
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 18, 2025, 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 FEBRUARY 18, 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, 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. *** 3117 NORTHGATE DRIVE (PROJECT NO. 25-000512)**

The request of the City of Sherman (Owner), Aaron Babcock (Representative) and LIM & Associate, Inc. (Surveyor) concerning the property located at 3117 Northgate Drive, consisting of 7.7109 acres, Lot 5, Block 1 of Replat Progress One, Northgate Drive Phase Four and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan for Sherman Fire Training Tower.

7. *** 1400 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 25-000531)**

The request of Nest O Land, LLC (Owner), Jonathan Hake (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 1400 Block South FM 1417 (Heritage Parkway), consisting of 0.878 acres, being Lot 3, Block One, Replat of Bowling Heights Addition and currently zoned C-2 (General Commercial) District/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Heritage Parkway Retail.

8. *** 2500 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 25-000551)**

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Underwood Drafting & Surveying, Inc., (Surveyor) for the property in the 2500 Block North Highway 75, consisting of 2.244 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Bubba's 33 Restaurant.

9. *** 5111 BLUE FLAME ROAD (PROJECT NO. 25-000574)**

The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Quiddity, Inc. (Surveyor) for the property at 5111 Blue Flame Road, consisting of 6.31 acres being in the D.C. Shelp Survey, Abstract No. 1097 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Atmos Service Center.

10. *** 1120 SOUTH FIRST STREET (PROJECT NO. 25-000764)**

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 in the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of South First Street Home Addition.

11. *** 788 AND 860 BROWN ROAD (PROJECT NO. 25-000776)**

The request of Kayla Click (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 788 and 860 Brown Road, consisting of 16.718 acres being in the John McClenihan Survey, Abstract No. 789 and currently located in ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Click Addition on Brown Road, Lots 1 & 2.

12. *** 100 BLOCK NORTH CLEVELAND AVENUE (PROJECT NO. 25-000780)**

The request of Jinal and Harsiddh Patel (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, consisting of 0.230 acres being a Replat of the West 100 feet of Lot 5 and Lot 6, Block 37 of the-College Park Addition and currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Reliance LLC Addition.

13. *** 1311 AND 1313 EAST CHERRY STREET (PROJECT NO. 25-000781)**

The request of Bruce and Karen Simpson (Owners) 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 a part of the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of B&K Simpson Addition.

14. **2114 NORWOOD STREET (PROJECT NO. 25-000782)**

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 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Roth Estate.

15. **2424 TEXOMA PARKWAY (PROJECT NO. 25-000527)**

The request of PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) concerning the property located at 2424 Texoma Parkway, consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustment

A. Public Hearing and Variance under section 14.02.016 to allow a 6.1' side setback in lieu of the required 15' for the existing structure.

B. Public Hearing and Variance under section 14.02.016 to allow a 7.7' side setback in lieu of the required 15'

for the existing structure.

C. Public Hearing and Variance under section 14.04.016 to allow a 10' rear setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under section 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

E. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.

F. 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.

16. 306 SOUTH DEWEY AVENUE (PROJECT NO. 25-000548)

The request of David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor) concerning the property located at 306 South Dewey Avenue, consisting of 0.190 acres being a portion of Block 2 of the J.P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to R-2F (Duplex Residential) District.

17. 1300 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 25-000554)

The request of SSCGC Holdings, LLC (Owner), Indus Road & Bridge Inc. (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1300 South Rayburn Freeway, being in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a C-1 (Retail Business) District/Sam Rayburn Overlay District and R-6 (Single Family Residential) District/Sam Rayburn Overlay District.

18. 1600 BLOCK BAKER ROAD (PROJECT NO. 25-000557)

The request of Utter Properties, LTD (Owner), David Pryor (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1600 Block Baker Road, consisting of 2.465 acres, being all of Lot 2R, Block 1 of Helen Perkins Addition and Lot 6R-A, Block 1, Alcoholic Services Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.006 (D)(2)(A) to allow no landscape islands in lieu of the required landscape island provided for every twelve parking stalls in a row.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District.

19. 2617 AND 2701 SOUTH FIRST STREET (PROJECT NO. 24-006338) – TABLED FROM FEBRUARY 18, 2025

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

20. 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 March 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 13th day of March 2025
City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician