
ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, July 21, 2026, at 5:00 P.M. located in the Council Chambers at 220 West Mulberry Street to consider the following:

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

1. **CALL TO ORDER**

Bookmarked at: 00:21:31

2. **APPROVE ACTION MINUTES OF THE REGULAR JUNE 16, 2026, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:27:05

The Planning and Zoning Commission reviewed the minutes of the June 16, 2026, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Blagg. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:27:23

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.

Bookmarked at 00:27:28

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.

Bookmarked at 00:28:04

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve items 6, 7 and 8 on the Consent Agenda as presented. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * **2720 & 2812 FALLON DRIVE (Project No. 000446-2026)**

The request of Los Hermanos Partnership LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor), concerning the property located at 2812 Fallon Drive consisting of 13.495 acres in the John Hendrix Survey, Abstract No. 503 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat of Fallon Drive Addition.

7. * **301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (Project No. 000411-2026)**

Motion by Vice Chairman Downtain to approve Item C located at 4600 West Houston Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

18. **812 NORTH WALNUT STREET (Project No. 000429-2026)**

The request of 298 Investment, LLC (Owner), Princeley Jackai (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 812 North Walnut Street, consisting of 0.174 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Halfway house in a R-6 (Single-Family Residential) District.

Bookmarked at 01:49:39

Motion by Vice Chairman Downtain to table the Specific Use Permit located at 812 North Walnut Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

19. **430 EAST BROCKETT STREET (Project No. 000430-2026)**

The request of Jason Earnhart (Owner), Brandon Gumaer (Applicant) and Copley Land Surveying (Surveyor) concerning the property located at 430 East Brockett Street, consisting of 0.310 acres, being Lot 1, Block 7 in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission:

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/College Park Overlay District.

Bookmarked at 02:05:13

Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 430 East Brockett Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

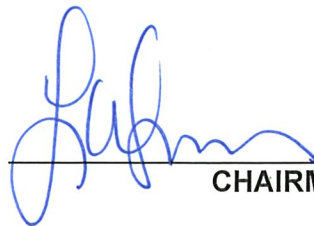
20. **ADJOURNMENT**

Bookmarked at 02:13:18

Chairman Sims adjourned the meeting at 7:22 p.m.



ACTING SECRETARY



CHAIRMAN

The request of Sherman Junction LTD (Owner), Mason Peak (Applicant) and Eagle Surveying, LLC (Surveyor), concerning the property located in the 301 Block West FM 1417 (Heritage Parkway) consisting of 1.33 acres, being part of Lot 1, Block 1 of Sherman Junction, Lots 1-4, Block 1, in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission
Site Plan of Chase Bank

8. * 200 BLOCK WEST TRAVIS STREET (Project No. 000427-2026)

The request of Sherman Crossroads, Ltd. (Owner), Michael Carlisle (Applicant) and Kimley-Horn (Surveyor), concerning the property located in the 200 Block West Travis Street consisting of 3.441 acres in the Preston Kitchen Survey, Abstract No. 667 and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission
Site Plan of The Backyard.

9. 4258 NORTH LOY LAKE ROAD (Project No. 000401-2026)

The request of Debra J. Polonchak, Travis G. Keeling and Charles R. Franks (Owners), Don Collins (Applicant) and Bruce Green (Surveyor), concerning the property located at 4258 North Loy Lake Road, consisting of 19.15 acres in the Whitesides and Offitt Survey, Abstract No. 1389, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District for Villages on Loy Lake with a base zoning of MF-30 (Multifamily Residential) District.

Bookmarked at 00:28:43

Motion by Vice Chairman Downtain to deny the Zone Change located at 4258 North Loy Lake Road. Second by Commission Member Ramirez.

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

VOTING NAY: BLAGG.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST DOES NOT CONFORM TO THE INTENT OF THE ORDINANCE.

10. 3901 BLOCK WEST HOUSTON STREET (Project No. 000402-2026)

An email was received from Shahzad Mahmood on June 30, 2026, at 10:22 A.M. requesting to move item to the August 18, 2026, meeting.

The request of CCR Equity Holdings Six, LLC (Owner), Shahzad Mahmood (Applicant) and Geoline Surveying, Inc. (Surveyor) concerning the property located in the 3901 Block West Houston Street, consisting of 0.58 acres, being a portion of Lot 58X, Block F, Hidden Meadows Phase 2, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.04.005 to allow a 105' tall monopole in lieu of the allowed 70'
- B. Public Hearing and Variance under Section 14.04.005 to allow 35'8" from residential zones in lieu of the required 400'.
- C. Public Hearing and Variance under Section 14.04.005 to allow a west side property line of 50' in lieu of the required 105'.

