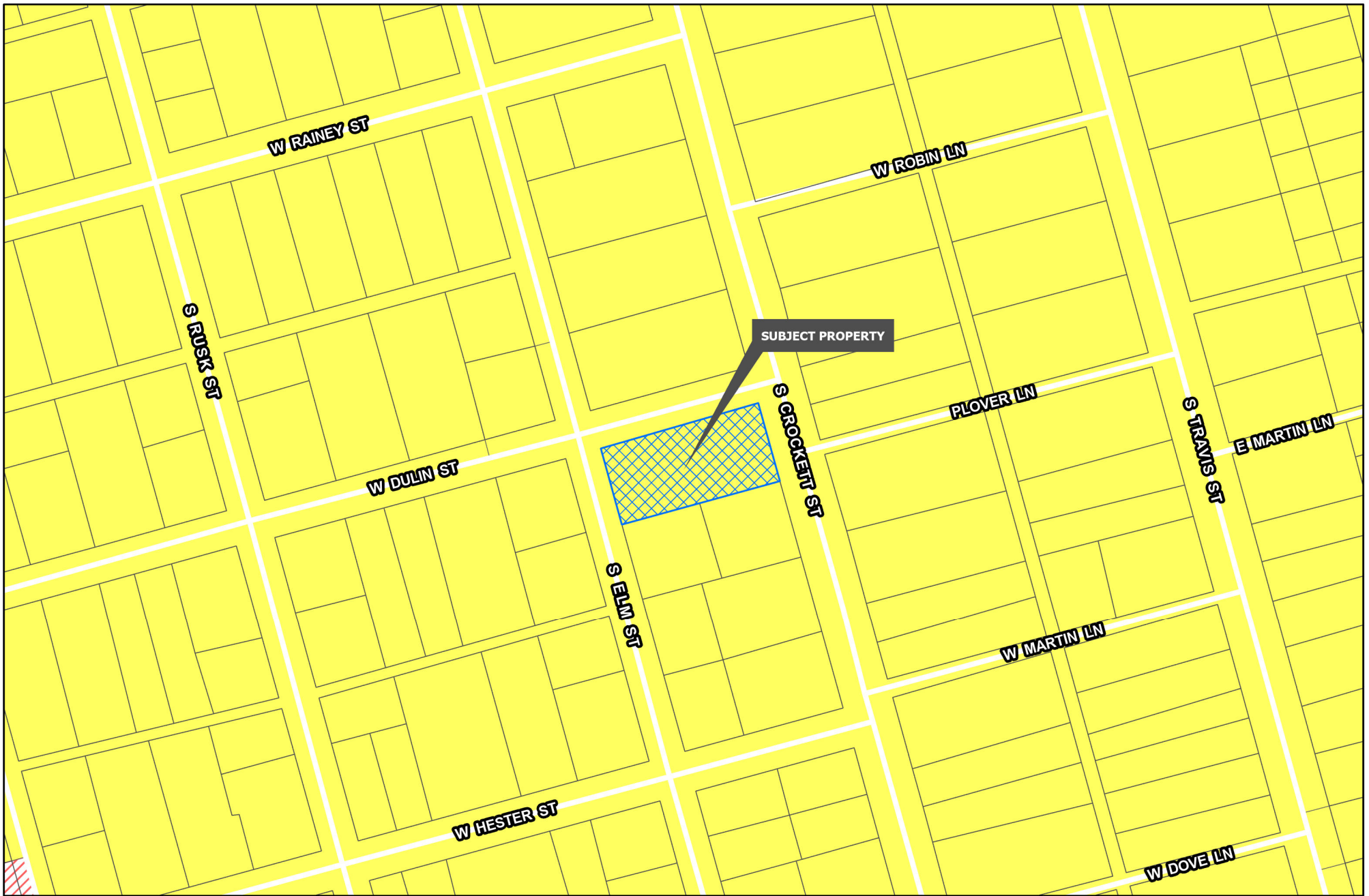


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1302 S CROCKETT ST



Date: 11/26/2024 3:55 PM



Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
1302 S CROCKETT ST



Historical Board:

My name is Steven Schneider.

