

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Wednesday, October 23, 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>

Members Absent: Vice Chairman Downtain and Commission Member Whitaker

Alternate Member: Commission Member Bertholf

1. **CALL TO ORDER**

Bookmarked at 00:05:50

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

2. **APPROVE ACTION MINUTES OF THE REGULAR SEPTEMBER 18, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:07:27

The Planning and Zoning Commission reviewed the minutes of the September 18, 2024, Regular Meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Commission Member Blagg. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:07:51

CITIZEN COMMENTS

Bookmarked at 00:08:27

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15)**

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 00:09:18

Chairman Mahone pulled Items 6 and 7 for discussion.

The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 8, 9, 10, 11, 12, 13, 14 and 15 on the Consent Agenda as presented. Second by Commission Member Manley.

VOTING AYE: MAHONE, BERTHOLF, BLAGG, SIMS, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

8. * **3400 BLOCK SOUTH HIGHWAY 75 (Project No. 24-004712)**

The request of Sherman Crossroads, LTD (Owner), Bryan Burger, P.E. (Representative) and Spooner & Associates (Surveyor) concerning the property located in the 3400 Block South Highway 75, consisting of 2.341 acres being all of Lot 28, Block 2, Sherman Crossroads, Phase IV, as follows:

Planning and Zoning Commission

Site Plan of Chick-fil-A, Inc.

9. * **1062 JP CAVE ROAD (Project No. 24-005012)**

The request of Robert and Melanie Jeffrey (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1062 JP Cave Road, consisting of 1.085 acre in the James Fox Survey, Abstract No. 425 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of 1062 JP Cave Addition, Lot 1.

10. * **1212 AND 1214 SOUTH BRANCH STREET (Project No. 24-005016)**

The request of Adan Hernandez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1212 and 1214 South Branch Street, consisting of 0.321 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being a Replat of Lots 12 and 13, Block 6, Jones and Wainwright Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Hernandez Addition

11. * **1602 AND 1606 WEST WASHINGTON STREET (Project No. 24-005018)**

The request of John and Theresa Grahek (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1602 and 1606 West Washington Street, consisting of 0.785 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a Replat of Lots 16 and 17, Sunset Crossing and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Grahek Acre

12. * **517 SOUTH RUSK STREET (Project No. 24-005019)**

The request of Rodney Layman (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 517 South Rusk Street, consisting of 0.220 acres being a part of Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Layman Addition

13. * **4400 DORSET DRIVE (Project No. 24-005023)**

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

Final Plat of Sherman Technology Center Addition Lots 1 & 2, Block A

14. * **516 BLOCK EAST PACIFIC STREET (Project No. 24-005035)**

The request of Allen and Sarah Sheehan (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 516 Block East Pacific Street, consisting of 0.172 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being a Replat of a part of Lots 1, 2, 3, 4, 5 and 6, Block 9, G.W. Bonds Supplement No. 2 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Sheehan Addition

15. * **418, 432 AND 450 ROBERTS RUN (Project No. 24-005024)**

The request of Janet McCroskey (Owner), Rhonda Hindsley (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 418, 432 and 450 Roberts Run, consisting of 0.588 acres being a part of the J.M. Thomas Survey, Abstract No. 1234 being a Replat of Lots 28, 29 and 30, Block 1, Preston Club The Classics – Phase Three and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of McCroskey Estate

6. **700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-004719)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative), Riz Najmi, PE, Nafa Engineering (Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), Lot 1 consisting of 1.011 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Meadows Business Park.

Bookmarked at 00:10:21

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Site Plan located in the 700 Block North FM 1417 (Heritage Parkway). Second by Commission Member Bertholf.

VOTING AYE: MAHONE, BERTHOLF, SIMS, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Blagg abstained.

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

7. 720 BLOCK EAST LAMBERTH ROAD (Project No. 24-004738)

The request of Amazonia Investments, LLC (Owner), BACA Architecture (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 720 Block East Lamberth Road, consisting of 3.209 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 1 of Ameristate Central Plaza, Phase 2, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Suarez Retail Center.

Bookmarked at 00:15:02

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Site Plan located in the 720 Block East Lamberth Road.

Second by Commission Member Manley.

VOTING AYE: MAHONE, BERTHOLF, SIMS, BLAGG, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

16. 3311 GALLAGHER DRIVE (Project No. 24-004729)

The request of Shujahat Bashir, Sherman Projects, LLC and Bonham Two Hundred, LLC (Owner), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) concerning the property located at 3311 Gallagher Drive, consisting of 15.225 acres being in the Hillard Jennings Survey, Abstract No. 639, 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.

Bookmarked at 00:19:22

Planning and Zoning Commission

Motion by Commission Member Manley to deny the Zone Change located at 3311 Gallagher Drive. Second by Commission Member Sims.

VOTING AYE: MAHONE, BERTHOLF, SIMS AND MANLEY

VOTING NAY: RAMIREZ AND BLAGG.

MOTION CARRIED.

This item was denied by the Commission.

17. 2640 BLOCK NORTH TRAVIS STREET (Project No. 24-004713)

The request of Freshpoint OZ Business, LLC (Owner), Ghader Mirak, Arris Design-Build, Inc (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 2640 Block North Travis Street, consisting of 3.126 acres being part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 4 of Replat of Lot 2R of McLain Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from an MF-30 (Multi Family Residential) District to a C-N (Neighborhood Commercial) District.

Bookmarked at 00:49:37

Planning and Zoning Commission

Motion by Commission Member Sims to table the Zone Change located in the 2640 Block North Travis Street.

Second by Commission Member Blagg.

VOTING AYE: MAHONE, BERTHOLF, SIMS, BLAGG, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

18. **5629 TEXOMA PARKWAY (Project No. 24-004717) WITHDRAWN**
AN EMAIL WAS RECEIVED BY GREG JOSEPH FRIDAY OCTOBER 11, 2024 AT 9:51 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Bemisal Enterprises, LLC (Owner), Greg Joseph (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5629 Texoma Parkway, being a part of the D.C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Bookmarked at 00:51:50

This item was withdrawn.

19. **5922 TEXOMA PARKWAY (Project No. 24-004734)**

The request of 5922 Texoma Parkway, LLC (Owner), Saeid Taghvaei (Representative) and Barron-Stark Engineers (Surveyor/Engineer) concerning the property located at 5922 Texoma Parkway, consisting of 1.865 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District and repeal Ordinance No. 6938.

Bookmarked at 00:52:17

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located at 5922 Texoma Parkway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Bertholf recused himself from the item.

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

20. **1024 SOUTH FIRST STREET (Project No. 24-004736)**

The request of Gustavo and Rosalba Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.6591 acres being part of the G. B. Pilant Survey, Abstract 963, as follows:

Board of Adjustment

- a. Public Hearing and Variance under Section 14.02.018 to allow a 20' front setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- b. Public Hearing and Variance under Section 14.02.018 to allow a 20.1' rear setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- c. Public Hearing and Variance under Section 14.02.018 to allow a 0' side setback in lieu of the required 25' for an enclosed structure in a M-1 (Light Manufacturing) District.
- d. Public Hearing and Variance under Section 14.02.018 to allow an 8' solid metal fence in lieu of the allowed 4' decorative fence in a front yard.
- e. 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.

Bookmarked at 01:01:28

Board of Adjustment

Motion by Commission Member Blagg to approve Items A, B and C located at 1024 South First Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, SIMS AND BLAGG

VOTING NAY: MANLEY.

Motion fails.

Board of Adjustment

Motion by Commission Member Blagg to table all items located at 1024 South First Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, SIMS, BLAGG AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Ramirez recused himself from the item.

This item was tabled by the Commission.

21. **4800 TEXOMA PARKWAY, SUITE 300 (Project No. 24-004737)**

The request of Scott Cresswell (Owner), Stephanie Brister, BDG (Representative) and Old Republic (Surveyor) concerning the property located at 4800 Texoma Parkway, Suite 300, 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 under Section 14.06.009 to allow a Church or other place of worship in a C-2 (General Commercial) District.

Bookmarked at 01:27:21

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 4800 Texoma Parkway, Suite 300. Second by Commission Member Sims.

VOTING AYE: MAHONE, BERTHOLF, SIMS, BLAGG, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

22. **ADJOURNMENT**

Bookmarked at 01:31:24

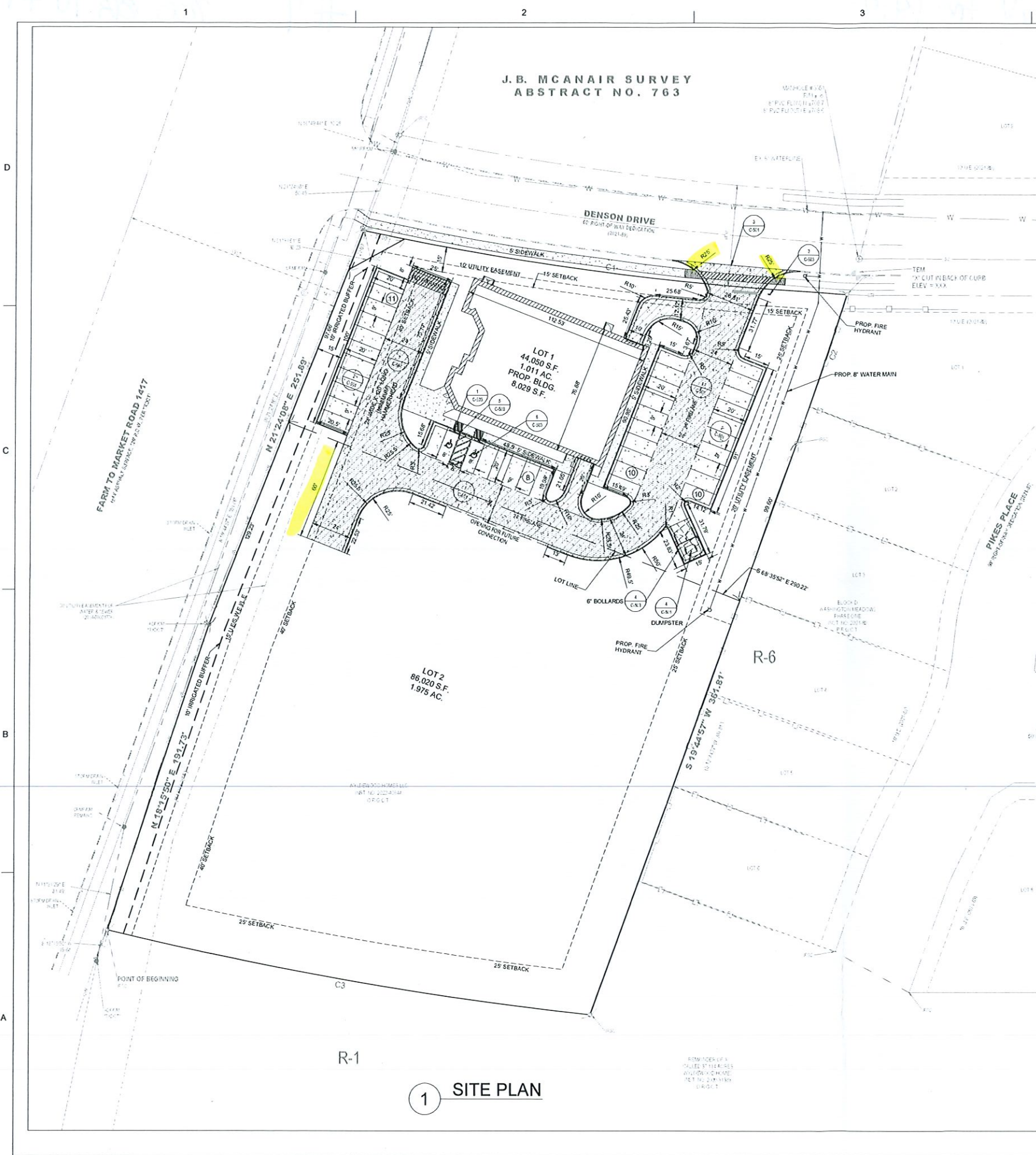
Chairman Mahone adjourned the meeting at 6:28 p.m.