Planning and Zoning Commission

- D. Public Hearing and Zone Change from R-6 (Single-Family Residential) District to C-2 (General Commercial) District.
- E. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Radio or television broadcasting transmitter or tower, microwave relay tower in a C-2 (General Commercial) District.

Bookmarked at 00:42:08

Motion by Vice Chairman Downtain to withdraw the request for the property located in the 3901 Block West Houston Street. Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE REQUEST WAS WITHDRAWN.

11. 512 NORTH WILLOW STREET (Project No. 000415-2026)

The request of 1010 1st Street-BHCP, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 512 North Willow Street, consisting of 0.310 acres, being Lots 6, 7, 8, 9 and 10 Block C, M.Y. Brockett's Addition, as follows:

Planning and Zoning Commission

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

Bookmarked at 00:47:41

Commission Member Ramirez recused himself from discussion and voting on item 11 due to a legal conflict.

Motion by Vice Chairman Downtain to approve the Zone Change located at 512 North Willow Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

ABSTAIN: RAMIREZ

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

12. 410 EAST BROCKETT STREET (Project No. 000416-2026)

The request of Javier Neito (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 410 East Brockett Street, consisting of 0.310 acres, being Lot 2, Block 7, G.W. Bond's Supplement No. 2 and currently zoned C-2 (General Commercial) District/College Park Overlay District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.04.005 to allow permanently placed portable storage containers in a C-2 (General Commercial) District/College Park Overlay District.
- B. Public Hearing and Variance under Section 14.03.006 to allow screened metal structure in lieu of the required Building design in the College Park Overlay District.
- C. Public Hearing and Variance under Section 14.02.017 to allow a 5' rear setback in lieu of the required 15' for the proposed structure.
- D. Public Hearing and Variance under Section 14.02.017 to allow a 0.416' side setback in lieu of the required 60' when abutting residential zones for the proposed structure.

Planning and Zoning Commission

- E. Site Plan of C & N Services, LLC

Bookmarked at 00:49:46

Board of Adjustment

Motion by Commission Member Blagg to table Items A, B, C and D located at 410 East Brockett Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

Planning and Zoning Commission

Motion by Commission Member Ramirez to table Item E, located at 410 East Brockett Street. Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

13. 2010 & 2022 SOUTH CROCKETT STREET (Project No. 00420-2026)

The request of TADLA Properties, LLC (Owner), Ervin Cable Construction (Applicant) and Pipeline Land Services, Inc. (Surveyor) concerning the properties located at 2010 and 2022 South Crockett Street, consisting of 1.229 acres, being Lots 8, 9, 10, 11 and part of Lots 12 and 13, Block 40 of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41, South Side Addition in the Preston Kitchen Survey, Abstract No. 316, as follows:

Planning and Zoning Commission:

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District.

Bookmarked at: 01:06:35

Motion by Vice Chairman Downtain to table the Specific Use Permit located at 2010 and 2022 South Crockett Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

14. 223 WEST PELTON STREET (Project No. 000423-2026)

The request of Alka Ventures LLC (Owner), Danielle Moore (Applicant) and CBG Surveying Texas, LLC (Surveyor) concerning the property located at 223 West Pelton Street, consisting of 0.22 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.009 to allow a lot width of 67.30' in lieu of the required 80' for duplex zoning.

Planning and Zoning Commission

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

Bookmarked at 01:07:34

Board of Adjustment

Motion by Vice Chairman Downtain to deny Item A located at 223 West Pelton Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST DOES NOT CONFORM TO THE INTENT OF THE ORDINANCE.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to deny Item B located at 223 West Pelton Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST DOES NOT CONFORM TO THE INTENT OF THE ORDINANCE.

15. 1024 SOUTH FIRST STREET (Project No. 000424-2026)

The request of Gustavo Ramirez (Owner), Kelly Schira (Applicant) and Copley Land Surveying (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.756 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission:

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Secondhand store or rummage shop in a C-2 (General Commercial) District.

