
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Wednesday, January 22, 2025, 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 00:02:31

Chairman Mahone called the meeting to order at 5:01 p.m.

2. APPROVE ACTION MINUTES OF THE REGULAR DECEMBER 17, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

Bookmarked at 00:04:13

The Planning and Zoning Commission reviewed the minutes of the December 17, 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 00:04:38

4. CITIZEN COMMENTS

Bookmarked at 00:05:07

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7, 8 AND 9)

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 00:05:58

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6, 7, 8 and 9 on the Consent Agenda as presented. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * 600 BLOCK PROGRESS DRIVE (Project No. 24-006345)

The request of Sherman Economic Development Corporation (Owner), Chris Lawrence (Prospective Buyer) and BGE, Inc. (Surveyor) concerning the property located in the 600 Block Progress Drive, consisting of 63.626 acres being in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District), as follows:

Planning and Zoning Commission

Site Plan for Molinos USA Lawrence Equipment.

7. * 3400 BLOCK WEST HOUSTON STREET (Project No. 24-006465)

The request of Woodland Cottages Sherman, LP (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-15 (Multi Family Residential) District/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Woodland Cottages Lot 1, Block A

8. * **969 BENNETT ROAD (Project No. 24-006474)**

The request of Tammie Williams (Owner) and Underwood Drafting & Surveying (Surveyor) for the property at 969 Bennett Road consisting of 12.00 acres in the Henderson Gist Survey, Abstract No. 453 and located in our ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Williams Family Estates

9. * **3500 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-006518)**

The request of Sherman Housing Authority Public Facility Group, Heritage Ranch Land Holdings, LTD. and SHA Heritage Ranch, LLC (Owners), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 3500 Block North FM 1417 (Heritage Parkway) consisting of 16.74 acres being a part of Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Heritage Ranch MF-1

10. **1771 HARRELL ROAD (Project No. 24-006035) – TABLED FROM DECEMBER 17, 2024**

The request of Lackland Grayson County Development, LLC (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1771 Harrell Road, consisting of 177.318 acres being in the Charles Lynenburg Survey, Abstract No. 73 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Cedar Creek Ranch.

Bookmarked at 00:06:55

Planning and Zoning Commission

Motion by Commission Member Blagg to untable the Final Plat located at 1771 Harrell Road. Second by Commission Member Manley.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Final Plat located at 1771 Harrell Road. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

11. **3230 NORTHGATE DRIVE (Project No. 24-005840) – TABLED FROM DECEMBER 17, 2024**

The request of Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor) concerning the property located at 3230 Northgate Drive, consisting of 143.038 acres being in the Elizabeth Jones Survey, Abstract 625 and currently in the Blalock Industrial Park Planned Development/F.M. 1417 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 2.3.5(b) to allow a 2' side setback and 6' front setback in lieu of the required 50' for a monument sign in the Blalock Industrial Park.

Bookmarked at 00:08:49

Board of Adjustment

Motion by Commission Member Blagg to untable the Variance located at 3230 Northgate Drive. Second by Commission Member Manley.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 3230 Northgate Drive 15' side setback and 17' front setback. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

12. 3311 GALLAGHER DRIVE AND 3514 TEXOMA PARKWAY (Project No. 24-005843)

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 and 3514 Texoma Parkway, consisting of 17.6285 acres being in the Hillard Jennings Survey, Abstract No. 639 and Lots 7 and 8, Block One, of Redick Addition, 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 00:20:04

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Zone Change located at 3311 Gallagher Drive and 3514 Texoma Parkway with a 6' masonry wall along the West side parking lot.

Motion fails for a lack of a second.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 3311 Gallagher Drive and 3514 Texoma Parkway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

13. 719-725 EAST TAYLOR STREET AND 2000-2030 NORTH LOY LAKE ROAD (Project No. 24-006122)

The request of Altona, Inc (Owner), Barkat Ali (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road being a Replat of Lots A, A-2 and C of Taylor Plaza and Lot 1 of the Altona's Replat of Lot B, Taylor Plaza, as follows:

Planning and Zoning Commission

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

Bookmarked at 01:19:34

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 4800 TEXOMA PARKWAY, SUITE B401B (Project No. 24-006129)

The request of Scott Cresswell (Owner), Kerry Smith (Representative) and Old Republic (Surveyor) for the property located at 4800 Texoma Parkway, Suite B401B, 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 approval under Section 14.06.009 allow Secondhand store or rummage shop in a C-2 (General Commercial) District.

Bookmarked at 01:22:34

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Specific Use Permit located at 4800 Texoma Parkway, Suite B401B subject to the Staff Review Letter and being tied to Kerry Smith. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

15. 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

- A. Public Hearing and Variance under Section 14.02.006 to allow a 1.7' rear setback in lieu of the required 5' for the 375 sq. foot existing metal accessory building on proposed Lot 3.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

Bookmarked at 01:25:19

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 6:42 p.m.

RECONVENE

The Executive Session closed, and the meeting reconvened at 6:48 p.m.

Board of Adjustment

Motion by Commission Member Manley to approve Variance Item A located at 2617 and 2701 South First Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Commission Member Manley to deny the Variance located at 2617 and 2701 South First Street.

VOTING AYE: DOWNTAIN AND MANLEY

VOTING NAY: MAHONE, BLAGG, AND WHITAKER

Motion fails.

Motion by Commission Member Blagg to approve Variance Item B located at 2617 and 2701 South First Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG AND WHITAKER

VOTING NAY: MANLEY AND DOWNTAIN.

No action was taken on Item B.

16. 1311 AND 1313 EAST CHERRY STREET (Project No. 24-006339)

The request of Bruce and Karen Simpson (Owner) 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 in the George B. Pilant Survey, Abstract No. 963 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 5.1' side setback in lieu of the required 6' for the existing main structure.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 5' for an existing accessory structure.

Bookmarked at 01:57:36

Board of Adjustment

**Motion by Vice Chairman Downtain to approve the Variance located at 1311 and 1313 East Cherry Street.
Second by Commission Member Manley.**

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

VOTING NAY: NONE.

MOTION CARRIED.

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

17. 1120 SOUTH FIRST STREET (Project No. 24-006342)

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 a part of the G.B. Pilant Survey, Abstract No. 963 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 20.4' front setback in lieu of the required 25' for the metal enclosure.
- B. 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.
- C. Public Hearing and Variance under Section 14.04.004(c)(2) to allow an 8' tall solid fence in lieu of the allowed 4' tall decorative fence with openings not less than 50 percent in the front yard.

Bookmarked at 02:00:16

Vice Chairman Downtain abstained from this item.

Chairman Mahone added Commission Member Ramirez to the Board of Adjustment for this item.

Commission Member Ramirez abstained from this item.

Board of Adjustment

Motion by Commission Member Blagg to approve Variance Item A located at 1120 South First Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Board of Adjustment

**Motion by Commission Member Blagg to approve Variance Items B and C located at 1120 South First Street.
Second by Commission Member Manley.**

VOTING AYE: MAHONE, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

18. 100-1200 BLOCKS WEST SHEPHERD ROAD (Project No. 24-006362)

The request of Sparks Shepherd Ventures, LLC (Owner), Hillwood Enterprises (Applicant) and Spiars Engineering & Surveying (Surveyor) concerning the property located in the 100-1200 Blocks West Shepherd Road, consisting of 525.135 acres being in the M. Hunt Survey, Abstract 603, the F. McNeely Survey, Abstract No. 826 and the B. Lindsey Survey, Abstract No. 733 and currently in the Blalock Industrial Park Planned Development, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6400 to Amend Certain Planned Development District Development Standards and Exhibits.

Bookmarked at 02:21:21

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Planned Development Amendment located in the 100-1200 Blocks West Shepherd Road with a 15% max on cluster homes and both flex and residential and combining total open space with a 15% minimum for the property. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

19. 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 24-006363)

The request of Sherman Economic Development Corporation and Terra Perpetua, LLC (Owners), Kevin Shaw, KFM Engineering & Design (Representative/Engineer) and O'Neal Surveying Company, LLC (Surveyor) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.34 acres being in the Sherrod Dunmore Survey, Abstract 329, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6410 to Amend Certain Planned Development District Development Standards and Exhibits.

Bookmarked at 03:15:17

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Planned Development Amendment located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway). Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

20. 500 BLOCK EAST LAMAR STREET (Project No. 24-006364)

The request of JE Holdings, LLC (Owner), Kent Hughlett (Representative) and Underwood Drafting & Surveying (Surveyor) for the property located in the 500 Block East Lamar Street, consisting of 0.674 acres being part of Lots 1, 3, 5 and 7, Block 26 of the Original Town Plat, as follows:

Planning and Zoning Commission

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

Bookmarked at 03:28:29

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located in the 500 Block East Lamar Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Blagg recused himself from the item.

