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AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 18, 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 JANUARY 22, 2025 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 AND 10)**

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. **\* 1103 NORTH BROUGHTON STREET (PROJECT NO. 25-000302)**

The request of M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) the property located at 1103 North Broughton Street, consisting of 0.239 acres being a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition and currently zoned R-6 (Single Family Residential) District, as follows:

***Planning and Zoning Commission***

Final Plat of Lot 1 of Mora's Addition

7. **\* 101 NORTH TRAVIS STREET (PROJECT NO. 25-000304)**

The request of 1876 Old Investment Properties, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 101 North Travis Street consisting of 0.341 acres Lots 1, 2, 3 and 4 in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/Central Business Overlay/Downtown Subdistrict, as follows:

***Planning and Zoning Commission***

Final Plat of The Post Addition.

8. **\* 5922 TEXOMA PARKWAY (PROJECT NO. 25-000306)**

The request of Rex Huddleston, 5922 Texoma Parkway, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 5922 Texoma Parkway consisting of 1.872 acres being in the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085 and currently zoned C-2 (General Commercial) District, as follows:

***Planning and Zoning Commission***

Final Plat of 5922 Texoma Parkway Addition.

9. **\* 3231 LUELLA ROAD (PROJECT NO. 25-000312)**

The request of Stacey Patterson (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3231 Luella Road, consisting of 4.95 acres being a part of Jeremiah McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

***Planning and Zoning Commission***

Final Plat of 3231 Luella Road Addition.

10. **\* 3209 TEXOMA PARKWAY (PROJECT NO. 25-000357)**

The request of Sherman NEC & Texoma 82, LP (Owner) and Spiars Engineering, Inc. (Surveyor) concerning the property located at 3209 Texoma Parkway, consisting of 31.317 acres being a part of Reuben Hendrix Survey, Abstract No. 504 and Sam M. McGlothlin Survey, Abstract No. 811 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

***Planning and Zoning Commission***

Final Plat of SherDen Mall Phase 3.

11. **1400 AND 1502 SOUTH GRIBBLE STREET (PROJECT NO. 25-000080)**

The request of Ipenema Investments (Owner), Will Knobler (Representative) and Ayub R. Sandhu (Surveyor) concerning the property located at 1400 and 1502 South Gribble Street, consisting of 9.3697 acres being in the G.B. Pilant Survey, Abstract No. 963, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from a R-6 (Single Family Residential) District to a C-1 (Retail Business) District.

12. **208 NORTH HARRISON AVENUE (PROJECT NO. 25-000082)**

The request of Habitat for Humanity of Grayson County (Owner), Greg Benton (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 208 North Harrison Ave, consisting of 0.272 acres being a Replat of Lot 10R of the Habitat 46 Addition and currently zoned R-6 (Single Family Residential) District, as follows:

***Board of Adjustment***

Public Hearing and Variance under Section 14.04.003(c)(2)(A) to allow no enclosed garage in lieu of the required enclosed garage.

13. **1004 NORTH EAST STREET (PROJECT NO. 25-000083)**

The request of M&G Home Builders (Owner) and Helvey Wagner Surveying Inc. (Surveyor) concerning the property located at 1004 North East Street, consisting of 0.153 acres being in the J.B. McAnair Survey, Abstract No. 765, as follows:

***Planning and Zoning Commission***

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

14. **2012 TEXOMA PARKWAY (PROJECT NO. 25-000087)**

The request of Platinum Property Holdings, LLC (Owner), Alec Hilliard (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2012 Texoma Parkway, consisting of 0.206 acres being a part of J.B. McAnair Survey, Abstract No. 763, and currently zoned C-2 (General Commercial) District, as follows:

***Board of Adjustment***

- A. Public Hearing and Variance under Section 14.04.017 to allow 8,992 square feet in lieu of the required 10,000 square feet lot area.
- B. Public Hearing and Variance under Section 14.04.017 to allow 7.19 side setback in lieu of the required 15' side setback.

- C. Public Hearing and Variance under Section 14.04.017 to allow 18.82' front setback in lieu of the required 25' front setback.
- D. Public Hearing and Variance under Section 14.04.017 to allow 10.7' rear setback in lieu of the required 25' rear setback.

***Planning and Zoning Commission***

- E. Site Plan of The ROI Mancave.
- F. Final Plat of ROI HQ Addition.

**15. 1005 SOUTH TRAVIS STREET (PROJECT NO. 25-000090)**

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1005 South Travis Street, consisting of 0.312 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-6 (Single Family Residential) District.

**16. 1012 SOUTH WALNUT STREET (PROJECT NO. 25-000091)**

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1012 South Walnut Street, consisting of 0.092 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

***Board of Adjustment***

- A. Public Hearing and Variance under Section 14.02.008(4) (B) to allow a 700 square feet floor area in lieu of the required 800 square feet for the existing structure.

***Planning and Zoning Commission***

- B. Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-4 (Patio Home Residential) District.

**17. 1018 SOUTH WALNUT STREET (PROJECT NO. 25-000092)**

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1018 South Walnut Street, consisting of 0.433 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-6 (Single Family Residential) District.

**18. 2114 NORWOOD STREET (PROJECT NO. 25-000095)**

The request of Timothy and Luz Roth (Owners) and Underwood Drafting & Surveying (Surveyor) for the property located at 2114 Norwood Street consisting of 1.555 acres being a Replat of part of Lots 35, 36 and 38 Carriage House Estates, as follows:

***Planning and Zoning Commission***

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

**19. 2315 NORTH HIGHWAY 75 (PROJECT NO. 25-000096)**

The request of First State Bank (Owner), North Star Signs & Graphics (Representative) and Sartin & Associates Inc. (Surveyor) concerning the property located at 2315 North Highway 75, consisting of 9.01 acres being all of block one of the replat of Independence Square Addition, Section Two and zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

***Board of Adjustment***

Public Hearing and Variance under Section 14.07.009 to allow two free standing signs on the same lot line in lieu of the allowed one sign.

**20. 2300 AND 2320 SHADY OAKS LANE (PROJECT NO. 25-000164)**

The request of Bruce and Karla Graham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2300 and 2320 Shady Oaks Lane, consisting of 4.417 acres being a Replat of Lots 4R-1 and 4R-2, Replat of Lot 4, Oaks of Norwood, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from a MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District to R-6 (Single Family Residential) District.

**21. 2213 NORWOOD STREET (PROJECT NO. 25-000171)**

The request of Paul and Terri Gartman (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2213 Norwood Street, consisting of 1.36 acres being in the Lot 6 of Oaks of Norwood, as follows:

***Planning and Zoning Commission***

Public Hearing and Zone Change from a MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District to R-6 (Single Family Residential) District.

**22. 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***

Public Hearing and Variance under Section 14.02.006 to allow a 5' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

**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 February 13, 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 13<sup>th</sup> day of February 2025  
City of Sherman, Texas

A handwritten signature in blue ink, appearing to read "Lauren Marlow". The signature is fluid and cursive, with the first name "Lauren" and last name "Marlow" clearly distinguishable.

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Lauren Marlow,  
Development Services Planning Technician