I am the owner of the house on 1302 S Crockett St. here in Sherman.

I am proposing to install a white picket fence in my front yard.

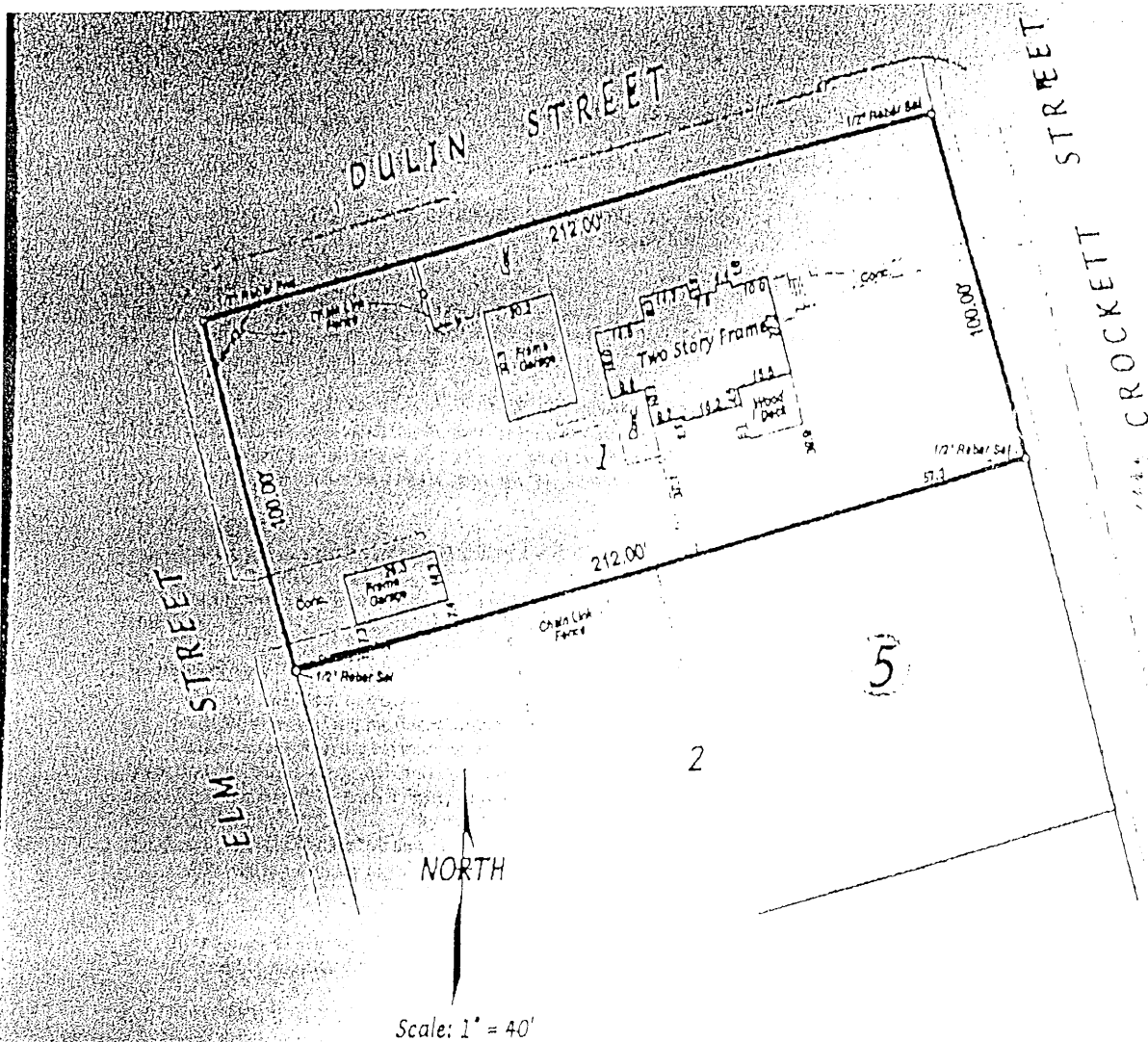
As you probably know much of it is already installed. As you can see by the survey where I am installing it. Fence is made of vinyl.

