

**AGENDA**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 15, 2020 at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry to consider the following:

*All requests are under Ordinance No. 2280, unless otherwise stated.*

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR NOVEMBER 17, 2020, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS MEETING.**
3. **ANNOUNCEMENTS**
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **CONSENT AGENDA (ITEMS 9, 17 & 22) ~~ITEM #9 WITHDRAWN~~**  
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. **1318 NORTH LUCKETT STREET**  
The request of Lennie & Lisa Lundervold (Owners) and Preston Trail Land Surveying (Surveyor) for the property located at 1318 North Lucket Street, being Lot 2R, Block 5, Replat Mildred Heights Addition, Block 5, Lots 1R & 2R, as follows;  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a preschool in an R-1 (One-Family Residential) District/College Park Overlay District.
7. **3500-4500 BLOCKS NORTH FM 1417 (HERITAGE PARKWAY) & 600-1900 BLOCKS WEST U.S. HIGHWAY 82**  
The request of TPJ Properties LTD & Heritage Ranch Land Holdings, LTD (Owners), Ryan Johnson (Representative), Covenant Development (Developer), Norris Design (Planner/Landscape Architect), JHP (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the properties located in the 3500-4500 Blocks North FM 1417 (Heritage Parkway) and 600-1900 Blocks West U.S. Highway 82, being 439 acres in the John Jennings Survey, Abstract No. 647 and the Uriah Burns Survey, Abstract No. 121, as follows:  
***Planning and Zoning Commission***

Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Heritage Ranch Planned Development

8. **405 WEST MCLAIN DRIVE**

The request of Jose Menjivar (Owner) and James Green (Representative/General Contractor) concerning the property located at 405 West McLain Drive, being Lot 1, Block 1, Paul D. Cravens Addition, as follows;

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One-Family Residential) District.

9. \* **1744 LADD ROAD (REQUEST WITHDRAWN)**

The request of Robert Ladd Holton (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 1744 Ladd Road, being 6.0 acres in the Winifred Bailey Survey, Abstract No. 66, as follows:

***Planning and Zoning Commission***

Final Plat approval of Ladd Estates #1 Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ).

10. **2500 TEXOMA PARKWAY**

The request of RFJ Auto Properties, LLC (Owners) and Alan Kainrad, Diamond K Contractors (Representative/General Contractor) concerning the property at 2500 Texoma Parkway, being 5.919 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow an existing metal building for an automobile restoration center in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an automobile restoration center with paint booth in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

11. **2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of ARC STX Holdings, LLC (Owners), Tesch Development & Management Co., LLC, (Prospective Buyer), Robert Tesch (Representative), Pape-Dawson Engineers (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the properties in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), as follows;

***Planning and Zoning Commission***

- **Tract 1** - Zone change under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to a C-1 (Retail Business) District, being 46.339 acres in the Elizabeth Jones Survey, Abstract No. 625
- **Tract 2** - Zone change under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-1 (Retail Business) District, being 21.799 acres in the Elizabeth Jones Survey, Abstract No. 625.

12. **2602 SOUTH FM 1417 (HERITAGE PARKWAY)**  
The request of ARC STX Holdings, LLC (Owners), Tesch Development & Management Co., LLC, (Prospective Buyer), Robert Tesch (Representative), Pape-Dawson Engineers (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the property at 2602 South FM 1417 (Heritage Parkway), being 3.545 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Storage Facility in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.
13. **2610 SOUTH FM 1417 (HERITAGE PARKWAY)**  
The request of ARC STX Holdings, LLC (Owners), Tesch Development & Management Co., LLC, (Prospective Buyer), Robert Tesch (Representative), Pape-Dawson Engineers (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the property at 2610 South FM 1417 (Heritage Parkway), being 13.022 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Sherman Heights Apartments (276 units) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.
14. **2500 SOUTH FM 1417 (HERITAGE PARKWAY)**  
The request of ARC STX Holdings, LLC (Owners), Tesch Development & Management Co., LLC, (Prospective Buyer), Robert Tesch (Representative), Pape-Dawson Engineers (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the property at 2500 South FM 1417 (Heritage Parkway), being 38.585 in the Elizabeth Jones Survey, Abstract No. 625, as follows;  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Development (329 units) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District
15. **1103 NORTH BROUGHTON STREET (REQUEST TO TABLE)**  
The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1103 North Broughton Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763 also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter's Addition, as follows:  
***Board of Adjustments***  
Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two 50' lots in lieu of the required 60' lot widths for residential development in the proposed Mora's Addition in an R-1 (One-Family Residential) District.  
***Planning and Zoning Commission***  
Final Plat approval of Mora's Addition, a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition.

**16. 1014 EAST EPSTEIN STREET**

The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property at 1014 East Epstein Street, being 0.367 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two 50' lots in lieu of the required 60' lot widths for residential development in the proposed M&G Home Builders Epstein Street Addition, Lots 1 & 2 in an R-1 (One-Family Residential) District.

***Planning and Zoning Commission***

Final Plat approval of M&G Home Builders Epstein Street Addition, Lots 1 & 2

**17. \* 2007 & 2011 TEXOMA PARKWY**

The request of First United Bank & Trust (Owners), Dean Gilbert (Representative) and All American Surveying (Surveyor) concerning the properties at 2007 and 2011 Texoma Parkway, being 5.583 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

***Planning and Zoning Commission***

Final Plat approval of Lots 1 & 2, Block A, First United Bank Addition

**18. 401 EAST TAYLOR STREET**

The request of First United Bank & Trust (Owners) and J. Scott Crain, Texoma MFG, LLC (Representative) concerning the property at 401 East Taylor Street, being Lot 1, Block 1, First United Bank Sherman Addition, a Replat of part of Block 1, Independence Square, Section 1, as follows;

***Board of Adjustments***

Exception and Variance under Ordinance No. 2280, Section 7, Subsection (5)(d), Section 6.8, Subsection (5) and Section 7, Subsection (14)(i)(1) & (3) to allow a 391 square foot LED Digital freestanding sign with a 10' front setback from Taylor Street in lieu of the allowed 300 square foot, 25' from the Taylor Street property line and a 68 square foot monument sign with a 6' setback from the Taylor Street property line and 14' from the Independence Street property line in lieu of the allowed one freestanding sign per development lot, 25' setback in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

**19. 2708 WEST LAMBERTH ROAD**

The request of Lamberth Crossing Joint Venture (Owners) and D2L Designs, LLC (Designer) concerning the property at 2708 West Lamberth Road, being Lot 17, The Gardens at O'Hanlon Ranch, as follows:

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to not require a 6-foot masonry perimeter wall for O'Hanlon Ranch Luxury Townhomes in a C-O (Office) District.

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow O'Hanlon Ranch Luxury Townhomes in a C-O (Office) District.

**20. 2151 WEST MOORE STREET**

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), DFD Architects, Inc. (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2151 West Moore Street, being 13.466 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

***Planning and Zoning Commission***

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.
- Site plan approval The Grove Apartment Community.

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an 8' wrought iron fence and 8' privacy fence with masonry columns every 30' in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District.

**21. 402 SOUTH CROCKETT STREET**

The request of Wormington Estates, LLC (Owner) and Jeremy Friesen (Representative) concerning the property located at 402 South Crockett Street, being the east part of Lot 1, Block 1, Dickerman's 1<sup>st</sup> Addition, as follows:

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 7, Subsection (13)(a) to allow a natural landscape screen in lieu of the required 6' screening device abutting residential in a C-O (Office) District.

**22. \* 4805 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of 680 Investment Properties, LLC (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 4805 North FM 1417 (Heritage Parkway), being 4.250 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

***Planning and Zoning Commission***

Final Plat approval of Glitzy Girlz Addition

**23. 900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Wyldewood Homes, LLC (Owners), Tim Pike (Representative), MDJ Engineering, LLC (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 15.983 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed Washington Meadows, Phase 1 in an R-1 (One-Family Residential) District:

Lot 3, Block A – 53.20'

Lot 4, Block A – 54.44'

Lot 6, Block B – 59.76'

Lot 3, Block E – 56.03'

***Planning and Zoning Commission***

Final Plat approval of Washington Meadows, Phase I

**24. 900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Wyldewood Homes, LLC (Owners), Tim Pike (Representative), MDJ Engineering, LLC (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 21.132 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow Lot 10, Block D of the proposed Washington Meadows, Phase II, a 55.12' lot width in lieu of the required 60' lot width for a residential dwelling in an R-1 (One-Family Residential) District.

***Planning and Zoning Commission***

Final Plat approval of Washington Meadows, Phase II

**25. ADJOURNMENT**

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 Adjustments 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 Adjustments 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 Adjustments 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 December 10, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 10<sup>th</sup> day of December, 2020

City of Sherman, Texas

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Patsy Reeves,  
Developmental Services Coordinator