ACTING SECRETARY



CHAIRMAN



1 SITE PLAN

OFFICE USE PARKING COUNT:

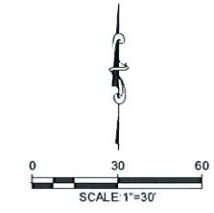
37 SPACES
2 ADA SPACES
PROVIDED SPACES = 39 TOTAL
REQUIRED SPACES = 20

FAR : $\frac{8,029}{44,050} = 0.18$



VICINITY MAP
NOT TO SCALE

CURVE TABLE						
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	91°41'	1795.25'	292.27'	146.46'	N52°35'10"W	291.05'
C2	174°02'	3225.25'	93.66'	46.93'	N10°54'56"E	93.65'
C3	71°11'57"	2235.25'	293.40'	146.91'	S69°07'10"E	293.19'



NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR CENTER OF PAINT STRIPE UNLESS OTHERWISE NOTED.
2. ALL MATERIAL SHALL BE IN COMPLIANCE AND INSTALLED IN ACCORDANCE 2010 ADA STANDARDS.
3. PAVEMENT STRIPING SHALL BE 4-INCH WIDE AND WHITE IN COLOR.
4. CONTRACTOR SHALL COORDINATE WITH FIRE DEPARTMENT/AUTHORITIES FOR FIRE LANE STRIPING REQUIREMENTS.
5. ALL TRAFFIC CONTROL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
6. JOINT SPACING FOR CONCRETE PAVEMENT SHALL BE PROVIDED SUCH THAT NO PANEL EXCEEDS THE 1.25L:1.00W RATIO. MAXIMUM PANEL SIZE SHALL BE 10 FEET X 12.5 FEET. JOINTS SHOULD BE CUT AS SOON AS CONCRETE WILL SUPPORT MACHINERY.
7. ODD-SHAPED CONCRETE PANELS SHOULD BE REINFORCED AN ODD-SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE LONGER DIMENSION EXCEEDS THE SHORTER DIMENSION BY MORE THAN 25% OR A PANEL WHICH ESSENTIALLY IS NEITHER SQUARE OR RECTANGULAR.

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM INFORMATION OBTAINED FROM THE OWNER/SURVEYOR. NO EXCAVATION WAS PERFORMED TO DETERMINE THE SIZE OR LOCATION. NOT NECESSARILY ALL UNDERGROUND UTILITIES ARE SHOWN AND THOSE SHOWN ARE IN APPROXIMATE LOCATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND THE LOCATION THEREOF PRIOR TO BEGINNING CONSTRUCTION. NO RESPONSIBILITY IS HEREBY EXTENDED FOR LOCATION OF UNDERGROUND UTILITIES.



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHERMAN ENGINEERING DESIGN CRITERIA STANDARD AND SPECIFICATIONS.

Nafa Engineering, PLLC
4108 NW 143rd Street
Oklahoma City, OK-73134
Phone: 405.420.0016
Email: Rnaji@nafaeng.com
CA # 19489 exp.01/31/2025



NO.	REVISION	DATE	BY
1	ISSUED FOR CITY COMMENTS	08-30-24	NP
2	REVISED PER CITY COMMENTS	08-30-24	NP
3	REVISED PER OWNER COMMENTS	08-30-24	NP