Bookmarked at 01:10:37

Commission Member Ramirez recused himself from discussion and voting on item 15 due to a legal conflict.
Motion by Commission Member Blagg to approve the Specific Use Permit located at 1024 South First Street.
Second by Commission Member Dupuis.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, DUPUIS AND JOHNSON
VOTING NAY: NONE.
MOTION CARRIED.
ABSTAIN: RAMIREZ

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

16. 2110 JEREMY CIRCLE (Project No. 000425-2026)

The request of Timothy Heumann (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2110 Jeremy Circle, being Lot 20, Block 9, Turtle Creek South, Section 4 and currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.002 to allow 0' side setback in lieu of the required 5' for the proposed carport on the east side of property.
- B. Public Hearing and Variance under Section 14.02.002 to allow 2' structure separation in lieu of the required 5' for the proposed carport.

Bookmarked at 01:26:06

Motion by Vice Chairman Downtain to approve Items A and B located at 2110 Jeremy Circle. Second by Commission Member Whitaker.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER AND BLAGG
VOTING NAY: RAMIREZ.
MOTION CARRIED.

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

Recess: 6:43 p.m.

Reconvene: 6:51 p.m.

17. 4600 WEST HOUSTON STREET (Project No. 000428-2026)

The request of Westar Investments, LLC (Owner), Colton Foster (Applicant) and Helvey-Wagner Surveying, Inc (Surveyor), concerning the property located at 4600 West Houston Street, consisting of 1.677 acres, being Lot 3C, Block One of the Replat of Lot 3, Block One, Seasons West Addition, in the Elizabeth Jones Survey, Abstract No. 625 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 a 15' side setback in lieu of the required 60' on the east side of the property adjacent to residential zoning.
- B. Public Hearing and Variance under Section 14.02.017 to allow a 28' side setback in lieu of the required 60' on the west side of the property adjacent to residential zoning.

Planning and Zoning Commission

- C. Site Plan of Westar Flex Suites.

Bookmarked at 01:42:21

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A and B located at 4600 West Houston Street. Second by Commission Member Whitaker.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG AND RAMIREZ
VOTING NAY: NONE.
MOTION CARRIED.

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

Planning and Zoning Commission

#14

REZONING JUSTIFICATION STATEMENT

223 West Pelton Street — City of Sherman, Grayson County, Texas

Property: 223 W. Pelton Street, Sherman, TX 75092 — 0.2153 acres, J.B. McAnair Survey, Abstract No. 763 (Property ID 156067; Geographic ID S017 076310001)

Current zoning: R-6 (Single-Family Residential) District

Requested zoning: R-2F (Duplex Residential) District

Also requested: Variance from the R-2F 80-ft minimum lot width (§14.02.009) to the existing 67'-4" lot width

Case No.: 000367-2026-ZC

Owner & Applicant: Alka Ventures LLC — 8951 Collin McKinney Pkwy, Ste 604, McKinney, TX 75070

Principal / Contact: Ram Peddineni — 972.654.2008 • skinfra384@gmail.com

This application presents two related requests for the property at 223 West Pelton Street: (I) a rezoning from R-6 (Single-Family Residential) to R-2F (Duplex Residential), and (II) a variance from the R-2F 80-foot minimum lot width to the lot's existing 67'-4" width. Both are required for the proposed duplex, and both are addressed below.

PART I — REZONING (R-6 → R-2F)

1. Summary of Request

This statement supports the request to rezone the property at 223 West Pelton Street from R-6 (Single-Family Residential) to R-2F (Duplex Residential). The request does not introduce a new or out-of-place use into the area. The block is already developed, and the property sits within an established pocket of duplex development: duplexes line the adjacent Hickory Street frontage immediately beside the parcel and continue along Pelton Street, including directly across the street (see Exhibit A). The requested classification simply aligns this parcel's zoning with the development pattern that already surrounds it.

2. Compatibility with the Established Neighborhood Character

The defining consideration in any zoning change is whether the proposed use is compatible with the surrounding area. Here, that question answers itself: the parcels beside and across from the subject are already developed as duplexes, as shown on the Neighborhood Compatibility Map at Exhibit A. The duplex use is therefore already the established character of this immediate area, not a departure from it.

Approving R-2F on the subject property would place a duplex among duplexes — a use that matches what residents already see up and down this block every day. The change preserves, rather than disrupts, the existing character of the area.

3. A Logical Zoning Boundary — Not Spot Zoning

The subject property lies precisely where single-family zoning meets the existing two-family development that surrounds it. Rezoning it to R-2F does not create an isolated pocket of higher density dropped into a single-family area. The parcel is embedded in — not isolated from — the surrounding duplex development, and the change extends that established district to a natural, defensible edge.

This is the opposite of spot zoning. Spot zoning is the singling out of one parcel for treatment inconsistent with its surroundings, for the benefit of the owner alone. This request does the reverse: it brings one parcel into conformity with the pattern already established on every side of it — a recognized and favored planning outcome.

