
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Wednesday, September 18, 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.

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1. CALL TO ORDER

Bookmarked at 00:00:01

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

2. APPROVE ACTION MINUTES OF THE REGULAR AUGUST 20, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

Bookmarked at 00:00:02

The Planning and Zoning Commission reviewed the minutes of the August 20, 2024, Regular Meeting.

Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 00:00:04

4. CITIZEN COMMENTS

Bookmarked at 00:00:06

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7 AND 8)

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 00:00:45

The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7 and 8 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. * 4400 BLOCK DORSET DRIVE (Project No. 24-003518)

The request of Sherman Economic Development Corporation (Owner), Stephanie Brister (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4400 Block Dorset Drive, Lot 1 consisting of 4.56 acres being a part of the Sherrod Dunman Survey, Abstract No. 329 and currently zoned Blalock Industrial Park PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan for HPI Sherman.

7. * 2601 BLOCK F.M. HIGHWAY 691 (Project No. 24-002717)

The request of Velocity Center, LLC (Owner), Kelly Gomez, KRG Civil Engineers, Inc. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2601 Block F.M. Highway 691, consisting of 1.555 acres being all of Lot 2 of the Dr. Swamy Addition III, and currently zoned C-2 (General Commercial) District/F.M. Highway 691 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Retail Building.

8. * **201 BLOCK BENNETT ROAD (Project No. 24-004351)**

The request of Justin and Kimberly Mullens (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 201 Block Bennett Road, consisting of 6.949 acres being a part of the Jeremiah McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Mullens First Addition

9. **2907 WEST TRAVIS STREET (Project No. 24-003486)**

TABLED FROM AUGUST 20, 2024

The request of Brannon Kidd (Owner) and 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 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

- B. 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 00:01:31

Planning and Zoning Commission

Motion by Commission Member Manley to untable the Specific Use Permit located at 2907 West Travis Street. 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.

Failed to take action on Item A. [Parking Ratio Exception was granted by the Director of Development Services on Friday – September 27, 2024.]

Planning and Zoning Commission

Motion by Commission Member Manley to approve Item B located at 2907 West Travis Street subject to the Staff Review Letter. Second by Commission Member Sims.

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.

10. **200 SOUTH CROCKETT STREET (Project No. 24-004305)**

The request of Grayson County, Texas (Owner), Bruce Dawsey (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 200 South Crockett Street, concerning the property located at 200 South Crockett Street, consisting of 4.050 acres, being a part of the Samuel Blagg Survey, Abstract No. 56 and being all of Grayson County Justice Center, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay and repeal Ordinance No. 6608.

Bookmarked at 00:09:54

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 200 South Crockett Street being tied to Grayson County as a sole owner and operator of the county jail not for a future private facility and the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE.

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

Chairman Mahone requested that Item 16 be heard before Item 11.

16. OTHER BUSINESS

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.02 (Zoning Districts), Section 14.02.021 (Planned Development District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Minimum Qualification Of A Proposed PD District; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Bookmarked at 00:35:39

Planning and Zoning Commission

Motion by Commission Member Manley to approve the PD (Planned Development) District update. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

11. 800 BLOCK INTERURBAN PARKWAY (Project No. 24-002115)

The request of Veronica Munoz, Salient Group, LLC (Owner), Jonathan Hake, Cross Engineering (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 800 Block Interurban Parkway, being part of the Elizabeth Jones Survey, Abstract No. 625, containing 16.690 acres, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a PD (Planned Development) District.

Bookmarked at 00:47:02

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change conditional to Council approving the PD (Planned Development) District update included in Item 16 and inclusion of exterior finish details that satisfy City Staff located in the 800 Block Interurban Parkway. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

12. 4100 BLOCK DRIPPING SPRINGS ROAD (Project No. 24-004107)

The request of Cody Slagle, CS2 Properties, LLC (Owner), Breaden Wright (Perspective Buyer), Philip Sarandos, JM Civil Engineering (Representative/Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 4100 Block Dripping Springs Road, consisting of 15.230 acres being part of the John Hendrix Survey, Abstract No. 503 and the Samuel McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agricultural) District to an R-4 (Patio Home Residential) District.

Bookmarked at 01:01.23

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change subject to the Staff Review Letter located in the 4100 Block Dripping Springs Road. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

13. 705 EAST TAYLOR STREET (Project No. 24-004108)

The request of NNN REIT, LP (Owner), Chandler Garrett (Representative/Tenant) and Gonzalez and Schneeberg Surveyors (Surveyor) for the property located at 705 East Taylor Street, consisting of 0.5872 acres being Lot A-1-1, Taylor Plaza Addition in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 11' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission

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

Bookmarked at 01:16:16

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 705 East Taylor Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Zone Change located at 705 East Taylor Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 2901, 2909 AND 2913 SOUTH FIRST STREET (Project No. 24-004110)

The request of BELACOOOP, LLC (Owner), Jay Peskuski (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2901, 2909 and 2913 South First Street, consisting of 0.870 acres being Lot 1, Lot 2 and Lot 3, Alvarado Estates, in the Robert Thompson Survey, Abstract 1200, as follows:

Planning and Zoning Commission

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

Bookmarked at 01:24:26

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 2901, 2909 and 2913 South First Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

15. 410 CHERRY PARK DRIVE (Project No. 24-004113)

The request of Charity Morgan (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 410 Cherry Park Drive, consisting of 0.164 acres being part of the G. B. Pilant Survey, Abstract 963 being all of Lot 1, Cherry Park Addition and currently zoned R-6 (Single-Family Residential) District as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.04.002 to allow a 15.6' rear setback in lieu of the required 20' for an existing garage that is over 500 square feet.

Planning and Zoning Commission

- B. Final Plat of Morgan Home Addition

Bookmarked at 01:35:39

Board of Adjustment

Motion by Commission Member Manley to approve the Variance located at 410 Cherry Park Drive. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Final Plat located at 410 Cherry Park Drive. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

17. OTHER BUSINESS

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Temporary Concrete Batch Plants; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Bookmarked at 01:39:50

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Ordinance as written. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

18. OTHER BUSINESS

Approve the 2025 Planning and Zoning Commission and Board of Adjustment Calendar

Bookmarked at 02:02:49

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the 2025 Submittal Calendar. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

19. ADJOURNMENT

Bookmarked at 02:10:47

Chairman Mahone adjourned the meeting at 7:15 p.m.

CHAIRMAN

ACTING SECRETARY