I am supporting it with metal U shape fence post. Pictures included. If you would like me to remove it, it is no problem.

I am also proposing to install a six foot tall wood privacy fence at the side and back yard (see survey). Fence has three rails made of 2X4 treated. It has 2-3/8 metal post at 6 feet apart. It also has 6 foot cedar pickets vertically. I want to run privacy fence from house to side property line. Then, from there to back of my neighbors back property line.

I am also tearing down the side porch because there is no roof over it.

Water is coming of top of house and rotted out the wood it is made of. There is a small roof at side entrance that protects a small portion of porch from the weather. I propose to tear down rotten deck, and I will leave part of the deck under roof as is.



SARTIN & ASSOCIATES SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
Fax Number (903)868-2970

SURVEY FOR: MEGAN OLDHAM

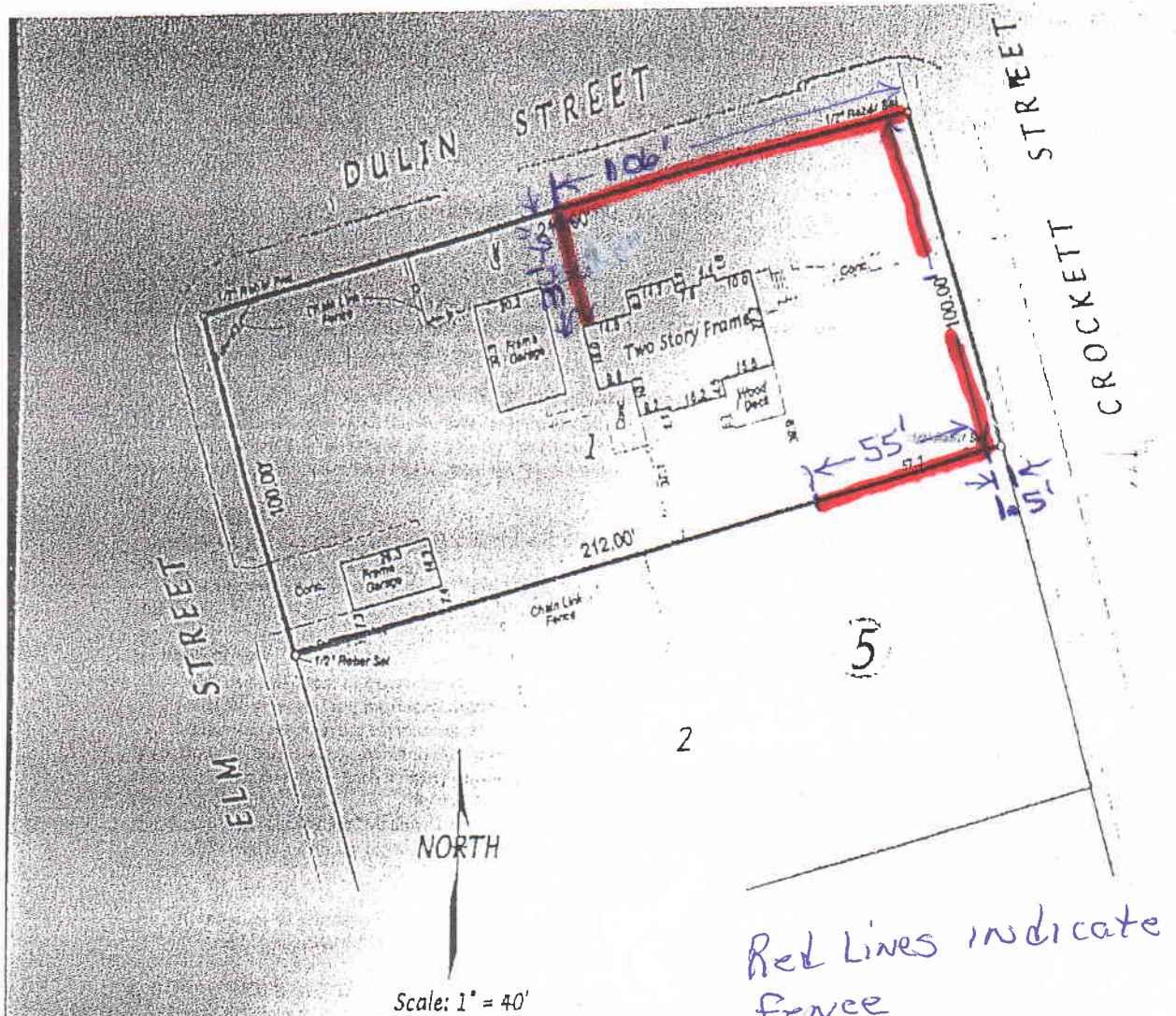
I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 9th day of April, 1999, of the following described property:

