

**LEGAL**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 22, 2023, at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry to consider the following:

*All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.*

1. **2700-3400 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-004443) ~~TABLED~~ FROM AUGUST 22, 2023**  
The request of Bob Tesch Investments, LLC (Owner) and Pape-Dawson Engineers (Surveyor) concerning the property located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway), consisting of 10.771 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned M-1 (Light Manufacturing) District/F.M. 1417 Overlay District, as follows:  
***Planning and Zoning Commission***
  - A. Public Hearing and Zone Change from M-1 (Light Manufacturing) District/F.M. 1417 Overlay District to C-1 (Retail Business) District/F.M. 1417 Overlay District.
  - B. Conceptual Site Plan approval for Retail Development.
2. **2305 AND 2615 GRAYSTONE ROAD (Project No. 23-005140)**  
The request of Evergreen Parks Land Holdings (Owner), Terrin Bertholf (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2305 and 2615 Graystone Road, consisting of 19.950 acres being a part of the Samuel M. McGlothlin Survey, Abstract No. 811, 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.
3. **814 EAST HOUSTON STREET (Project No. 23-005012)**  
The request of Norberto Galarza (Owner), Uber Galaviz (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 814 East Houston Street, being in Block 11, Lots 16-18, Chaffins 1<sup>st</sup> Addition, as follows:  
***Planning and Zoning Commission***  
Public Hearing and Zone Change from C-1 (Retail Business) District to R-6 (Single Family Residential) District.
4. **819 NORTH WALNUT STREET (Project No. 23-005145)**  
The request of Raza Mian (Owner), Lexington Wright (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 819 North Walnut Street, consisting of 0.173 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:  
***Planning and Zoning Commission***  
Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-5 (Single Family Residential) District.
5. **1600 BLOCK EAST HOUSTON STREET (Project No. 23-005149)**  
The request of Jinal and Harsiddh Patel (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1600 Block East Houston Street, consisting of 0.230 acres in the George B. Pilant Survey, Abstract No. 963, being a part of Lots 5 and 6, Block 37 of College Park Addition, as follows:  
***Planning and Zoning Commission***
  - A. Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.
  - B. Public Hearing and Replat of College Park Cottages Addition.

6. **2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (Project No. 23-005150)**  
 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***  
 A. 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.  
 B. Replat of Texoma Place Storage
7. **1200 BLOCK EAST PECAN GROVE ROAD AND 1200 BLOCK SARA SWAMY DRIVE (Project No. 23-005153)**  
 The request of Home Run 9, LLC and Ganapathy, LTD (Owners), Kent Hughlett (Representative/Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive, consisting of 13.652 acres being part of the Hilliard Jennings Survey, Abstract No. 639, being all of the 11.11 tract of land and being all of Lot 4, Block 1, of Heritage Park Addition, Phase Two and currently zoned C-2 (General Commercial) District, as follows:  
***Planning and Zoning Commission***  
 A. Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to MF-15 (Multi Family Residential) District.  
 B. Replat of Pecan Grove Estates, Phase 2
8. **2801 BLOCK BLUE FLAME ROAD (Project No. 23-005156)**  
 The request of Jayne Wharton Joiner Grimes (Owner), David Kalhoefer, Peloton Land Solutions (Representative) and Peloton Land Solutions (Surveyor) concerning the property located in the 2801 Block Blue Flame Road, consisting of 105.241 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:  
***Planning and Zoning Commission***  
 A. Tract 1, consisting of 64.841 acres in the David Harrison Survey, Abstract No. 587, the Williams Milligan Survey, Abstract No. 875 and the Daniel C. Shelp Survey, Abstract No. 1097 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to C-1 (Retail Business) District.  
 B. Tract 2, consisting of 24.000 acres in the David Harrison Survey, Abstract No. 587 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.  
 C. Tract 3, consisting of 16.400 acres in the David Harrison Survey, Abstract No. 587 and the Daniel C. Shelp Survey, Abstract No. 1097 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District  
 D. Conceptual Site Plan approval for Retail/Office Development.
9. **1900 BLOCK WEST WASHINGTON STREET (Project No. 23-005170)**  
 The request of West Sherman Baptist Church, Inc (Owner), Bryan Blagg, Wyldewood Homes, LLC (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1900 Block West Washington Street, consisting of 30.905 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:  
***Planning and Zoning Commission***  
 Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.
10. **OTHER BUSINESS**  
 Approve the 2024 Planning and Zoning Commission and Board of Adjustment Calendar

## 11. **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 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 September 14, 2023 at 4:00 p.m. and said time of posting was 15 days before said meeting was convened or called to order.