DESIGNED BY:	NP
CHECKED BY:	RN
DATE:	08-04-2023
ISSUED BY:	NP
DATE:	08-30-23

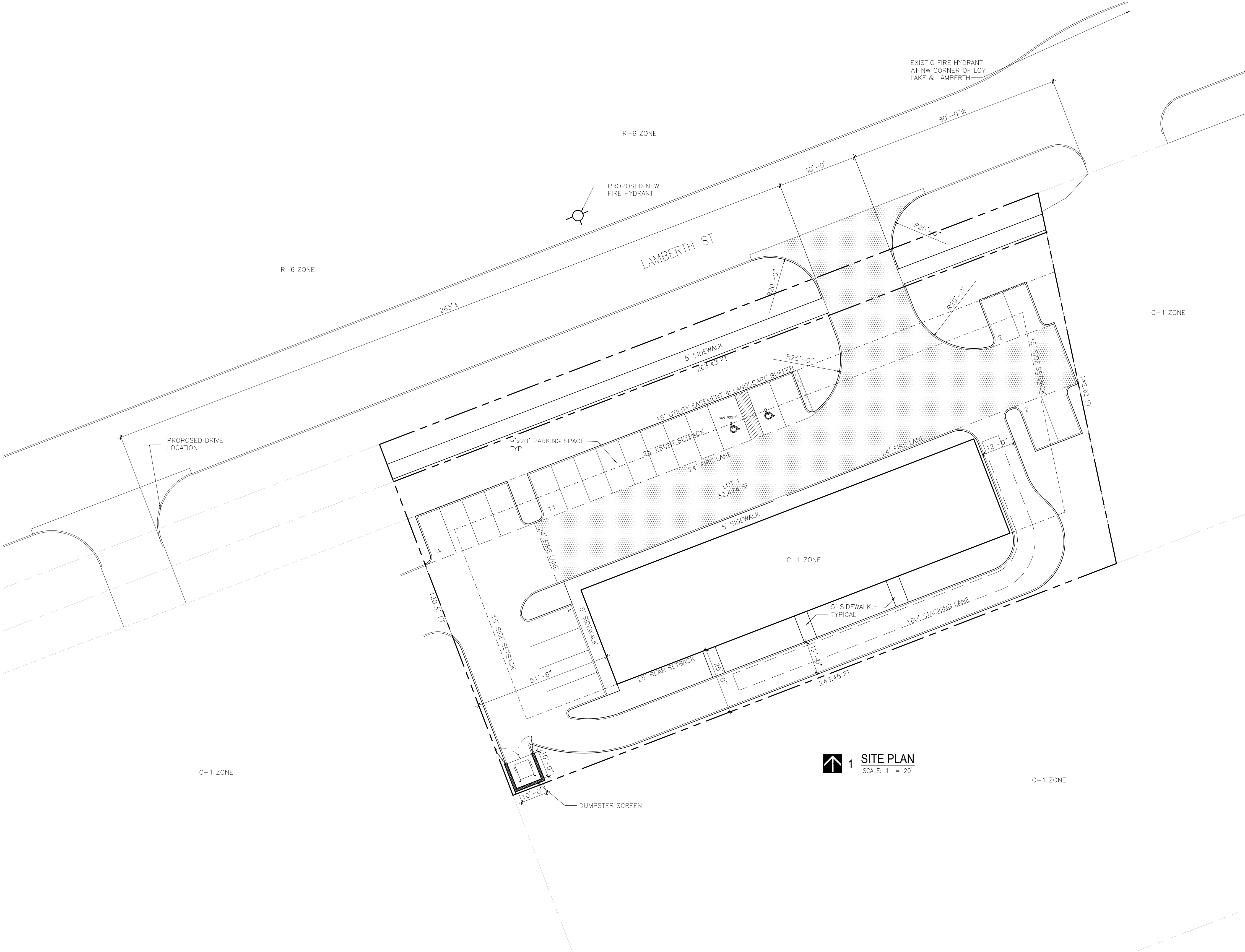
Prepared for
Wyndwood Homes
618 Pike's Place
Sherman, Texas 75092