Lot ONE (1) in Block FIVE (5) of B. B. MOORE HEIRS ADDITION to the City of Sherman, Texas as shown by plat of record in Volume "O", Page 405, District Clerk Records, Grayson County, Texas.

That the improvements located on said property are known as 1302 S. CROCKETT STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

Megan Kathleen Sanger Oldham
Bert Lee Oldham
Megan Kathleen Sanger Oldham
Attorney in fact

Marshall Sartin
R.P.L.S. # 3694



SARTIN & ASSOCIATES SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8002
Fax Number (903)868-2970

SURVEY FOR: MEGAN OLDHAM

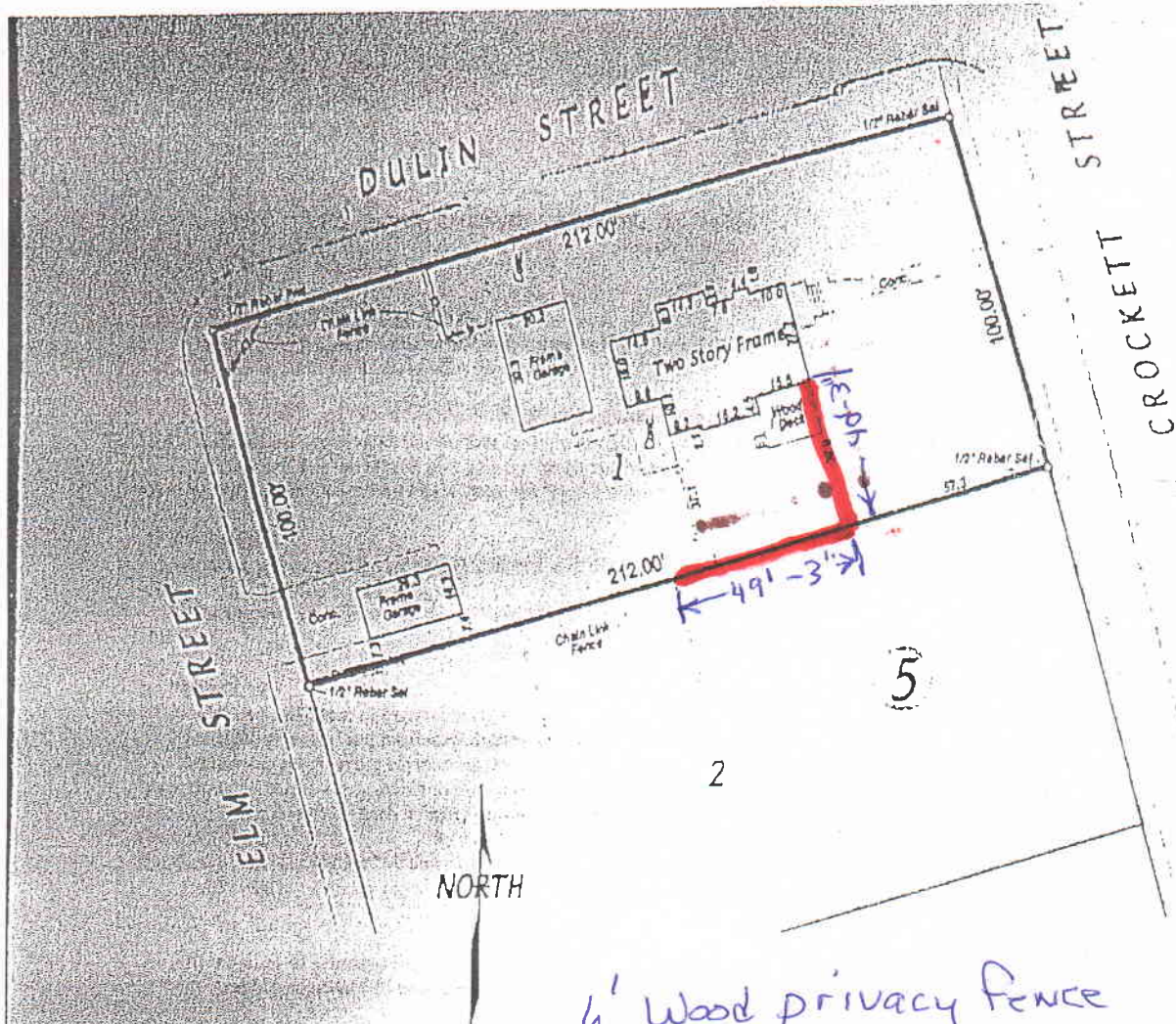
I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 9th day of April, 1999. of the following described property:

