
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, March 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>

Members Absent: Chairman Mahone

Alternate: Katie Dupuis

1. CALL TO ORDER

Bookmarked at 00:03:42

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

2. APPROVE ACTION MINUTES OF THE REGULAR FEBRUARY 18, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

Bookmarked at 00:05:24

The Planning and Zoning Commission reviewed the minutes of the February 18, 2025, Regular Meeting. Motion by Commission Member Blagg to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 00:05:57

CITIZEN COMMENTS

Bookmarked at 00:06:10

Open Public Hearing

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

Bookmarked at 00:06:58

The Commission reviewed the Consent Agenda. Commission Member Whitaker moved to approve Items 6, 7, 8, 9, 10, 11, 12 and 13 on the Consent Agenda as presented. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * 3117 NORTHGATE DRIVE (Project No. 25-000512)

The request of the City of Sherman (Owner), Aaron Babcock (Representative) and LIM & Associate, Inc. (Surveyor) concerning the property located at 3117 Northgate Drive, consisting of 7.7109 acres, Lot 5, Block 1 of Replat Progress One, Northgate Drive Phase Four and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan for Sherman Fire Training Tower.

7. * 1400 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 25-000531)

The request of Nest O Land, LLC (Owner), Jonathan Hake (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 1400 Block South FM 1417 (Heritage Parkway), consisting of 0.878 acres, being Lot 3, Block One, Replat of Bowling Heights Addition and currently zoned C-2 (General Commercial) District/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Heritage Parkway Retail.

8. * **2500 BLOCK NORTH HIGHWAY 75 (Project No. 25-000551)**
The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Underwood Drafting & Surveying, Inc., (Surveyor) for the property in the 2500 Block North Highway 75, consisting of 2.244 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for Bubba's 33 Restaurant.
9. * **5111 BLUE FLAME ROAD (Project No. 25-000574)**
The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Quiddity, Inc. (Surveyor) for the property at 5111 Blue Flame Road, consisting of 6.31 acres being in the D.C. Shelp Survey, Abstract No. 1097 and currently zoned M-2 (Heavy Manufacturing) District, as follows:
Planning and Zoning Commission
Site Plan for Atmos Service Center.
10. * **1120 SOUTH FIRST STREET (Project No. 25-000764)**
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 in the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of South First Street Home Addition.
11. * **788 AND 860 BROWN ROAD (Project No. 25-000776)**
The request of Kayla Click (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 788 and 860 Brown Road, consisting of 16.718 acres being in the John McClenihan Survey, Abstract No. 789 and currently located in ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Click Addition on Brown Road, Lots 1 & 2.
12. * **100 BLOCK NORTH CLEVELAND AVENUE (Project No. 25-000780)**
The request of Jinal and Harsiddh Patel (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, consisting of 0.230 acres being a Replat of the West 100 feet of Lot 5 and Lot 6, Block 37 of the-College Park Addition and currently zoned R-4 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Reliance LLC Addition.
13. * **1311 AND 1313 EAST CHERRY STREET (Project No. 25-000781)**
The request of Bruce and Karen Simpson (Owners) 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 a part of the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of B&K Simpson Addition.
14. **2114 NORWOOD STREET (Project No. 25-000782)**
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 and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Roth Estate.
Bookmarked at 00:08:59
Planning and Zoning Commission
Motion by Commission Member Manley to approve the Final Plat located at 2114 Norwood Street. Second by Commission Member Sims.
- VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY**
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

15. **2424 TEXOMA PARKWAY (Project No. 25-000527)**

AN EMAIL WAS RECEIVED BY PRATAP PATEL MONDAY – MARCH 17, 2025 AT 10:48 A.M. REQUESTING TO TABLE THIS ITEM.

