

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 9, 2024, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**

2. **APPROVE ACTION MINUTES OF THE REGULAR DECEMBER 12, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**

3. **ANNOUNCEMENTS**

4. **CITIZEN COMMENTS**

During this meeting, the Planning and Zoning Commission and Board of Adjustment welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.

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.

6. ***1121 WEST TAYLOR STREET (PROJECT NO. 23-006925)**

The request of City of Sherman (Owner) concerning the property located at 1121 West Taylor Street, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for a Baseball Addition

7. ***416 SOUTH ELM STREET (PROJECT NO. 23-006073)**

The request of Oscar Medina (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 416 South Elm Street, consisting of 0.341 acres being a part of the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Final Plat of Medina Addition

8. ***2000-2300 BLOCKS WEST MOORE STREET (PROJECT NO. 23-006953)**

The request of Jacob Tudor, Carbet Properties LLC (Owner), Len McManus (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 Blocks West Moore Street, consisting of 18.153 acres in the Elizabeth Jones Survey, Abstract No. 625 currently zoned R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Pebblebrook South Phase 4, Section 2.

9. 200 BLOCK PLAINVIEW ROAD (PROJECT NO. 23-006746)

AN EMAIL WAS RECEIVED BY MIKE WILSON ON TUESDAY DECEMBER 26, 2023 AT 4:22 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located in the 200 Block Plainview Road, consisting of 23.764 acres being in the Uriah Burns Survey, Abstract No. 121, and in the Heritage Ranch PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan for an Elementary School

10. 910 SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 23-006296) TABLED FROM DECEMBER 12, 2023

The request of J.A. Properties, LLC (Owner) and Roderick Tatchio (Representative) for the property at 910 South FM 1417 (Heritage Parkway) and currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Commercial Development

11. 2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 23-006701)

The request of LGI Homes Texas, LLC (Owner), GM Construction TX (Representative) and Weaver Consultants Group (Surveyor) concerning the property located in the 2400-2700 Blocks South FM 1417 (Heritage Parkway), being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

12. 3400-4000 BLOCKS WEST LAMBERTH ROAD (PROJECT NO. 23-006703)

The request of Sherman Hickory Hill, LLC (Owner), Chris Harp Construction, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, Tract 1, consisting of 13.758 acres being a part of the Ralston W. Adams survey, Abstract No. 18, part of the G.R. Reeves Survey, Abstract No. 1020, the James H. Vaden Survey, Abstract No. 1288 and the William Thompson Survey, Abstract No. 1209 as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in Hickory Hill Planned Development (PD)

13. 1800 BLOCK IDA ROAD (FM HIGHWAY 697) (PROJECT NO. 23-006704)

The request of Frank D. May, Kingdom Road Equities, LLC (Owner), Reece Bierhalter, Manhard Consulting (Developer) and Copley Land Surveying (Surveyor) concerning the property in the 1800 Block Ida Road (FM Highway 697), being 57.300 Acres in the G.B. Pilant Survey, Abstract No. 963, the William H. Pulliam Survey Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

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

14. 5012-5020 KNOLLWOOD ROAD (PROJECT NO. 23-006705)

The request of Young Enterprises, LP and Jose Menjivar (Owner) and Copley Land Surveying (Surveyor) concerning the property at 5012-5020 Knollwood Road, Lots 1, 2 and 3 Northcreek Addition, Section 4, being 0.496 Acres in the Alexander and Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

15. 2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (PROJECT NO. 23-005150) TABLED FROM NOVEMBER 14, 2023

The request of IKON Group Opportunity Zone Fund, LLC (Owner), Kent Hughlett (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2007-2011 Texoma Parkway and 2007 Texoma Drive, consisting of 5.924 acres being a replat of Lots 1 and 2, Block A of First United Bank Addition and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District.

**16. 2817 WEST HOUSTON STREET (PROJECT NO. 23-006710) WITHDRAWN
AN EMAIL WAS RECEIVED BY DAVID BROWN ON THURSDAY DECEMBER 21, 2023 AT 3:16 P.M. REQUESTING TO WITHDRAW THIS ITEM.**

The request of Fly Higher, LLC (Owner), David Kalhoefer (Representative) and Yazel Peebles & Associates, LLC (Surveyor) concerning the property at 2817 West Houston Street, Tract 2, consisting of 10.127 Acres in the J.B McAnair Survey, Abstract No. 763 and G. McGlothlin Survey, Abstract No. 828, as follows:

Planning and Zoning Commission

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

17. 3400 TEXOMA PARKWAY (PROJECT NO. 23-006723)

The request of Tony Alleman (Owner), Kent Hughlett (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 3400 Texoma Parkway, consisting of 3.61 acres being a part of the Hillard Jennings Survey, Abstract No. 639, being a part of Lots 10, 12, 13 and 14 and all of Lot 11 in Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

18. 2810 AND 2816 TEXOMA PARKWAY (PROJECT NO. 23-006724)

The request of Risk Family Partnership (Owner), Doyle Moore (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2810 and 2816 Texoma Parkway, consisting of 2.350 acres in Block 1, Risk Addition, and currently zoned C-2 (General Commercial) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow construction materials, clay earth, gravel, minerals, rock, sand or stone on the ground in C-2 (General Commercial) District/75&82 Overlay District and repeal Ordinance No. 5358

19. 521 SOUTH DEWEY AVENUE (PROJECT NO. 23-006741)

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.863 acres being in the George B. Pilant Survey, Abstract Number 963, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.

20. 501 WEST TAYLOR STREET (PROJECT NO. 23-006743)

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 11.333 acres being in the J. B. McAnair Survey, Abstract Number 763, and

currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.

21. 1800 TEAGUE DRIVE (PROJECT NO. 23-006775)

The request of One Grand Centre, LLC (Owner), Amanda North (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 1800 Teague Street, consisting of 2.61 Acres being a part of the J.B McAnair Survey, Abstract No. 763 and the Smith McGlothlin Survey, Abstract No. 808, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-1 (Light Manufacturing) District to C-1 (Retail Business) District.

22. OTHER BUSINESS

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.04.006 (Residential and Commercial Landscaping Requirements); Modifying Certain Existing Regulations Relating to Residential and Commercial Landscaping Requirements and the Preservation and Addition of Plants and Trees; 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

Close Public Hearing

23. ADJOURNMENT

Overall Location Map

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Clay Mahone, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustment may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code §
551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on January 4, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 4th day of January 2024
City of Sherman, Texas

A handwritten signature in blue ink that reads "Lauren Marlow". The signature is fluid and cursive, with the first name "Lauren" and last name "Marlow" clearly distinguishable.

Lauren Marlow,
Development Services Coordinator