Lot ONE (1) in Block FIVE (5) of B. H. MOORE HEIRS ADDITION to the City of Sherman, Texas as shown by plat of record in Volume "O", Page 405, District Clerk Records, Grayson County, Texas.

That the improvements located on said property are known as 1302 S. CROCKETT STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

Megan Kathleen Sanger Oldham
Sert Lee Oldham
Megan Kathleen Sanger Oldham
Attorney in fact

Marshall Sartin
R.P. 12345 3694



Scale: 1" = 40'

6' Wood privacy fence
Red line indicates where fence is
or about to be.

SARTIN & ASSOCIATES SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
Fax Number (903)868-2970

SURVEY FOR: MEGAN OLDHAM

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 9th day of April, 1999. of the following described property:

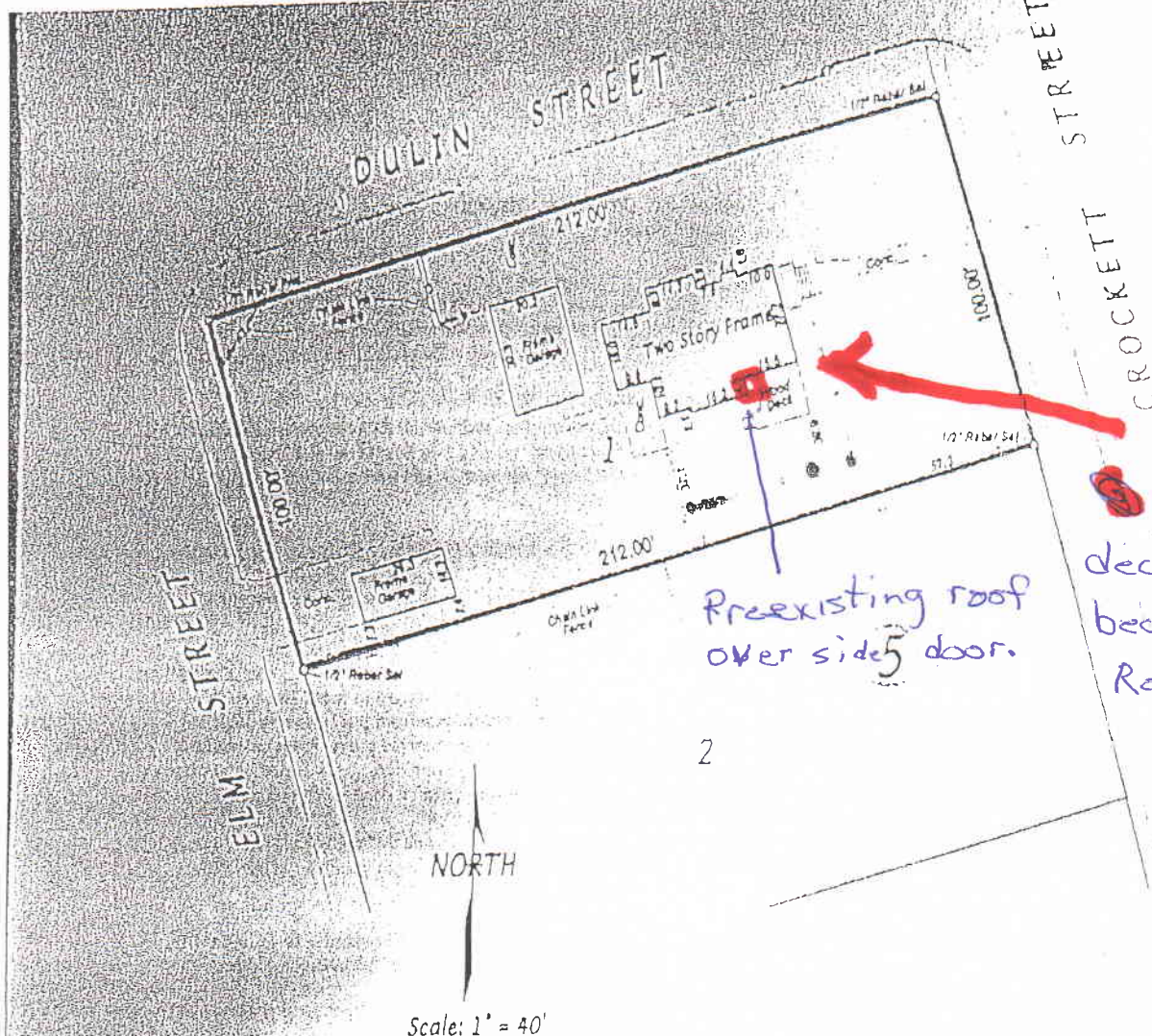
Lot ONE (1) in Block FIVE (5) of B. B. MOORE HEIRS ADDITION to the City of Sherman, Texas as shown by plat of record in Volume "O", Page 405, District Clerk Records, Grayson County, Texas.

That the improvements located on said property are known as 1302 S. CROCKETT STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

Megan Kathleen Sanger Oldham
Sert Lee Oldham
Megan Kathleen Sanger Oldham
Attorney in fact

Marshall Sartin
R.P.S. No. 13694

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SARTIN & ASSOCIATES SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
Fax Number (903)868-2970

SURVEY FOR: MEGAN OLDHAM

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown herein was made on the ground on the 9th day of April, 1999, of the following described property:

Lot ONE (1) in Block FIVE (5) of B. B. MOORE PLATS ADDITION to the City of Sherman, Texas as shown by plat of record in Volume "O", Page 405, District Clerk Records, Grayson County, Texas.

That the improvements located on said property are known as 1302 S. CROCKETT STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

Kathleen Singer Oldham
Sister of Megan Oldham
Kathleen Singer Oldham
Attorney in Fact

Marshall Sartin
Registered Professional Land Surveyor
No. 12567

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Planning & Zoning Commission Development Services

Agenda Item No. 4.

Meeting Date: 12/3/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

OTHER BUSINESS

Discuss Flyer and Ordinance Update

Background:

City staff has been working with Halff Associates to put together a draft letter and flyer to be sent to all property owners within the Heritage Row Historical District. This item is to discuss the flyer and what changes the board would like to see before it is sent to the neighborhood.

Origination:

Development Services

Staff Recommendation:

No action is needed for this item.

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 12/3/2024

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None