The request of PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) concerning the property located at 2424 Texoma Parkway, consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustment

- A. Public Hearing and Variance under section 14.02.016 to allow a 6.1' side setback in lieu of the required 15' for the existing structure.
- B. Public Hearing and Variance under section 14.02.016 to allow a 7.7' side setback in lieu of the required 15' for the existing structure.
- C. Public Hearing and Variance under section 14.04.016 to allow a 10' rear setback in lieu of the required 25' for the existing structure.
- D. Public Hearing and Variance under section 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

- E. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.
- F. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or Motel in a C-1 (Retail Business) District.

Bookmarked at 00:11:10

Planning and Zoning Commission

**Motion by Commission Member Sims to table Items A, B, C, D, E and F located at 2424 Texoma Parkway.
Second by Commission Member Blagg.**

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

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

16. **306 SOUTH DEWEY AVENUE (Project No. 25-000548)**

The request of David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor) concerning the property located at 306 South Dewey Avenue, consisting of 0.190 acres being a portion of Block 2 of the J.P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to R-2F (Duplex Residential) District.

Bookmarked at 00:11:49

Planning and Zoning Commission

**Motion by Commission Member Blagg to approve the Zone Change located at 306 South Dewey Avenue.
Second by Commission Member Ramirez.**

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

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

17. **1300 SOUTH SAM RAYBURN FREEWAY (Project No. 25-000554)**

The request of SSCGC Holdings, LLC (Owner), Indus Road & Bridge Inc. (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1300 South Rayburn Freeway, being in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a C-1 (Retail Business) District/Sam Rayburn Overlay District and R-6 (Single Family Residential) District/Sam Rayburn Overlay District.

Bookmarked at 00:34:27

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Temporary Use Permit subject to the Staff Review Letter located at 1300 South Rayburn Freeway. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

18. 1600 BLOCK BAKER ROAD (Project No. 25-000557)

The request of Utter Properties, LTD (Owner), David Pryor (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1600 Block Baker Road, consisting of 2.465 acres, being all of Lot 2R, Block 1 of Helen Perkins Addition and Lot 6R-A, Block 1, Alcoholic Services Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.04.006 (D)(2)(A) to allow no landscape islands in lieu of the required landscape island provided for every twelve parking stalls in a row.

Planning and Zoning Commission

- B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District.

Bookmarked at 00:38:55

Board of Adjustment

Motion by Commission Member Blagg to approve the Variance located in the 1600 Block Baker Road. Second by Commission Member Whitaker.

VOTING AYE: DOWNTAIN, BLAGG, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Whitaker to approve the Site Plan and Specific Use Permit located in the 1600 Block Baker Road. Second by Commission Member Blagg.

VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Manley abstained from motions.

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

19. 2617 AND 2701 SOUTH FIRST STREET (Project No. 24-006338) – TABLED FROM FEBRUARY 18, 2025

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 00:46:25

Planning and Zoning Commission

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

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

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

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

This motion failed due to lack of second.

No action was taken.

20. ADJOURNMENT

Bookmarked at 01:11:34

Vice Chairman Downtain adjourned the meeting at 6:09 p.m.



CHAIRMAN



ACTING SECRETARY

Marlow, Lauren

From: Planning
To: Pratap Patel
Subject: RE: Zone Changing Request - 2424 Texoma Parkway - CROSSROADS Inn

From: Pratap Patel
Sent: Monday, March 17, 2025 10:21 AM
To: Turner, Kerri
Cc: Planning; Rae, Rob; DCG Engineering; R Atchison
Subject: Re: Zone Changing Request - 2424 Texoma Parkway - CROSSROADS Inn

Dear City of Sherman Staff:
atn: Kerri

I am writing this email to inform you that PHT Hospitality has retained a professional design team, DCG ENGINEERING to evaluate the comments and work with both myself and city staff in obtaining resolutions to the issues raised by staff. However, given that they have recently been retained, **we are respectfully requesting for the case to be rescheduled in the next 4 weeks from the Planning and Zoning Meeting scheduled for March 18th 2025.**

Please reply to this email confirming my request and willingness to work with our team.

Sincerely,
Pratapbhai Patel