Meadows Business Park
S. FM 1417
Sherman, Texas 75092
SITE PLAN

SHEET
NUMBER
C-102

SITE PLAN STATISTICS	
ZONING:	C-1: RETAIL BUSINESS DISTRICT
GROSS AREA:	0.733 ACRES (31,947 SF)
BUILDING AREA:	6,022 SF
IMPERVIOUS AREA:	21,819 SF
LANDSCAPED AREA PROVIDED: ISLANDS PROVIDED:	10,128 SF 1656 SF
PARKING REQUIRED RETAIL – 3000 SF/250 SF: OFFICE – 2,272 SF/400 SF: RESTAURANT (DRIVE-THRU ONLY) SERVICE – 750 SF/150 SF:	12 SPACES 6 SPACES 5 SPACES
PARKING PROVIDED	23 SPACES (2 H.C. SPACES)

GENERAL SITE PLAN NOTES:	
1.	SITE SURVEY PREPARED BY UNDERWOOD DRAFTING & SURVEYING, INC., 3404 INTERURBAN ROAD, DENISON, TEXAS 75020, (903.465.2151).
2.	PROVIDE FIRE LANE STRIPING IN ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS. FIRE LANE SHOWN SHADED.
3.	ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.



1 SITE PLAN
SCALE: 1" = 20'

architectural site plan

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS	DESCRIPTION	DATE	
			REVISION 1 PER CITY COMMENTS	REVISION 2 PER CITY COMMENTS
1			10/17/2024	10/21/2024
2				

SUAREZ RETAIL CENTER

Lot 1 E Lamberth St
Sherman, TX 75090

PROJECT NUMBER
2415
DATE
09.09.24
SHEET NUMBER
SP.1

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Brandon Robison
Subject: RE: Project 24-004729 opposition

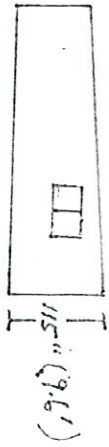
From: Brandon Robison
Sent: Monday, October 21, 2024 8:30 PM
To: Rae, Rob
Cc: Bollier, Larry; Turner, Kerri; Marlow, Lauren
Subject: Project 24-004729 opposition

Hello, I oppose this zoning change at 3311 Gallagher Drive. Single family homes should go there. These apartment developer's seem to have a green light anywhere they choose to build in Sherman. There is a new complex less than a mile west and two existing less than a mile south on La Salle Drive. E Pecan Grove Rd will eventually be extended to Texoma Parkway and Katy trail is going to be built but we don't need a complex at that location across from schools. I won't be able to attend the meeting on Wednesday so please reconsider green lighting another multi family complex.

