
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Wednesday, January 22, 2025, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR DECEMBER 17, 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 AND 9)**

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. *** 600 BLOCK PROGRESS DRIVE (PROJECT NO. 24-006345)**

The request of Sherman Economic Development Corporation (Owner), Chris Lawrence (Prospective Buyer) and BGE, Inc. (Surveyor) concerning the property located in the 600 Block Progress Drive, consisting of 63.626 acres being in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District), as follows:

Planning and Zoning Commission

Site Plan for Molinos USA Lawrence Equipment.

7. *** 3400 BLOCK WEST HOUSTON STREET (PROJECT NO. 24-006465)**

The request of Woodland Cottages Sherman, LP (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-15 (Multi Family Residential) District/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Woodland Cottages Lot 1, Block A

8. *** 969 BENNETT ROAD (PROJECT NO. 24-006474)**

The request of Tammie Williams (Owner) and Underwood Drafting & Surveying (Surveyor) for the property at 969 Bennett Road consisting of 12.00 acres in the Henderson Gist Survey, Abstract No. 453 and located in our ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission
Final Plat of Williams Family Estates

9. *** 3500 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 24-006518)**

The request of Sherman Housing Authority Public Facility Group, Heritage Ranch Land Holdings, LTD. and SHA Heritage Ranch, LLC (Owners), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 3500 Block North FM 1417 (Heritage Parkway) consisting of 16.74 acres being a part of Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission
Final Plat of Heritage Ranch MF-1

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

TABLED FROM DECEMBER 17, 2024

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

TABLED FROM DECEMBER 17, 2024

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/F.M. 1417 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 2.3.5(b) to allow a 2' side setback and 6' front setback in lieu of the required 50' for a monument sign in the Blalock Industrial Park.

12. **3311 GALLAGHER DRIVE AND 3514 TEXOMA PARKWAY (PROJECT NO. 24-005843)**

The request of Shujahat Bashir, Sherman Projects, LLC, Bonham Two Hundred, LLC and Tony Dudley (Owners), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) concerning the property located at 3311 Gallagher Drive and 3514 Texoma Parkway, consisting of 17.6285 acres being in the Hillard Jennings Survey, Abstract No. 639 and Lots 7 and 8, Block One, of Redick Addition, 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.

13. **719-725 EAST TAYLOR STREET AND 2000-2030 NORTH LOY LAKE ROAD (PROJECT NO. 24-006122)**

The request of Altona, Inc (Owner), Barkat Ali (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road being a Replat of Lots A, A-2 and C of Taylor Plaza and Lot 1 of the Altona's Replat of Lot B, Taylor Plaza, as follows:

Planning and Zoning Commission

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

14. **4800 TEXOMA PARKWAY, SUITE B401B (PROJECT NO. 24-006129)**

The request of Scott Cresswell (Owner), Kerry Smith (Representative) and Old Republic (Surveyor) for the property located at 4800 Texoma Parkway, Suite B401B, 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 approval under Section 14.06.009 allow Secondhand store or rummage shop in a C-2 (General Commercial) District.

15. 2617 AND 2701 SOUTH FIRST STREET (PROJECT NO. 24-006338)

The request of Jason Lewis (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2617 and 2701 South First Street, consisting of 1.569 acres being a part of Robert Thompson Survey, Abstract No. 1200 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 1.7' rear setback in lieu of the required 5' for the 375 sq. foot existing metal accessory building on proposed Lot 3.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

16. 1311 AND 1313 EAST CHERRY STREET (PROJECT NO. 24-006339)

The request of Bruce and Karen Simpson (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1311 and 1313 East Cherry Street, consisting of 0.322 acres being a Replat of Block 2, part of Lot 1 East Side Addition being in the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 5.1' side setback in lieu of the required 6' for the existing main structure.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 5' for an existing accessory structure.

17. 1120 SOUTH FIRST STREET (PROJECT NO. 24-006342)

The request of Number One Rwm, LTD (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1120 South First Street, consisting of 0.402 acres being a part of the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 20.4' front setback in lieu of the required 25' for the metal enclosure.
- B. 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.
- C. Public Hearing and Variance under Section 14.04.004(c)(2) to allow an 8' tall solid fence in lieu of the allowed 4' tall decorative fence with openings not less than 50 percent in the front yard.

18. 100-1200 BLOCKS WEST SHEPHERD ROAD (PROJECT NO. 24-006362)

The request of Sparks Shepherd Ventures, LLC (Owner), Hillwood Enterprises (Applicant) and Spiars Engineering & Surveying (Surveyor) concerning the property located in the 100-1200 Blocks West Shepherd Road, consisting of 525.135 acres being in the M. Hunt Survey, Abstract 603, the F. McNeely Survey, Abstract No. 826 and the B. Lindsey Survey, Abstract No. 733 and currently in the Blalock Industrial Park Planned Development, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6400 to Amend Certain Planned Development District Development Standards and Exhibits.

19. 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 24-006363)

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 288.34 acres being in the Sherrod Dunmore Survey, Abstract 329, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6410 to Amend Certain Planned Development District Development Standards and Exhibits.

20. 500 BLOCK EAST LAMAR STREET (PROJECT NO. 24-006364)

The request of JE Holdings, LLC (Owner), Kent Hughlett (Representative) and Underwood Drafting & Surveying (Surveyor) for the property located in the 500 Block East Lamar Street, consisting of 0.674 acres being part of Lots 1, 3, 5 and 7, Block 26 of the Original Town Plat, as follows:

Planning and Zoning Commission

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

21. 4600 BLOCK NORTH TRAVIS STREET (PROJECT NO. 24-006366)

The request of Rafeeq Ali Dareliya, Roshan Building Company, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4600 Block North Travis Street, consisting of 11.067 acres in the John Jennings Survey, Abstract No. 647, 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. 200-600 BLOCK LUELLA ROAD (PROJECT NO. 24-006372)

The request of Steven Benson (Owner), Numeriano Quemado (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200-600 Blocks Luella Road, being 48.487 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 9' column height in lieu of the allowed 8'.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 6.58' sign structure height in lieu of the allowed 6'.

Close Public Hearing

23. 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 January 16, 2025 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of January 2025

City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician