
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, February 18, 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 00:00:25

Chairman Mahone called the meeting to order at 5:14 p.m.

2. APPROVE ACTION MINUTES OF THE REGULAR JANUARY 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

Bookmarked at 00:01:37

The Planning and Zoning Commission reviewed the minutes of the January 22, 2025, Regular Meeting.

Motion by Commission Member Ramirez to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 00:02:03

4. CITIZEN COMMENTS

Bookmarked at 00:02:21

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7, 8, 9 AND 10)

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 00:03:02

The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7, 8, 9 and 10 on the Consent Agenda as presented. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * 1103 NORTH BROUGHTON STREET (Project No. 25-000302)

The request of M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) the property located at 1103 North Broughton Street, consisting of 0.239 acres being a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Lot 1 of Mora's Addition.

7. * 101 NORTH TRAVIS STREET (Project No. 25-000304)

The request of 1876 Old Investment Properties, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 101 North Travis Street consisting of 0.341 acres Lots 1, 2, 3 and 4 in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/Central Business Overlay/Downtown Subdistrict, as follows:

Planning and Zoning Commission

Final Plat of The Post Addition.

8. * **5922 TEXOMA PARKWAY (Project No. 25-000306)**

The request of Rex Huddleston, 5922 Texoma Parkway, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 5922 Texoma Parkway consisting of 1.872 acres being in the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of 5922 Texoma Parkway Addition.

9. * **3231 LUELLA ROAD (Project No. 25-000312)**

The request of Stacey Patterson (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3231 Luella Road, consisting of 4.95 acres being a part of Jeremiah McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of 3231 Luella Road Addition.

10. * **3209 TEXOMA PARKWAY (Project No. 25-000357)**

The request of Sherman NEC & Texoma 82, LP (Owner) and Spiars Engineering, Inc. (Surveyor) concerning the property located at 3209 Texoma Parkway, consisting of 31.317 acres being a part of Reuben Hendrix Survey, Abstract No. 504 and Sam M. McGlothlin Survey, Abstract No. 811 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of SherDen Mall Phase 3.

11. **1400 AND 1502 SOUTH GRIBBLE STREET (Project No. 25-000080)**

The request of Ipenema Investments (Owner), Will Knobler (Representative) and Ayub R. Sandhu (Surveyor) concerning the property located at 1400 and 1502 South Gribble Street, consisting of 9.3697 acres being in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single Family Residential) District to a C-1 (Retail Business) District.

Bookmarked at 00:03:57

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 1400 and 1502 South Gribble Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

12. **208 NORTH HARRISON AVENUE (Project No. 25-000082)**

The request of Habitat for Humanity of Grayson County (Owner), Greg Benton (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 208 North Harrison Avenue, consisting of 0.272 acres being a Replat of Lot 10R of the Habitat 46 Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.003(c)(2)(A) to allow no enclosed garage in lieu of the required enclosed garage.

Bookmarked at 00:09:13

Board of Adjustment

Motion by Commission Member Manley to approve the Variance located at 208 North Harrison Avenue. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

13. 1004 NORTH EAST STREET (Project No. 25-000083)

The request of M&G Home Builders (Owner) and Helvey Wagner Surveying Inc. (Surveyor) concerning the property located at 1004 North East Street, consisting of 0.153 acres being in the J.B. McAnair Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

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

Bookmarked at 00:20:19

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1004 North East Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 2012 TEXOMA PARKWAY (Project No. 25-000087)

The request of Platinum Property Holdings, LLC (Owner), Alec Hilliard (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2012 Texoma Parkway, consisting of 0.206 acres being a part of J.B. McAnair Survey, Abstract No. 763, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow 8,992 square feet in lieu of the required 10,000 square feet lot area.
- B. Public Hearing and Variance under Section 14.02.017 to allow 7.19 side setback in lieu of the required 15' side setback.
- C. Public Hearing and Variance under Section 14.02.017 to allow 18.82' front setback in lieu of the required 25' front setback.
- D. Public Hearing and Variance under Section 14.02.017 to allow 10.7' rear setback in lieu of the required 25' rear setback.

Planning and Zoning Commission

- E. Site Plan of The ROI Mancave.
- F. Final Plat of ROI HQ Addition.

Bookmarked at 00:23:46

Board of Adjustment

Motion by Commission Member Manley to approve Items A, B, C and D located at 2012 Texoma Parkway.

This motion fails for a lack of a Second.

Board of Adjustment

Motion by Commission Member Manley to approve Items A, B, C and D located at 2012 Texoma Parkway.

Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Items E and F located at 2012 Texoma Parkway. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

1005 SOUTH TRAVIS STREET (Project No. 25-000090)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1005 South Travis Street, consisting of 0.312 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-6 (Single Family Residential) District.

Bookmarked at 00:33:44

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1005 South Travis Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

16. 1012 SOUTH WALNUT STREET (Project No. 25-000091)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1012 South Walnut Street, consisting of 0.092 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.008(4)(B) to allow a 700 square feet floor area in lieu of the required 800 square feet for the existing structure.

Planning and Zoning Commission

- B. Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-4 (Patio Home Residential) District.

Bookmarked at 00:37:14

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 1012 South Walnut Street. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1012 South Walnut Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

17. 1018 SOUTH WALNUT STREET (Project No. 25-000092)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1018 South Walnut Street, consisting of 0.433 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-6 (Single Family Residential) District.

Bookmarked at 00:39:45

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1018 South Walnut Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

18. **2114 NORWOOD STREET (Project No. 25-000095)**
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, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an R-A (Residential Agricultural) District to R-6 (Single Family Residential) District.
Bookmarked at 00:40:53
Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 2114 Norwood Street. Second by Commission Member Whitaker.
VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.
19. **2315 NORTH HIGHWAY 75 (Project No. 25-000096)**
The request of First State Bank (Owner), North Star Signs & Graphics (Representative) and Sartin & Associates Inc. (Surveyor) concerning the property located at 2315 North Highway 75, consisting of 9.01 acres being all of block one of the replat of Independence Square Addition, Section Two and zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:
Board of Adjustment
Public Hearing and Variance under Section 14.07.009 to allow two free standing signs on the same lot line in lieu of the allowed one sign.
Bookmarked at 00:43:48
Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 2315 North Highway 75. Second by Commission Member Whitaker.
VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY AND WHITAKER
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.
20. **2300 AND 2320 SHADY OAKS LANE (Project No. 25-000164)**
The request of Bruce and Karla Graham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2300 and 2320 Shady Oaks Lane, consisting of 4.417 acres being a Replat of Lots 4R-1 and 4R-2, Replat of Lot 4, Oaks of Norwood, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from a MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District to R-6 (Single Family Residential) District.
Bookmarked at 00:48:06
Planning and Zoning Commission
Motion by Commission Member Sims to approve the Zone Change located at 2300 and 2320 Shady Oaks Lane. Second by Commission Member Blagg.
VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.
21. **2213 NORWOOD STREET (Project No. 25-000171)**
The request of Paul and Terri Gartman (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2213 Norwood Street, consisting of 1.36 acres being in the Lot 6 of Oaks of Norwood, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from a MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District to R-6 (Single Family Residential) District.
Bookmarked at 00:50:11

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 2213 Norwood Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

22. 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

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.

Bookmarked at 00:51:15

Board of Adjustment

Motion by Commission Member Sims to table the Variance located at 2617 and 2701 South First Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

