
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 17, 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 NOVEMBER 19, 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 AND 13)**

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. 24-005605)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 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
Final Plat of Meadows Business Park

7. *** 533 EAST BROCKETT STREET (PROJECT NO. 24-006027)**

The request of Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 533 East Brockett Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission
Final Plat of Rockins Addition.

8. *** 808 WEST ELLIS STREET (PROJECT NO. 24-006028)**

The request of Ruben Rodriguez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 808 West Ellis Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 9, Block 5, Exstein's Maple Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of R & R Addition.

9. *** 3100 BLOCK TEXOMA PARKWAY (PROJECT NO. 24-006029)**

The request of Sherman NEC Texoma & LP (Owner) and John Copley Land Surveying (Surveyor) concerning the property located in the 3100 Block Texoma Parkway, consisting of 0.844 acres being a part of the Reuben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Sherden Mall, Ph. 2.

10. *** 1771 HARRELL ROAD (PROJECT NO. 24-006035)**

The request of Lackland Grayson County Development, LLC (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1771 Harrell Road, consisting of 177.318 acres being in the Charles Lynenburg Survey, Abstract No. 73 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Cedar Creek Ranch.

11. *** 208 NORTH HARRISON AVENUE (PROJECT NO. 24-006039)**

The request of Habitat for Humanity of Grayson County (Owner), Laurie Mealy (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 208 Harrison Avenue, consisting of 0.272 acres being a Replat of Lot 10 and the "called" South One-Half of Lot 9, Block 33 of the Replat of College Park Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Habitat 46 Addition.

12. *** 1312 WEST SHEPHERD DRIVE (PROJECT NO. 24-006047)**

The request of Ryan Stoll (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1312 West Shepherd Drive, consisting of 1.535 acre in the C.S. Dale Survey, Abstract No. 356 and located in the R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of 1312 West Shepherd Addition.

13. *** 5585 SOUTH FANNIN AVENUE (PROJECT NO. 24-006048)**

The request of Justin and Mary Eastwood (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5585 South Fannin Avenue, consisting of 2.94 acres being a Replat of Lot 3, Fannin Road Estates being a part of the John F. Moody Survey, Abstract No. 796 and locating in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Eastwood on Fannin.

14. **592 LUELLA ROAD (PROJECT NO. 24-005600) TABLED FROM NOVEMBER 19, 2024**

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.

15. **301 WEST TRAVIS STREET (PROJECT NO. 24-005349) TABLED FROM NOVEMBER 19, 2024**

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.

16. 500 BLOCK EAST LAMBERTH ROAD (PROJECT NO. 24-005351) ~~TABLED FROM NOVEMBER 19, 2024~~

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 2.233 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 0.57 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

- 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/75&82 Overlay District.

17. 3600 BLOCK STEEPLE CHASE DRIVE (PROJECT NO. 24-005561) ~~WITHDRAWN FROM NOVEMBER 19, 2024~~

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:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 0.55 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

- B. 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.

18. 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 24-005821)

The request of Sherman Economic Development Corporation and Terra Perpetua, LLC (Owners), Kevin Shaw, KFM Engineering & Design (Representative/Engineer) and O'Neal Surveying Company, LLC (Surveyor) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.278 acres being in the Sherrod Dunmore Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District to the Bel Air Village PD (Planned Development) District and repeal Ordinance No. 6410.

19. 3117 NORTHGATE DRIVE (PROJECT NO. 24-005822)

The request of City of Sherman (Owner) concerning the property located at 3117 Northgate Drive, being a replat of Progress Park One Northgate Drive Phase Four, Block 1, Lot 5, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 5' front setback in lieu of the required 25' for a monument sign in the Blalock Industrial Park.

20. 2605 NANTUCKET DRIVE (PROJECT NO. 24-005823)

The request of Mickey Weiss (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2605 Nantucket Drive, being Lot 6, Block 3, Canyon Creek Addition, Section 2-B and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 15'.8" rear setback in lieu of the required 20' for a garage addition.

21. 100 BLOCK NORTH CLEVELAND AVENUE (PROJECT NO. 24-005826)

The request of Jinal and Harsiddh Patel (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, being the West 100 feet of Lot 5 and Lot 6, Block 37 of the College Park Addition, as follows:

Planning and Zoning Commission

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

22. 400 NORTH SUNSET BOULEVARD (PROJECT NO. 24-005833)

The request of Sherman Independent School District (Owner), Taylor Boswell (Representative) and Teague Nall & Perkins (Surveyor) for the property located at 400 North Sunset Boulevard consisting of 12.131 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 approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.

23. 1831 TEXOMA PARKWAY (PROJECT NO. 24-005835)

The request of Rash Ventures, LLC (Owner) and Bluestar Surveying, LLC (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- A. Public Hearing and 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 a Hotel or motel in a C-1 (Retail Business) District.

24. 3230 NORTHGATE DRIVE (PROJECT NO. 24-005840)

The request of Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor) concerning the property located at 3230 Northgate Drive, consisting of 143.038 acres being in the Elizabeth Jones Survey, Abstract 625 and currently in the Blalock Industrial Park Planned Development, as follows:

Board of Adjustment

Public Hearing and Variance under Section 2.3.5(b) to allow a 0.50' side setback in lieu of the required 50' for a monument sign.

Close Public Hearing

25. ADJOURNMENT

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 December 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 of December 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician