
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, August 20, 2024, at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street to consider the following:

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

1. **CALL TO ORDER**

Bookmarked at 00:04:40

Chairman Mahone called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR JULY 16, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:05:54

The Planning and Zoning Commission reviewed the minutes of the July 16, 2024, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:06:19

4. **CITIZEN COMMENTS**

Bookmarked at 00:07:45

Open Public Hearing

5. **CONSENT AGENDA (ITEM 6)**

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.

Bookmarked at 00:08:34

The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve Item 6 on the Consent Agenda as presented. Second by Commission Member Whitaker.

**VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER
VOTING NAY: NONE.**

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

6. * **1000 EAST PECAN GROVE ROAD (Project No. 24-003468)**

The request of Preston Trails Partners, LLC (Owner), Stephanie Brister (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1000 East Pecan Grove Road, consisting of 0.953 acres being Lot 2 of the Jackson Walker Addition and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Pecan Grove Medical Office Building.

7. **501 NORTH HOLLY AVENUE (Project No. 24-002740)**

TABLED FROM JULY 16, 2024

The request of Shanan and Carrie Bailey (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 501 North Holly Avenue, consisting of 0.235 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1, Block 2, Westwood Third Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Shanan Bailey Addition

Bookmarked at 00:09:31

Planning and Zoning Commission

Motion by Vice Chairman Downtain to untable the Final Plat located at 501 North Holly Avenue. Second by Commission Member Sims.

**VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.**

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Final Plat located at 501 North Holly Avenue. Second by Commission Member Manley.

**VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.**

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

8. 300-1000 WEST HIGHWAY 82 (Project No. 24-003487)

The request of Jason Brumm, SHA Heritage Ranch, LLC (Owner), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks West Highway 82 consisting of 438.989 acres in the John Jennings Survey, Abstract No. 647 and the Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/75&82 Overlay District, as follows:

Planning and Zoning Commission

- A. Public Hearing and Heritage Ranch PD (Planned Development) District text amendment to include Dwelling, Multi-Family in the Permitted Uses – Commercial and the Permitted Uses – Entertainment.
- B. Tract 1, consisting of 14.650 acres in the Uriah Burns Survey, Abstract 121 - Site Plan of Heritage Ranch Multi-Family Phase 1.

Bookmarked at 00:11:47

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Text Amendment and the Site Plan located in the 300-1000 Blocks West Highway 82. Second by Commission Member Whitaker.

**VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.**

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

9. 800 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK SOUTH HIGHWAY 75 (Project No. 24-003467)

The request of Lennar Homes of Texas Land and Construction, LLC (Owner), Thomas Mansfield (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75, being in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Bookmarked at 00:15:49

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Temporary Use Permit located in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75 subject to the Staff Review Letter for a time period of 45 days. Second by Commission Member Blagg.

**VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY AND WHITAKER
VOTING NAY: SIMS.**

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

10. 1707 NORTH WHARTON STREET (Project No. 24-003513)

The request of Rully Sujatmiko (Owner), Luis Moran (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1707 North Wharton Street being Lot 9, Block H, Maxey's 3rd Addition 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 1.5' side setback in lieu of the required 6' for the existing brick garage.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 2.6' side setback in lieu of the required 6' for the existing metal shed.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 4' distance from the main structure in lieu of the required 5' for the new addition.

Bookmarked at 00:52:57

The applicant requested Items B and C be withdrawn with the removal of the structure.

Items B and C were withdrawn.

Board of Adjustment

Motion by Vice Chairman Downtain to approve Item A located at 1707 North Wharton Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

11. 1021 NORTH WHARTON STREET (Project No. 24-003516)

The request of Gilberto Medina (Owner), Manuel Medina (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1021 North Wharton Street being Lot 25, Block 1 of Birge's Fairview Addition 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 3' front setback in lieu of the required 20' for a carport.

Bookmarked at 00:58:20

Board of Adjustment

Motion by Vice Chairman Downtain to deny the Variance located at 1021 North Wharton Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was denied by the Board of Adjustment.

12. 2907 WEST TRAVIS STREET (Project No. 24-003486)

The request of Brannon Kidd (Owner), Teague Nall & Perkins, Inc (Surveyor/Representative) concerning the property located at 2907 West Travis Street, being a 94.760 acre tract of land situated in the Elizabeth Jones Survey, Abstract 625, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 103' tall in lieu of the 35' for a new stadium.
- B. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 120' tall in lieu of the 35' for speaker poles.
- C. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 130' tall in lieu of the 35' for field lighting.
- D. Public Hearing and Variance under Section 14.02.006 to allow 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

- E. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school with an Auditorium, Arena, Coliseum, Theater, or Amphitheater (grades 9-12) in an R-6 (Single Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District and repeal Ordinance No. 6752.

Bookmarked at 01:05:41

Board of Adjustment

Motion by Commission Member Sims to table Item D located at 2907 West Travis Street. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

Item D was tabled by the Board of Adjustment.

Planning and Zoning Commission

Motion by Commission Member Sims to table Item E located at 2907 West Travis Street. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, SIMS, MANLEY AND WHITAKER
VOTING NAY: NONE.

Item E was tabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A, B and C located at 2907 West Travis Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.
MOTION CARRIED.

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

13. ADJOURNMENT

Bookmarked at 01:12:33

Chairman Mahone adjourned the meeting at 6:10 p.m.



ACTING SECRETARY



CHAIRMAN

Marlow, Lauren

From: Planning
Subject: RE: Sherman High School Stadium

From: Merry Munson
Sent: Tuesday, August 20, 2024 11:41 AM
To: Thomas O'Neal; Rae, Rob
Cc: John Ruggieri

Subject: Sherman High School Stadium

Dear Thomas and Rob,

On behalf of The Munson Realty Company, I want to express our continued support of the Sherman ISD's expansion plans to meet the needs of the growing District. And we are especially excited to see the vision for the new Sherman High School Stadium taking shape. We recognize the significant value this facility will bring to both the District and the Community, and as neighboring property owners, eagerly anticipate its opening.

After reviewing the initial plans submitted to Planning & Zoning, Munson Realty would appreciate the opportunity to review any additional studies you may have and engage in further conversations with you related to some of the key elements identified in the site plan, specifically:

- Traffic Management
- Parking
- Drainage
- Anticipated peak use/impact on utilities

Munson Realty has a successful history of partnering with the SISD on infrastructure projects and creating synergies that align with our shared goals. We look forward to continuing this collaboration by learning more about the stadium project and exploring opportunities for additional partnership.

I'll be back in touch to see what dates/times are available for all of us to schedule a time to meet.

Many thanks and all the best,
Merry

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