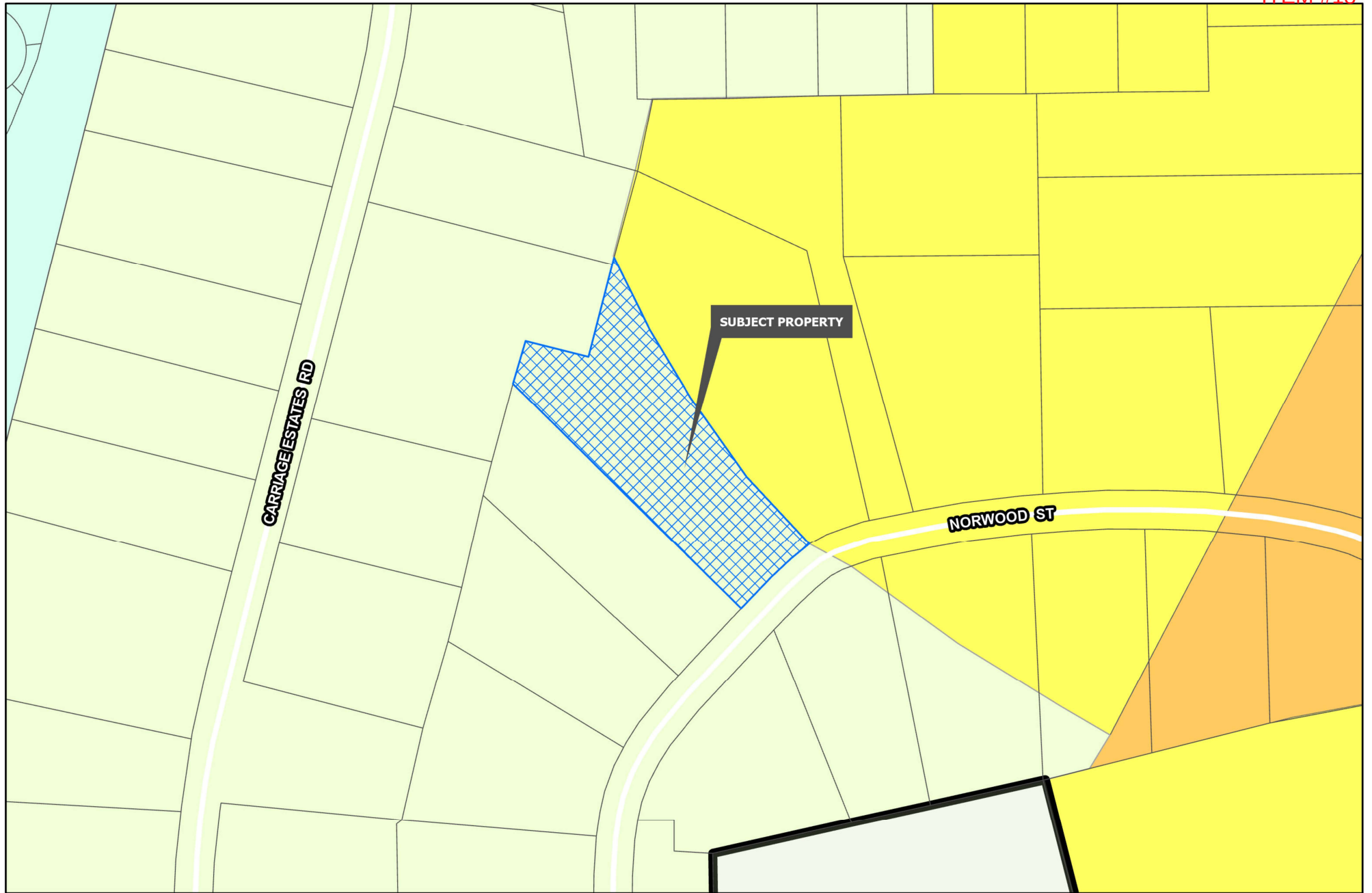
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

23. ADJOURNMENT

Bookmarked at 00:51:38

Chairman Mahone adjourned the meeting at 6:05 p.m.


CHAIRMAN
ACTING SECRETARY



Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
2114 NORWOOD ST



2/14/25, 11:19 AM

Sherman, Texas - Google Maps



2/14/25, 11:23 AM

400 E Taylor St - Google Maps



2/14/25, 11:52 AM

1828 N Travis St - Google Maps





Marlow, Lauren

From: Planning
Subject: RE: 2617 and 2701 S First St planning meeting today

From: ryan
Sent: Monday, February 17, 2025 4:20 PM
To: Planning
Subject: 2617 and 2701 S First St planning meeting today

Hello Development Services and Planning Team,

I'd like to submit my formal opposition to allowing for the variance on the structure built at 2701 S first street that touches the property line behind it. Nothing should be that close to any property line legally, so consider this my formal opposition. I wanted to attend the meeting but I'm traveling for work and have no ability to attend in person.

After speaking to the City in-depth on my future if this structure were to remain, I have no other choice then to oppose any variance in this instance.

I also don't approve the re-plat as it will possibly affect my existing fence being moved to account for the new road width. If this happens, I'd expect Jay Lewis to pay to have that done and rebuilt. This is his request for the re-plat that will possibly affect my property.

Thank you,
Ryan Poulos
2701 A S First St – (I'm the property directly behind the structure – it is touching my property line)

Marlow, Lauren

From: Planning
Subject: RE: 2617 and 2701 S First meeting today

From: Allaboutchicks
Sent: Monday, February 17, 2025 5:02 PM
To: Planning
Subject: 2617 and 2701 S First meeting today

I received a letter on a meeting around request to approve some variances for 2617 and 2701 S First St. Im opposed to the structure being built and all the vehicles and trailers with people living in them.

My family has owned the property across the street since before the current owner acquired 2617 and 2701.

We do not approve of any variance for the large structure they built, nor do we like all the RV's and trailers scattered about.

I have called numerous times and complained about all the things going on over there, and the City has done nothing.

Both 2617 and the front building need cleaned up.

This affects my land value. At a minimum they should build a privacy fence all the property.

Thank you.
B Renfro
2712 S First St