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

21. 4600 BLOCK NORTH TRAVIS STREET (Project No. 24-006366)

The request of Rafeeq Ali Dareediya, Roshan Building Company, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4600 Block North Travis Street, consisting of 11.067 acres in the John Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

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

Bookmarked at 03:31:25

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 4600 Block North Travis Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Marlow, Lauren

From: Planning
Subject: RE: 3311 Gallagher

From: ijhorstman@verizon.net
Sent: Monday, January 20, 2025 4:30 AM
To: Planning
Subject: Re: 3311 Gallagher

I have lived at 3809 Melrose Trail since 2005 and have seen my neighborhood and the streets to and from it become more and more crowded. Before holidays and at eight am and three pm weekdays, the traffic from Sam's and the two schools becomes increasingly problematic.

We have no more basic requirements such as police, fire department, grocery stores, and restaurants—just more people.

I strongly oppose the building of (another) multi family residence in my neighborhood.

Sincerely,
Iris Horstman

[Sent from the all new AOL app for iOS](#)

Reasons to keep the land at 3311 Gallagher Dr. open without apartments

1. Traffic

Gallagher Dr. already is congested at times especially when the 2 schools start and finish the day.

The apartments would be across from the entrance to Dillingham school where parents and buses drop off and pick up their children. If the entrance to the apartments is on Texoma Parkway, they would come down Gallagher or Pecan Grove, the residential areas to get to Highway 75. It would also add traffic to Texoma Parkway.

2. Safety of the children

This is not a safe area to be in for children with all the traffic and there are children that walk down Gallagher and cross over busy Gallagher before and after school to get to their homes/apartments near Hwy 82.

Is there not an ordinance about putting apartments that close to a School? No other school in Sherman is that close to apartments.

3. Gallagher Dr.

The road has become terrible with all the traffic of speeding cars, buses and very large trucks not to mention the construction trucks. There will be more potholes as the traffic increases.

4. House Values

House values would be affected because of all the traffic. We already have problems getting out of our driveway.

5. Other options

There is other land for sale in the Sherman area that would be more appropriate than this location that is a flood zone. The land behind Grandy's went bankrupt and it might be available for apartments. This would be a better location for apartments.

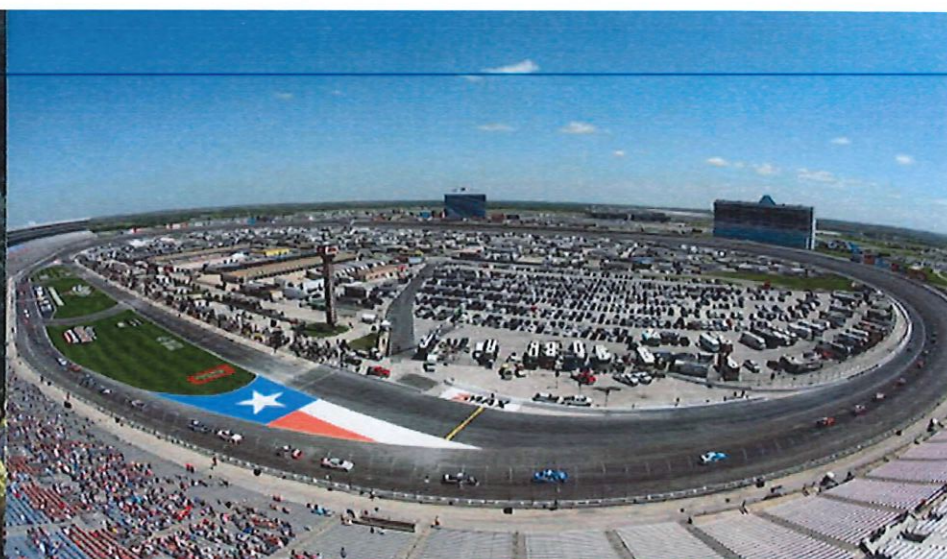
#12



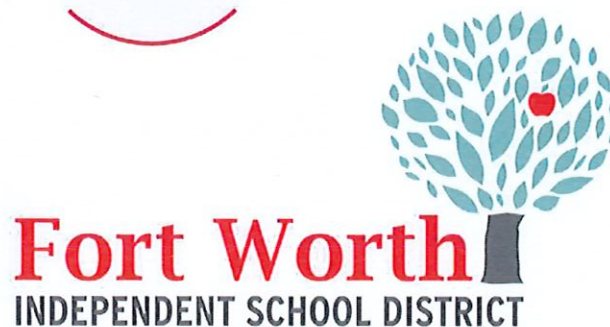
3311 Gallagher Drive

Case No. 24-004729

Presented by: Dallas Cothrum, Ph. D.
Planning and Zoning Commission
Date: 22 January 2025







**We are sorry.
We are listening.**



Why a Planned Development

- Social compact among the owner, neighbors, and the City.
- The municipality regulates PDs based on PD conditions and exhibits.
- RCLCO, in their housing study for the City, notes:
 - To increase the City's influence over new developments, the expansion of PDs for multi-family can be a strategic approval.





1110 E. Collins Blvd, #122, Richardson, TX 75082

SHERMAN MULTIFAMILY

Aerial View

Checker

asterplan

- SHERMAN PROJECTS LLC**
INSTRUMENT NO. 2022-17365
O.R.G.C.V.

LOT 12
147.184 of
3.84 Acres

LOT 13
72.846 of
1.47 Acres

BUILDING A
78 UNITS

BUILDING B
24 UNITS

BUILDING C
63 UNITS

BUILDING D
78 UNITS

BUILDING E
78 UNITS

BUILDING F
78 UNITS

BUILDING G
78 UNITS

BUILDING H
78 UNITS

BUILDING I
78 UNITS

BUILDING J
78 UNITS

BUILDING K
78 UNITS

BUILDING L
78 UNITS

BUILDING M
78 UNITS

BUILDING N
78 UNITS

BUILDING O
78 UNITS

BUILDING P
78 UNITS

BUILDING Q
78 UNITS

BUILDING R
78 UNITS

BUILDING S
78 UNITS

BUILDING T
78 UNITS

BUILDING U
78 UNITS

BUILDING V
78 UNITS

BUILDING W
78 UNITS

BUILDING X
78 UNITS

BUILDING Y
78 UNITS

BUILDING Z
78 UNITS

BUILDING AA
78 UNITS

BUILDING AB
78 UNITS

BUILDING AC
78 UNITS

BUILDING AD
78 UNITS

BUILDING AE
78 UNITS

BUILDING AF
78 UNITS

BUILDING AG
78 UNITS

BUILDING AH
78 UNITS

BUILDING AI
78 UNITS

BUILDING AJ
78 UNITS

BUILDING AK
78 UNITS

BUILDING AL
78 UNITS

BUILDING AM
78 UNITS

BUILDING AN
78 UNITS

BUILDING AO
78 UNITS

BUILDING AP
78 UNITS

BUILDING AQ
78 UNITS

BUILDING AR
78 UNITS

BUILDING AS
78 UNITS

BUILDING AT
78 UNITS

BUILDING AU
78 UNITS

BUILDING AV
78 UNITS

BUILDING AW
78 UNITS

BUILDING AX
78 UNITS

BUILDING AY
78 UNITS

BUILDING AZ
78 UNITS

BUILDING BA
78 UNITS

BUILDING BB
78 UNITS

BUILDING BC
78 UNITS

BUILDING BD
78 UNITS

BUILDING BE
78 UNITS

BUILDING BF
78 UNITS

BUILDING BG
78 UNITS

BUILDING BH
78 UNITS

BUILDING BI
78 UNITS

BUILDING BJ
78 UNITS

BUILDING BK
78 UNITS

BUILDING BL
78 UNITS

BUILDING BM
78 UNITS

BUILDING BN
78 UNITS

BUILDING BO
78 UNITS

BUILDING BP
78 UNITS

BUILDING BQ
78 UNITS

BUILDING BR
78 UNITS

BUILDING BS
78 UNITS

BUILDING BT
78 UNITS

BUILDING BU
78 UNITS

BUILDING BV
78 UNITS

BUILDING BW
78 UNITS

BUILDING BX
78 UNITS

BUILDING BY
78 UNITS

BUILDING BZ
78 UNITS

BUILDING CA
78 UNITS

BUILDING CB
78 UNITS

BUILDING CC
78 UNITS

BUILDING CD
78 UNITS

BUILDING CE
78 UNITS

BUILDING CF
78 UNITS

BUILDING CG
78 UNITS

BUILDING CH
78 UNITS

BUILDING CI
78 UNITS

BUILDING CJ
78 UNITS

BUILDING CK
78 UNITS

BUILDING CL
78 UNITS

BUILDING CM
78 UNITS

BUILDING CN
78 UNITS

BUILDING CO
78 UNITS

BUILDING CP
78 UNITS

BUILDING CQ
78 UNITS

BUILDING CR
78 UNITS

BUILDING CS
78 UNITS

BUILDING CT
78 UNITS

BUILDING CU
78 UNITS

BUILDING CV
78 UNITS

BUILDING CW
78 UNITS

BUILDING CX
78 UNITS

BUILDING CY
78 UNITS

BUILDING CZ
78 UNITS

BUILDING DA
78 UNITS

BUILDING DB
78 UNITS

BUILDING DC
78 UNITS

BUILDING DD
78 UNITS

BUILDING DE
78 UNITS

BUILDING DF
78 UNITS

BUILDING DG
78 UNITS

BUILDING DH
78 UNITS

BUILDING DI
78 UNITS

BUILDING DJ
78 UNITS

BUILDING DK
78 UNITS

BUILDING DL
78 UNITS

BUILDING DM
78 UNITS

BUILDING DN
78 UNITS

BUILDING DO
78 UNITS

BUILDING DP
78 UNITS

BUILDING DQ
78 UNITS</

Housing Shortage

- RCLCO projects a shortage of around 7,800 housing units by 2038.
- "To increase the city's influence over new developments, the expansion of PDS... for multifamily... can be a strategic approach."
- "Rental supply in Sherman is relatively old, with properties featuring an average age of 39 years."

Largest Generational Cohorts through 2028

For Homeowners:

1. 55-64
2. 65-74

AMI 2024

1p \$63,400

2p \$72,500

3p \$81,600



Largest income distribution cohort through 2028

1. \$25-50K – 27%
2. \$50-\$75K – 22%

RCLCO
REAL ESTATE CONSULTING

 **Masterplan**



Grayson County Tax Assessor-Collector

Calculate

Clear

2024 Total Rate

2.05%

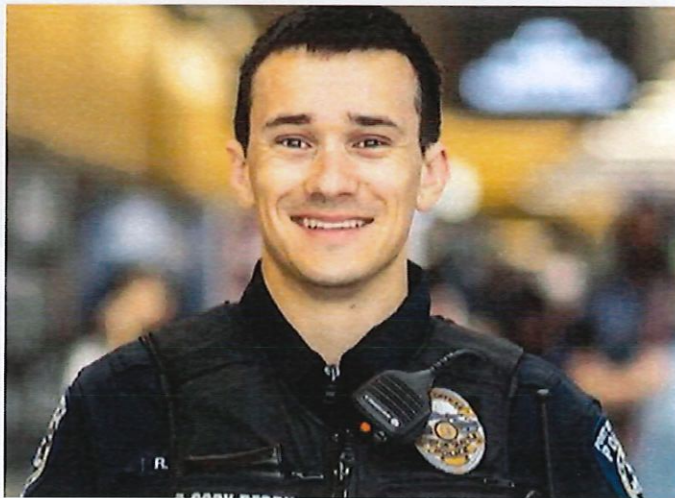
Total Estimated Taxes

\$1,228,380.00

TAXING UNIT	PROPERTY VALUE	EXEMPTIONS	NET TAXABLE	2024 TAX RATE	ESTIMATED TAX
Sherman School - SSH	\$60,000,000	\$0	\$60,000,000	1.2342%	\$740,520.00
Sherman City - CSH	\$60,000,000	\$0	\$60,000,000	0.508%	\$304,800.00
Grayson County - GRA	\$60,000,000	\$0	\$60,000,000	0.3051%	\$183,060.00

How Many Salaries Does This Project Equal?

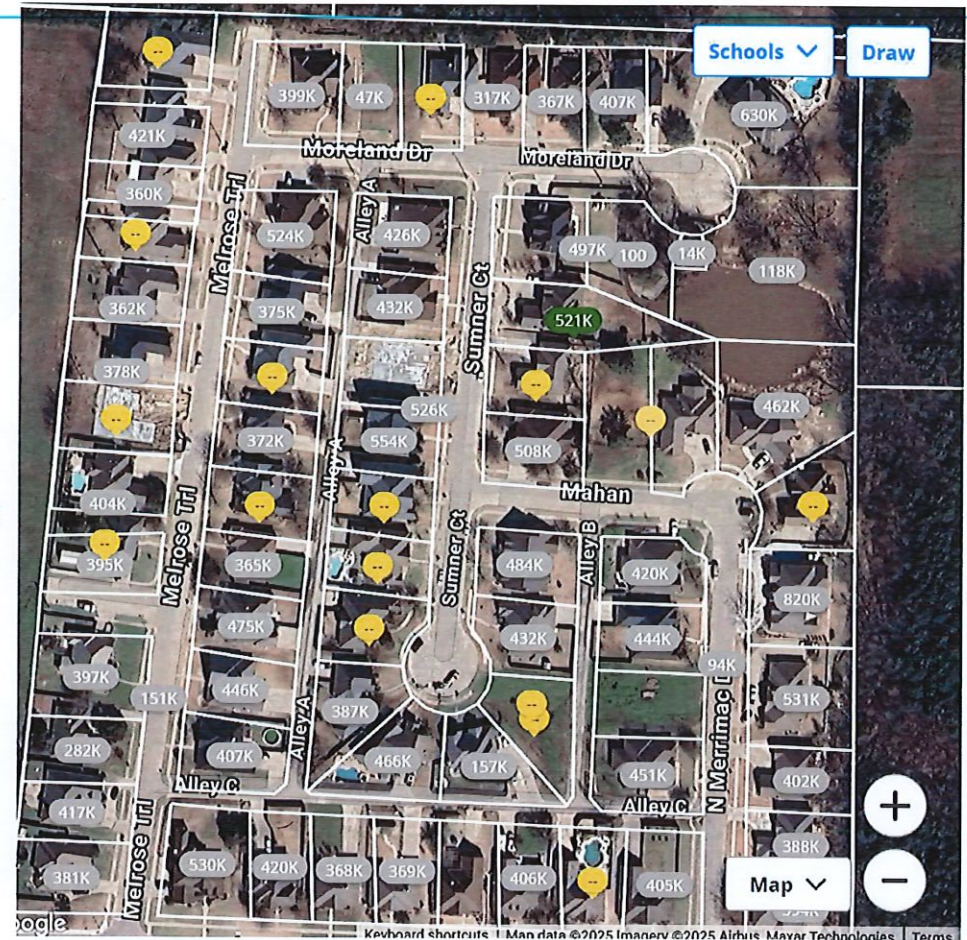
- Pays for 13.01 New Teachers' Salaries



- Pays for 4.34 New Police Officers' Salaries

Tax Information

- Median Subdivision Value: \$418,500 (Zillow)
- Sherman ISD: \$3,931 (Would Need 180 Homes to Equal MF Contribution)
- City: \$2,126 (Would Need 86 Homes to Equal MF Contribution)



Intergenerational Discounting

CENSUS MEDIAN with Homestead and +65

- \$219,300
- Total taxes: \$2,998
- SISD: \$1,349
Requires 549 of these homes to equal MF contribution
- City: \$1,114
Requires 274 homes to equal MF contribution

Zillow Average with Homestead Less Than 65

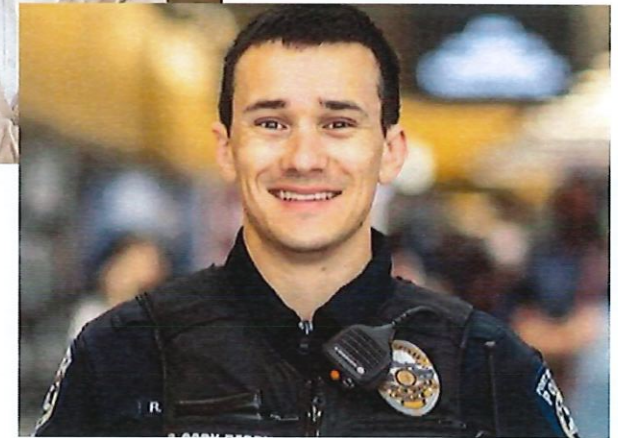
- \$255,637
- Total: \$3,843
- SISD: \$1,921
- City \$1,299

Tax Comparison By Acre

MEDIAN	MF
SISD	City
\$9,605	\$48,718
\$6,495	\$20,052

Buying Power / About Renters

- Starting Salaries:
 - Teacher: $\$56,900/12 = \$4,741.67 \times .33 = \underline{\$1,565}$
 - Police Officer: $\$70,200/12 = \$5,850 \times .33 = \underline{\$1,931}$
 - Combined: \$3,496
- Choices:
 - One-Bedroom: \$1,280
 - Two-Bedroom: \$1,760



Homes for Sale in Sherman, Texas (As of 01/17/2025)