4. Consistency with the Comprehensive Plan

Sherman's Zoning Ordinance expressly states that the R-2F district *"is generally appropriate with the core neighborhood future land use category."* The 2022 Comprehensive Plan (adopted October 17, 2022) locates the Core Neighborhood category in the established central part of the city, on both sides of US-75 — precisely where this Pelton Street parcel sits, in a fully built-out older neighborhood.

The City's own Future Land Use Map confirms the point: it designates this parcel and the surrounding blocks as Core Neighborhood (see Exhibit B) — the exact category the ordinance ties to the R-2F district. Because Texas law requires zoning to be consistent with the comprehensive plan, this is decisive. The requested R-2F classification does not work against the City's future land use vision for this area; it implements it. The district the City itself identifies as belonging in the core neighborhood is the precise district being requested.

5. Consistency with the City's Established Practice

This is not a novel request for Sherman. The City has repeatedly and recently approved rezonings of individual lots from R-6 (Single-Family Residential) to R-2F (Duplex Residential) under closely comparable circumstances, including the approvals below — all adopted within the past year:

Address	Ordinance	Change	Notes
820 N. Harrison Ave.	No. 6892	R-6 → R-2F	0.1814 ac, College Park Addition. Approved within the College Park Overlay context.
1432 S. Elm St.	No. 6895	R-6 → R-2F	0.328 ac, split into two proposed lots for duplex development.
306 S. Dewey Ave.	No. 6831	R-6 → R-2F	0.190 ac, J.P. Lovings 2nd Addition. Individual boundary/infill lot.

The Harrison Avenue approval is especially instructive: it was an R-6 to R-2F duplex rezoning granted within an overlay-district context and adopted in November 2025. The precise change requested here has already been found appropriate by this City, on comparable boundary and infill lots, within the year.

6. Furtherance of the Purposes of Zoning

Granting the request advances, rather than undermines, the public purposes that zoning is meant to serve:

- It promotes the orderly, efficient use of land already served by existing streets and utilities in a built-out area, consistent with sound infill development.
- It maintains compatibility of land uses by matching the parcel to the duplex character already present on every side.
- It establishes a clean, rational zoning boundary, reducing the irregular district edges that create future conflict.
- It does not increase congestion, overcrowding, or demand on services beyond what the surrounding, already-developed duplex frontage reflects.

The subject parcel satisfies every R-2F dimensional standard but one: lot area (0.2153 acres $\approx$ 9,404 sq ft, above the district minimum), lot depth (139'-9" vs. 100'), building coverage (approximately 31% — a 2,912 sq ft footprint vs. the 55% maximum), height (single-story, well under the 35-foot limit), and the 20'/20'/6' setbacks. The single exception is lot width: the R-2F standard is 80 feet and this existing platted lot is 67'-4". That one item is the subject of the companion variance request in Part II below — it does not affect the merits of the rezoning itself.

7. Requested Action

For the reasons above, the applicant respectfully requests that the Planning & Zoning Commission recommend, and the City Council approve, the rezoning of 223 West Pelton Street from R-6 (Single-Family Residential) to R-2F (Duplex Residential). The request is compatible with the established character of the block, consistent with the City's comprehensive plan and its recent zoning decisions, and represents a logical extension of the existing duplex district to a defensible boundary.

PART II — REQUESTED VARIANCE (LOT WIDTH)

8. The Variance Requested

The R-2F district sets a minimum lot width of 80 feet (§14.02.009). The subject lot — an existing platted lot of record — has a width of 67'-4" along W. Pelton Street. The applicant requests a variance of approximately 12'-8" from that 80-foot standard so the existing lot may be developed for the duplex use for which rezoning is sought. As detailed in Part I, the lot meets every other R-2F dimensional standard; width is the sole item requiring relief.

9. Special Conditions Unique to the Property

A variance is warranted where special conditions peculiar to the land — not generally applicable to other property — make literal enforcement inappropriate. Those conditions are present here:

- The lot is a pre-existing platted lot of record, established under a historic subdivision long before the current ordinance set the 80-foot R-2F width. Its width is fixed by that historic plat.
- The owner cannot cure the width. The lot is bounded by developed parcels on both sides; no additional frontage can be acquired or assembled. The condition is physical and permanent — not a matter of the applicant's choice.
- The surrounding block reflects the same historic platting. The established duplexes already lining this frontage sit on comparably narrow older lots (see Exhibits A and C). The 80-foot standard was written for newly platted duplex lots; essentially no lot on this built-out block meets it.