Brandon Robison
3105 Normandy Drive

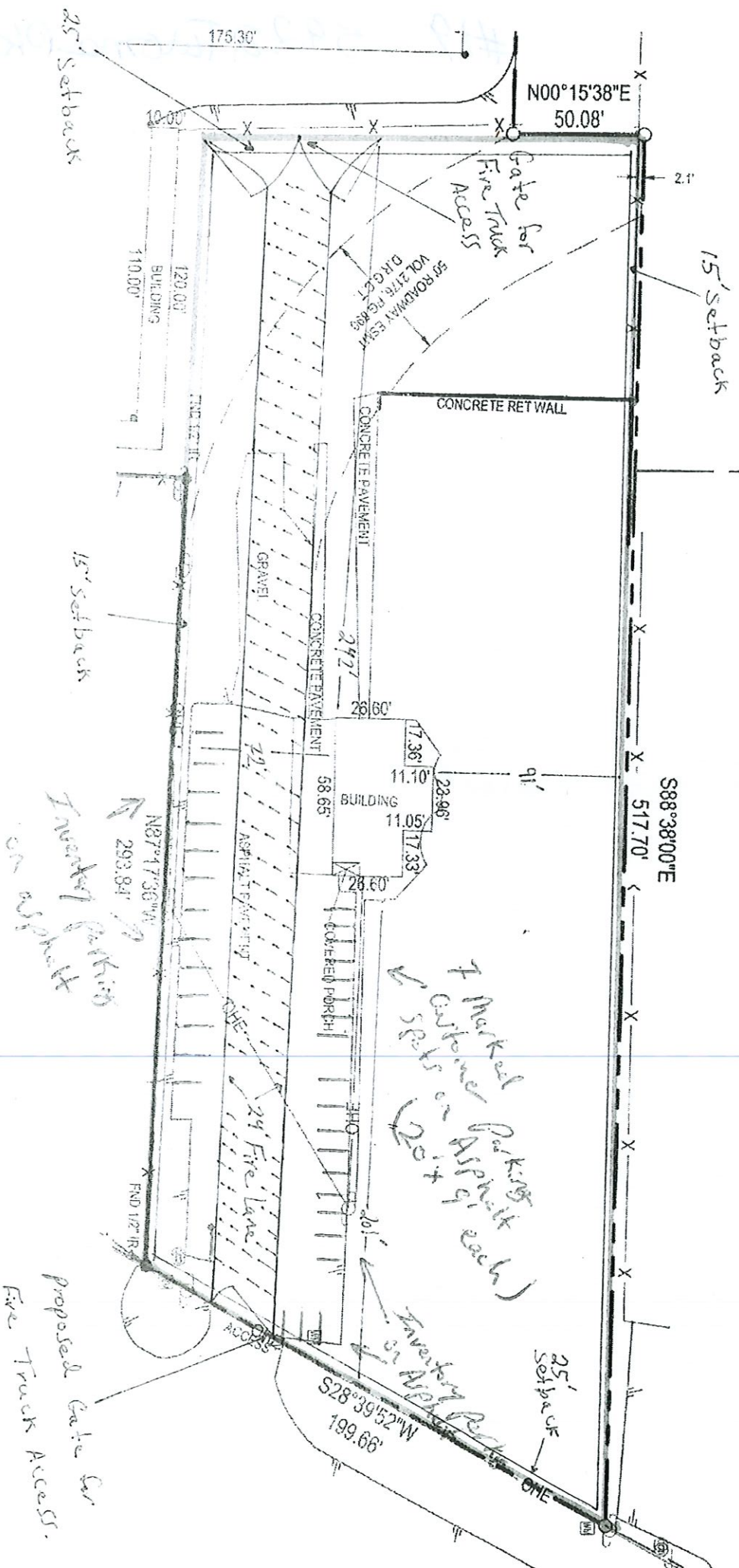
#5

2005



(please see elevation file for more details & pictures)

- Lot SqFt: 81,109
- Bldg SqFt: 1,208
- FAR: .015
- Bldg Height: 9.6'
- Min. Req. Parking: 3



Fw: Fire Lane Proposal for 5820 & 5922 Texoma Parkway

From Noel Cobb <noel@bertholfcre.com>

Date Wed 10/23/2024 11:10 AM

To Noel Cobb <noel@bertholfcre.com>

----- Forwarded message -----

From: **Stewart, Dillon** <DillonS@cityofsherman.com>

Date: Tue, Oct 22, 2024 at 12:10 PM

Subject: Re: Fire Lane Proposal for 5820 & 5922 Texoma Parkway

To: Rex Huddleston <rex.huddleston@gmail.com>

This would be appropriate for the sales office only fire lane, any additions to the storage lot would need to be redesigned for fire access on that lot itself.

Dillon Stewart

Fire Marshal

Sherman Fire – Rescue

Fire Marshal Office Extension: 7267

Asst. Fire Marshal Office Extension: 7006

Phone: 903-892-7273

dillons@cityofsherman.com

From: Rex Huddleston <rex.huddleston@gmail.com>

Sent: Tuesday, October 22, 2024 12:07:35 PM

To: Stewart, Dillon <dillons@cityofsherman.com>

Subject: Re: Fire Lane Proposal for [5820 & 5922 Texoma Parkway](#)

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Dillon, I appreciate the time earlier. As discussed, attached is an updated site plan with the wider southernmost entrance.

Let me know if you have any questions.

Rex

Rex Huddleston

Principal

RH2 Capital Partners

P.O. Box 600268

Dallas, Texas 75360

C: 214.620.3103

6#