3206 Dauphine Dr
\$279,000 (1,336 SF)
3 bd/2 ba
Mortgage Estimate: \$1,540



3812 Sumner Ct
\$537,500 (2,731 SF)
4 bd/3 ba
Mortgage Estimate: \$2,855



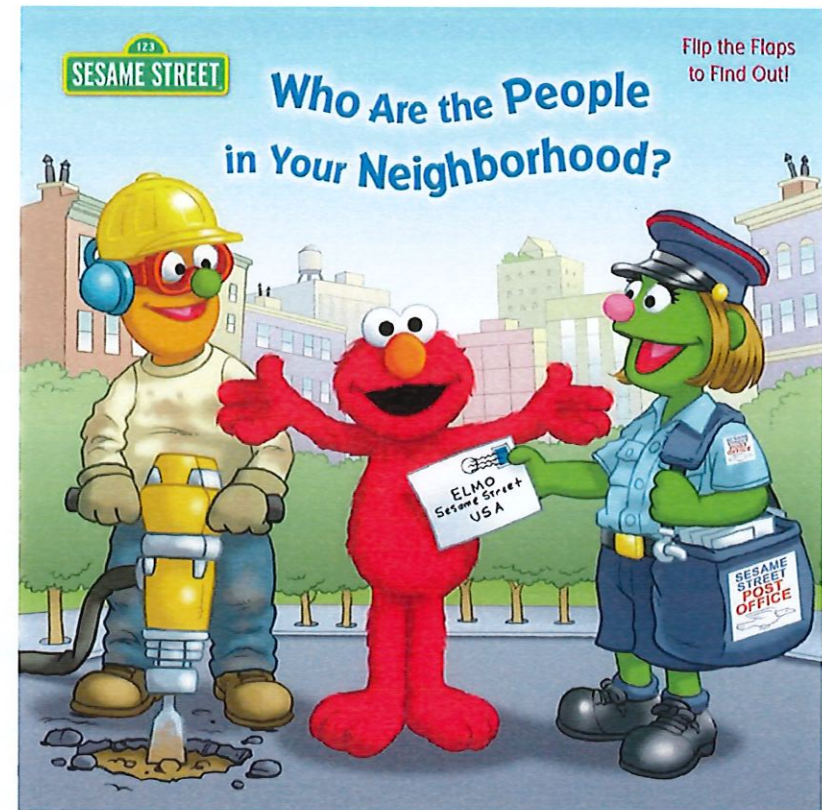
3708 Hickory St
\$411,000 (2,237 SF)
3 bd/3 ba
Mortgage Estimate: \$2,183



Minimum Housing Budget: \$3,496

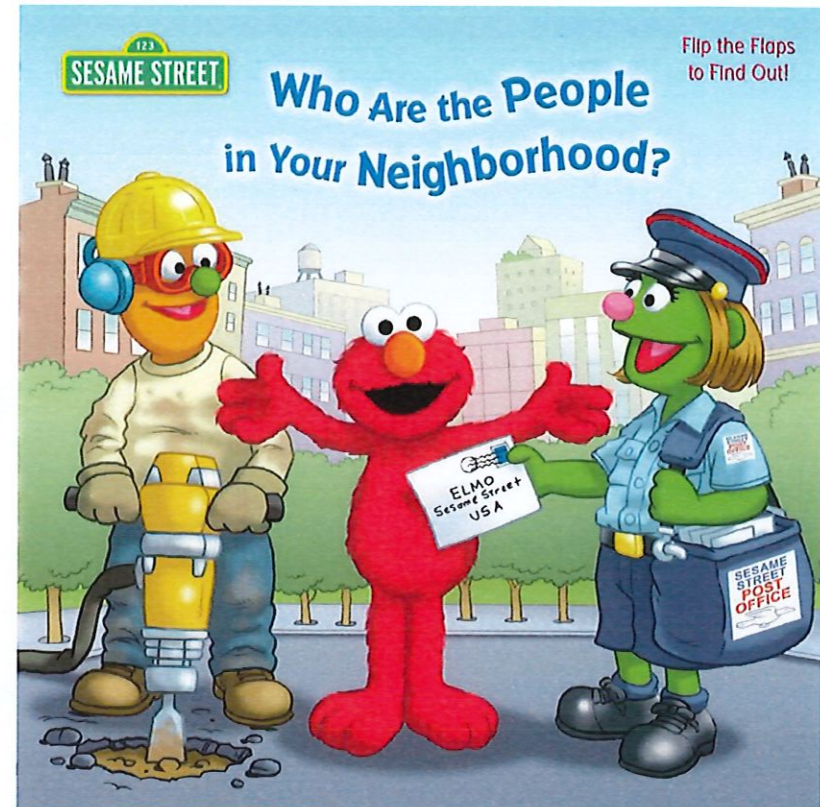
Renter Snapshot of Similar Development

- 378 Residents
- Age Range: 23-89
 - Average Age: Mid-Thirties
- 29 Considered Seniors
- Annual Income: \$45,000-\$288,000
 - 30% Over \$150,000
 - 15% Over \$200,000
- Moved from 23 Different States
- Large Influx from Dallas County
- Large Influx from East Texas



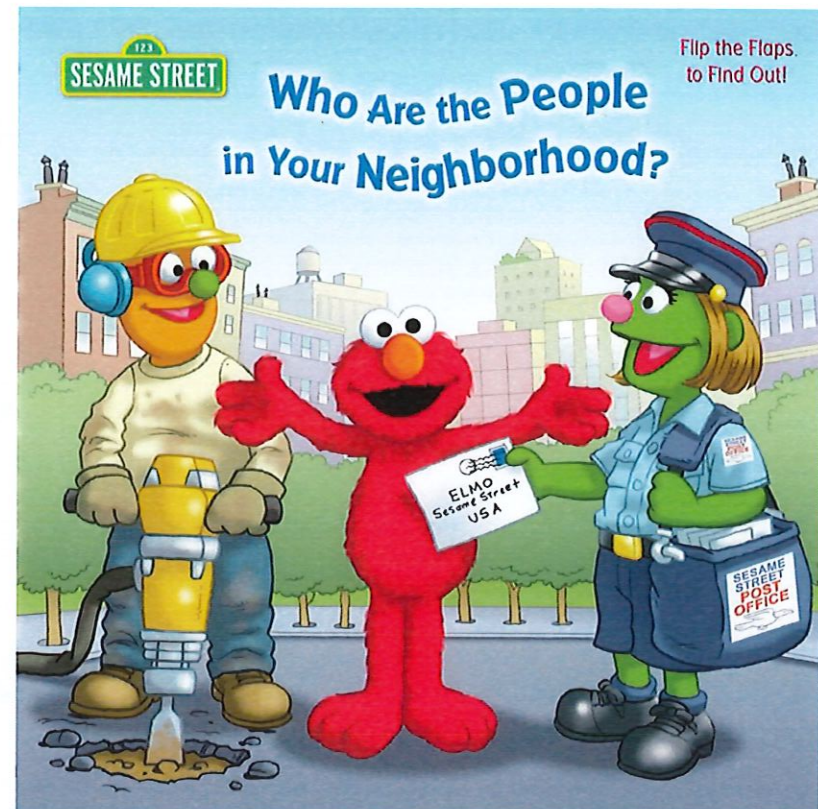
Their Occupations

- Construction Worker
- Research Scientist
- Structural Engineer
- Customer Service Manager
- Photographer
- Data Analysis
- Software Engineer
- Auditor
- Nurse
- Attorney
- Electrician
- Counselor
- Realtor
- Police Officer
- Dentist
- Loan Officer
- Appraiser
- Fire Fighter
- Paramedic
- Restaurant Manager
- Waitress



Where They Work

- Five Independent School Districts
- Two Public Universities
- Celebree
- Uplift
- Veterans Affairs
- Department of Homeland Security
- Texas Health and Human Services
- Tarrant County Appraisal District
- Four Municipalities
- Essential Workers



Where They Came From

1. California

2. Illinois

3. Florida

4. Virginia

5. Iowa

6. Other States:

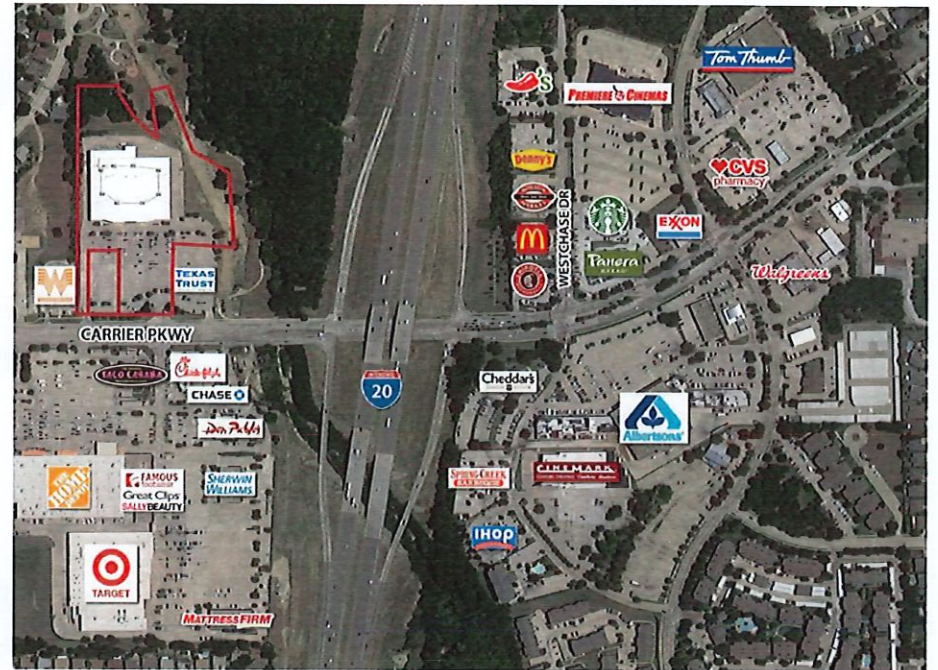
- Louisiana, Arkansas, Oklahoma, North Carolina, South Carolina, Mississippi, Georgia, Tennessee, Alabama, Kansas, Ohio, Maryland, Nebraska, New York, New Jersey, New Hampshire, Arizona, Wyoming



Multifamily Paves the Way



Multifamily Paves the Way



Planning for the Future



University Park: The Municipality with the Highest Percentage of MF/Capita in North Texas



\$2.4 Million: Last Month's Median Sales Price in UP



\$10,000,000 Home, 475 Feet From Multifamily

ch

 Zillow



 Masterplan

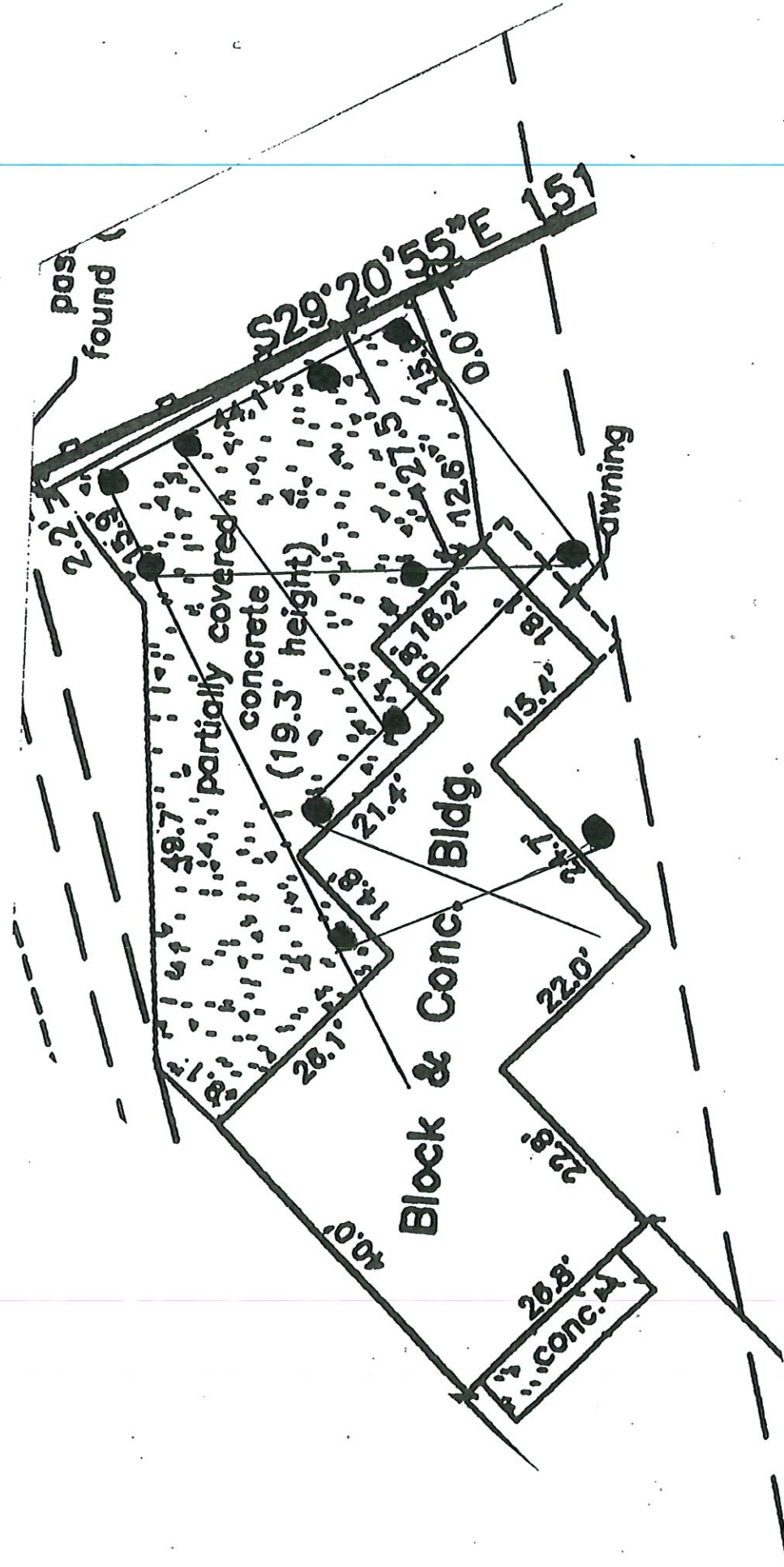
Questions?



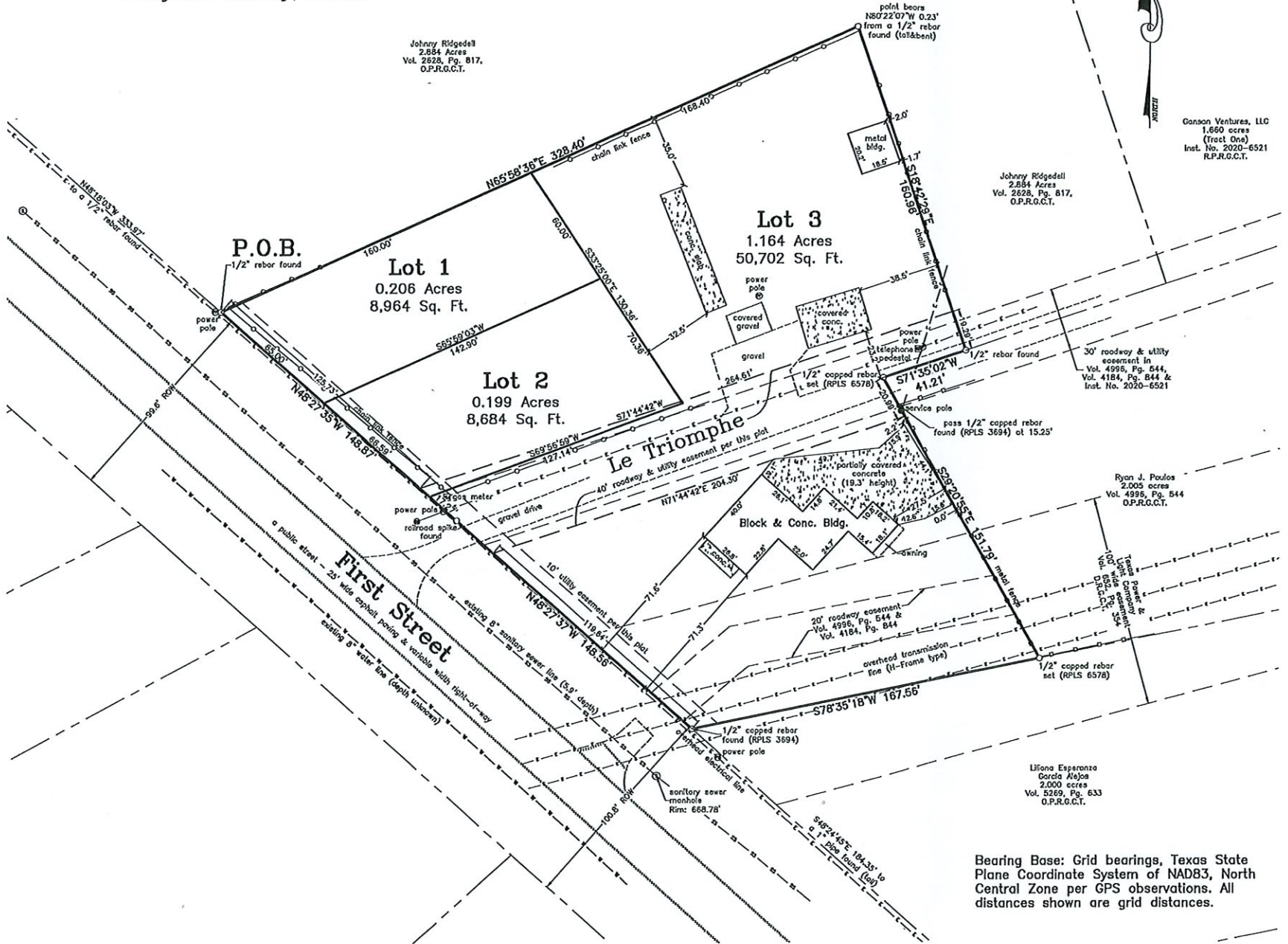
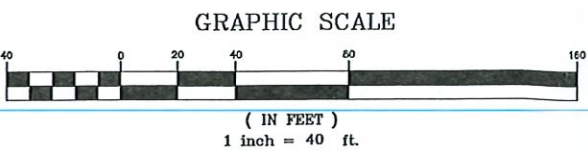
Masterplan

Land Use Consultants

15.



Robert Thompson Survey
Abstract No. 1200
City of Sherman
Grayson County, Texas



Site Plan
Lots 1, 2 & 3
The Mansion on First Addition
to the
City of Sherman
Grayson County, Texas
1.569 Acres
in the
Robert Thompson Survey
Abstract No. 1200

Owner:
The Jason Lewis Family Trust &
Jason W. Lewis
2701 S. First Street
Sherman, Texas 75090

SURVEYOR:
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

DATE OF PREPARATION: JANUARY 6, 2024
JOB No. CGSII0125

PROPERTY ADDRESS: 2716 & 2701 S. FIRST STREET,
SHERMAN, TEXAS

Marlow, Lauren

From: Planning
To: [REDACTED] Planning
Subject: RE: Information to be given the planning and zoning commission hearing Wednesday January 22nd, 2025 at 5:00PM

From: [REDACTED]
Sent: Tuesday, January 21, 2025 9:48 AM
To: Planning
Subject: Information to be given the planning and zoning commission hearing Wednesday January 22nd, 2025 at 5:00PM

Hello City of Sherman Planning and Zoning,

My name is [REDACTED]

I received a letter in the main (See first attached pic), and it's in regards to the property that's in front of me where the owner has been building a huge structure against code.

I'm 100% against the way it is now, and it is literally is touching my property line. The City has been out and talked to my neighbor multiple times, and in my opinion it needs to be tore down completely. Several other neighbors agree.

I attached a google map pic (see second attached pic) and my property is the green rectangle, and the structure they built is all the red in the pic.

Whatever the city codes or rules are I want those followed to the letter of the law. If they need to tear it down so be it. If I ever wanted to do anything to my fence up front they have the structure up against my fence, and an RV which they hooked to water and septic inches away as well.

The whole thing is a mess and they need to be held accountable. See the last attached pic for how high the structure is, and how it's basically touching my property line (red arrows).

I would like to remain a 'concerned citizen' only, and I don't want my name mentioned. A few my other neighbors are a bit scared of the situation as well.

Sean, who lives on the property (which Jay Lewis owns), runs all over the neighborhood and feels he can just trespass on properties. He knows I'm rarely at my property, so I'm always scared something will be broken into or missing. My property and vehicles were already vandalized once, and Sherman PD had to come to the scene. I have spent 5 years cleaning up the mess that was there when I bought it, and since then they (Sean and Jay) have brought in multiple RV's and trailers with zero fence to hide anything. The building they have floods, so instead of being in it, they live in the multiple RV's which I know is not legal according to code.

They (Sean and Jay) were also caught by the City stealing water (from what I heard), and they just run pipes and water to wherever they want on the weekends.

I actually engaged the City on putting a new water main for my building, and I have no idea what they (Sean and Jay) have run through the front of the property I don't own.

I'm completely against giving them any variance to keep that unauthorized structure in place.

I just don't want bad blood and weirdness as today, so I try to just ignore and leave them alone in general.

Please call me if it's easier to speak about it. [REDACTED]

I have also verbally spoken with Larry over in development services on multiple occasions about this. I know the property in question has had multiple complaints over the years. Something has to be done.

I planned at some point to replace that front fence area, and I don't need any drama later on (right now that un-engineered structure they built gives zero room to do any work). An RV and huge metal covering are literally touching my fence and property line today.

This situation needs to be handled now or you can expect more metal structures, RV's with people living in them, and other miscellaneous junk sitting over there moving forward.

Thank you,

(I would like to remain a concerned citizen and anonymous)

[REDACTED]
[REDACTED]
[REDACTED]



2701 S 1st St

Google



1st St



Marlow, Lauren

From: Planning
Subject: RE: 2701 S First Street

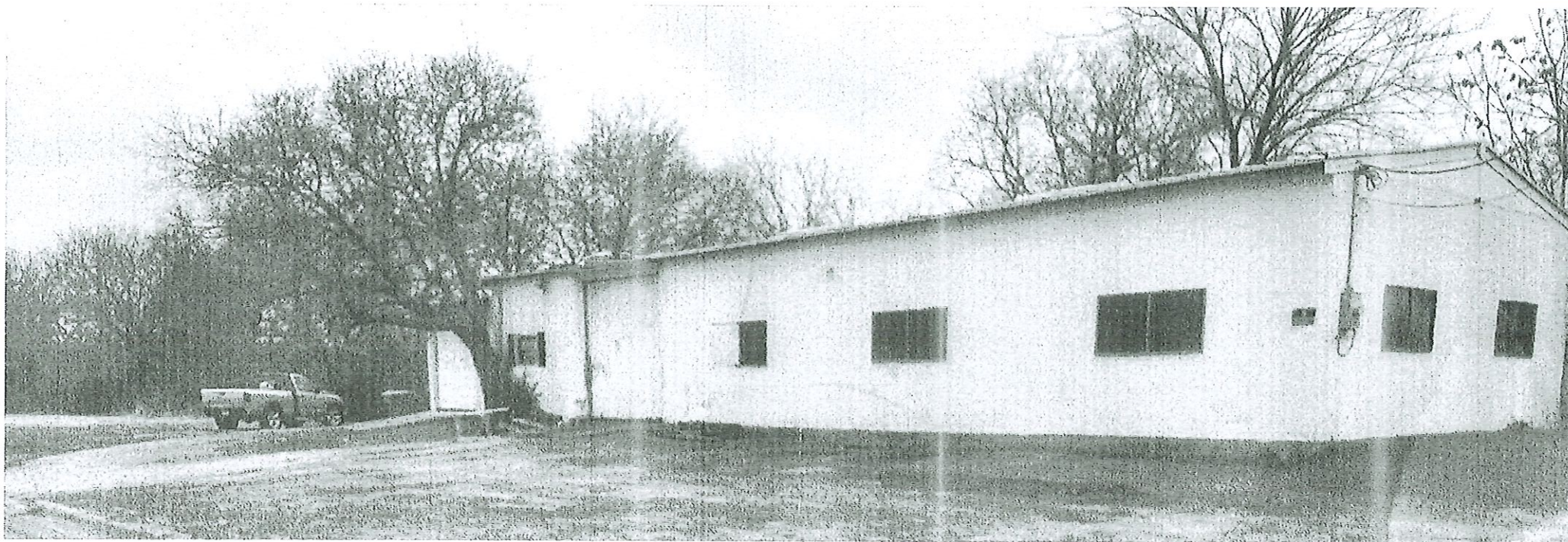
From: [REDACTED]
Sent: Tuesday, January 21, 2025 12:28 PM
To: Planning
Subject: 2701 S First Street

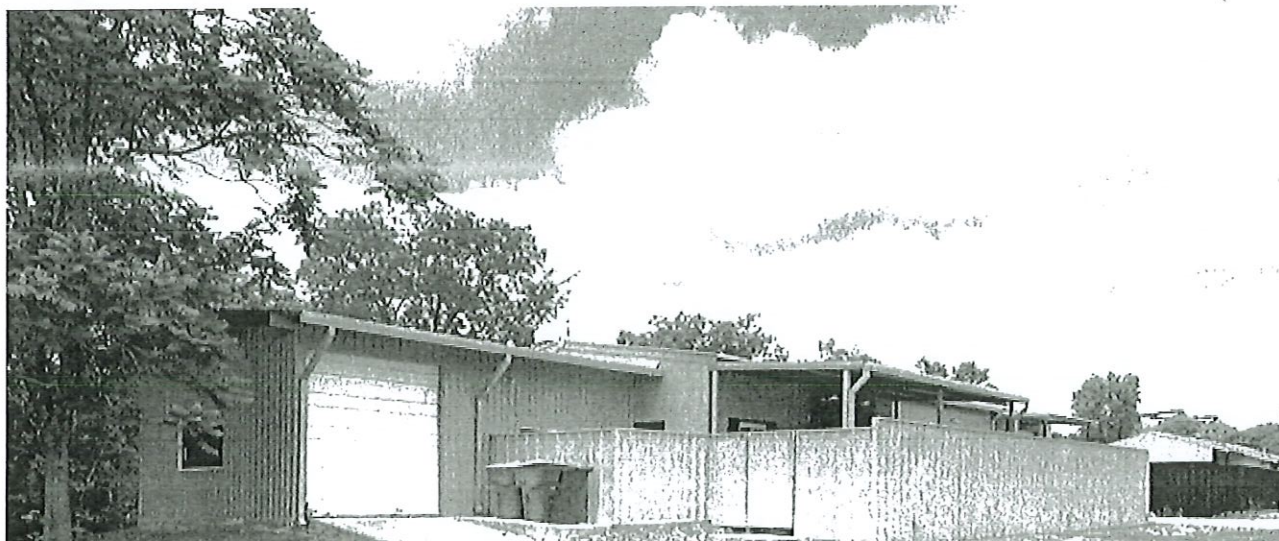
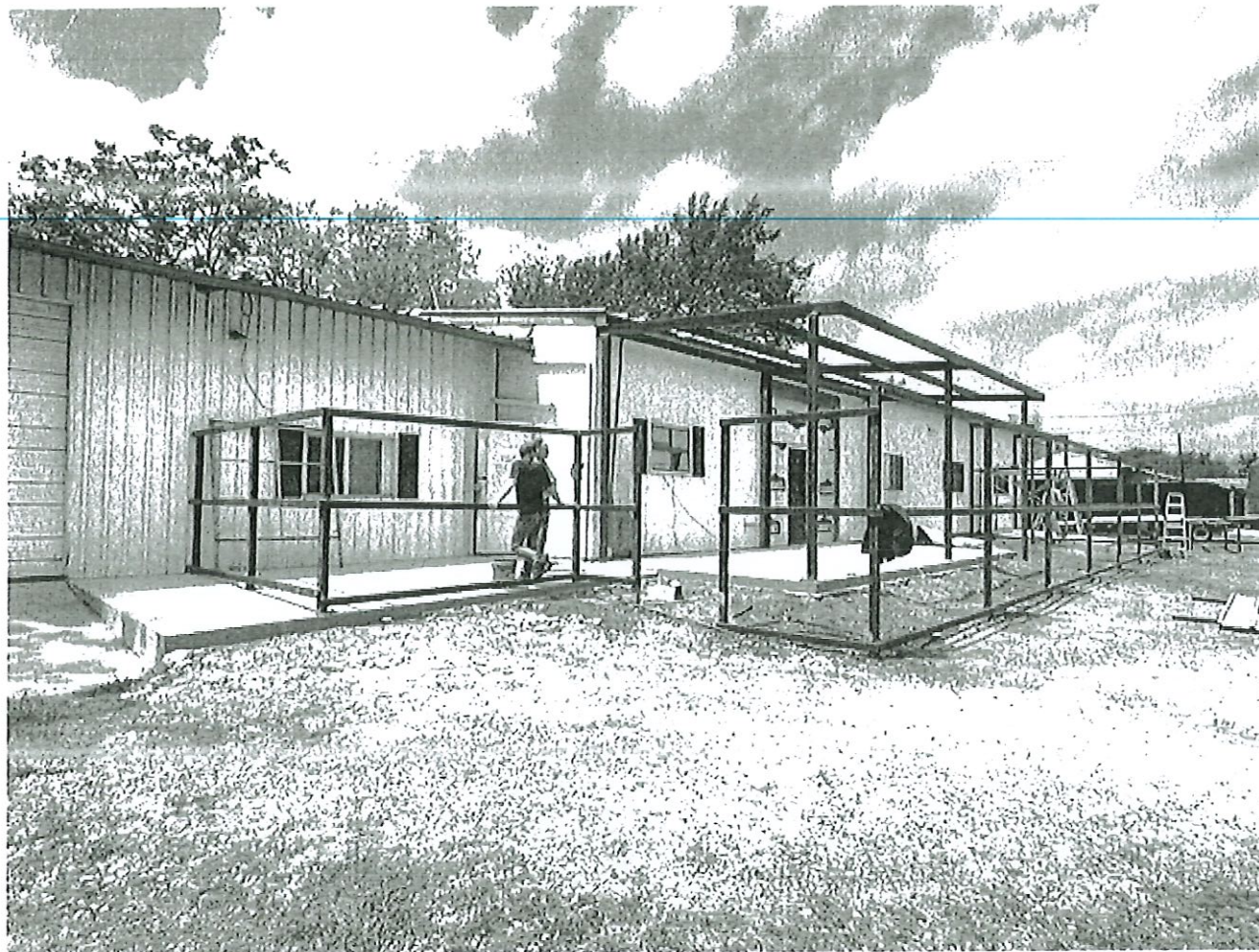
To Whom It May Concern:

I am opposed to the structure built at 2701 S First Street. I understand it will not be the prettiest structure, however I am concerned with it being built up against the adjoining property line. Unfortunately I did not get to voice my concern for the property rezoning at the south end of South First Street and we keep making exceptions to the ordinances. These ordinances are there for a reason. But to the matter at hand, again the proper distance needs to be maintained between property lines. I know there is a meeting on the 22nd and I would like to make sure my voice is heard to the planning and zoning board.

Sincerely,
Concerned Citizen

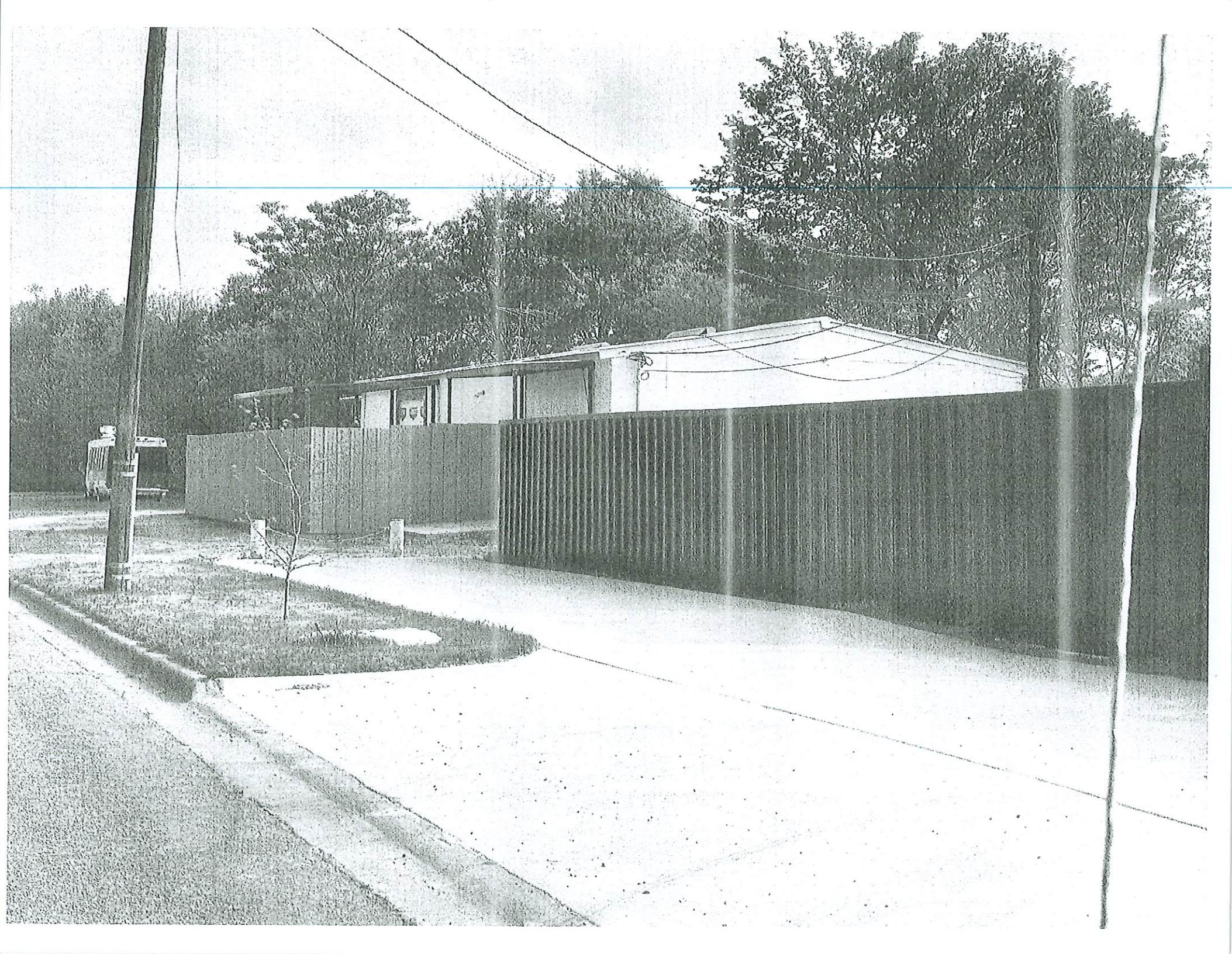
#17







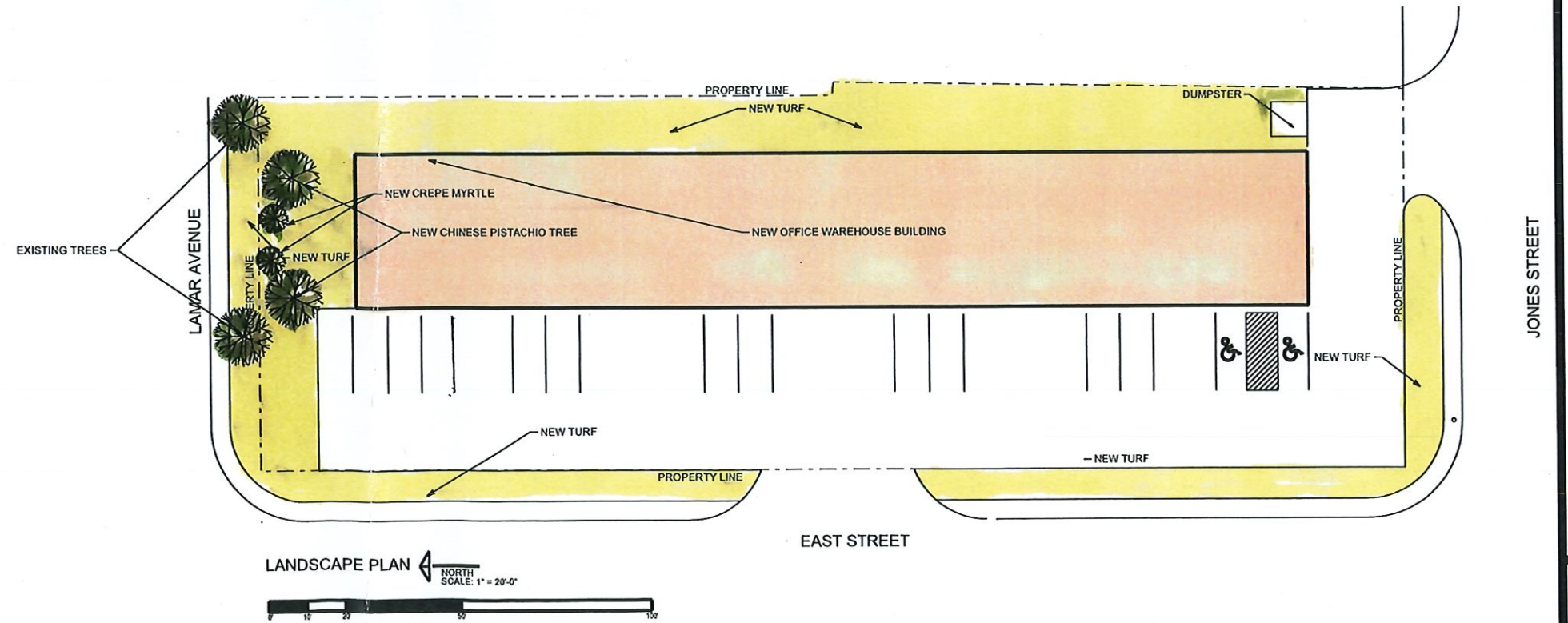
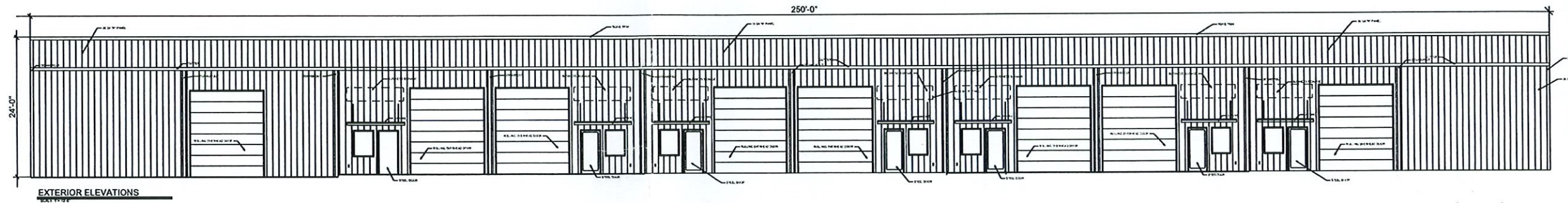
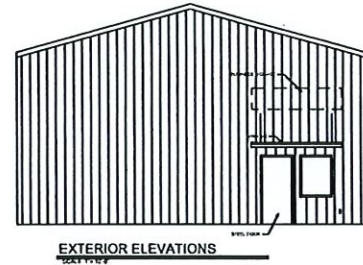
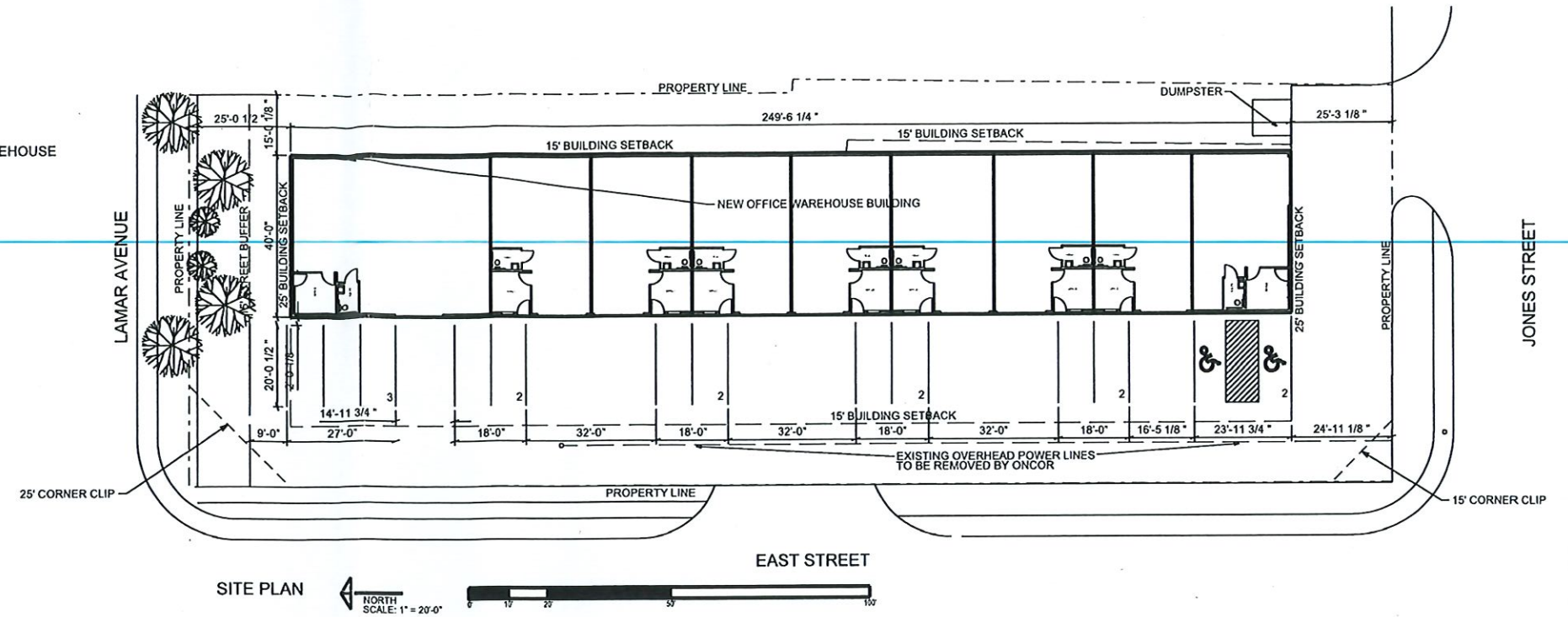




SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	9,981 SF
GROSS SQUARE FOOTAGE OF PROPERTY	29,377 SF
REQUIRED PARKING	13 SPACES; 4 FOR OFFICE AND 9 FOR WAREHOUSE
PARKING PROVIDED	13 SPACES
CURRENT ZONING	M-2
PROPOSED ZONING	C-2
HARD SURFACE	25,155 SF
LANDSCAPED AREA SQUARE FEET	7,883 SF
FLOOR TO AREA RATIO	.34

WAREHOUSE: 1 PARKING SPACE / 1000SF; 8559SF = 9 SPACES
OFFICE: 1 PARKING SPACE / 400SF; 1422SF = 4 SPACES



20

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
214.411.1111 FAX 214.411.1111

OFFICE WAREHOUSE
500 E LAMAR AVENUE
SHERMAN, TEXAS

A-1.C

22. **200-600 BLOCK LUELLA ROAD (Project No. 24-006372)**

The request of Steven Benson (Owner), Numeriano Quemado (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200-600 Blocks Luella Road, being 48.487 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 9' column height in lieu of the allowed 8'.

B. Public Hearing and Variance under Section 14.02.006 to allow a 6.58' sign structure height in lieu of the allowed 6'.

Bookmarked at 03:36:54

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located in the 200-600 Blocks Luella Road. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

23. **ADJOURNMENT**

Bookmarked at 03:39:18

Chairman Mahone adjourned the meeting at 8:37 p.m.



CHAIRMAN



ACTING SECRETARY