10. Unnecessary Hardship

Literal enforcement of the 80-foot width on this lot produces an unnecessary hardship. The parcel satisfies every other R-2F requirement and is suitable for the duplex in all respects except a width standard it can never meet by any act of the owner. Strict application would single out this one lot to be barred from the very duplex use that already defines its own street frontage — a result the width standard was never intended to compel. The hardship arises from the fixed physical dimensions of the historic lot, not from any action of the applicant.

11. Not Contrary to the Public Interest; In Harmony with the Ordinance

Granting the variance would neither injure neighboring property nor undermine the purpose of the ordinance:

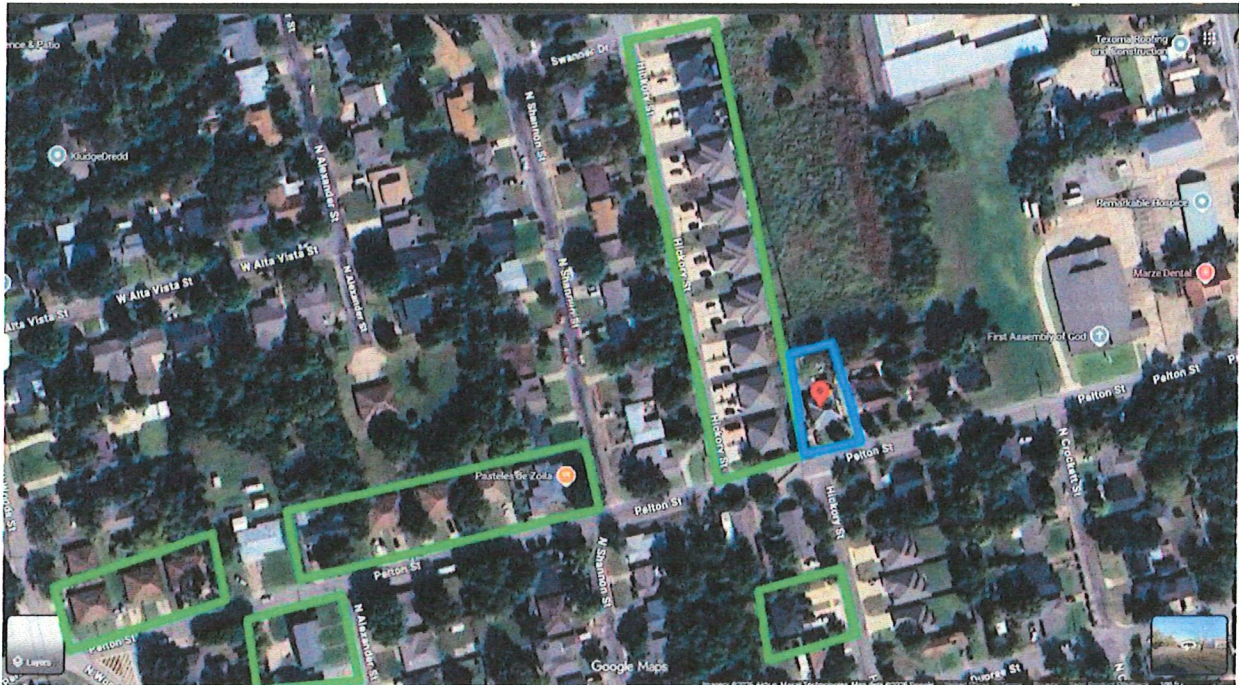
- The duplex matches the established duplex character on this frontage. The variance grants the applicant parity with surrounding owners, not a special privilege.
- The applicant is an established local owner of multiple rental properties in this area who maintains his holdings to modern market standards. He acquired this lot, within an already-duplex frontage, specifically to add quality new rental housing — and the proposed construction is engineered and permit-ready (Exhibits D and E), not speculative.
- Because the lot meets every other dimensional standard — coverage, setbacks, height, and parking — the variance adds no bulk, encroachment, or density beyond what the surrounding duplex frontage already reflects. It simply allows an existing narrow lot to host the same use as its neighbors.

12. Requested Action (Variance)

The applicant respectfully requests approval of a variance from the R-2F 80-foot minimum lot-width standard to the existing 67'-4" lot width, so that — upon rezoning to R-2F — the property may be developed as the proposed duplex shown in Exhibits D and E.

EXHIBIT A

Neighborhood Compatibility Map

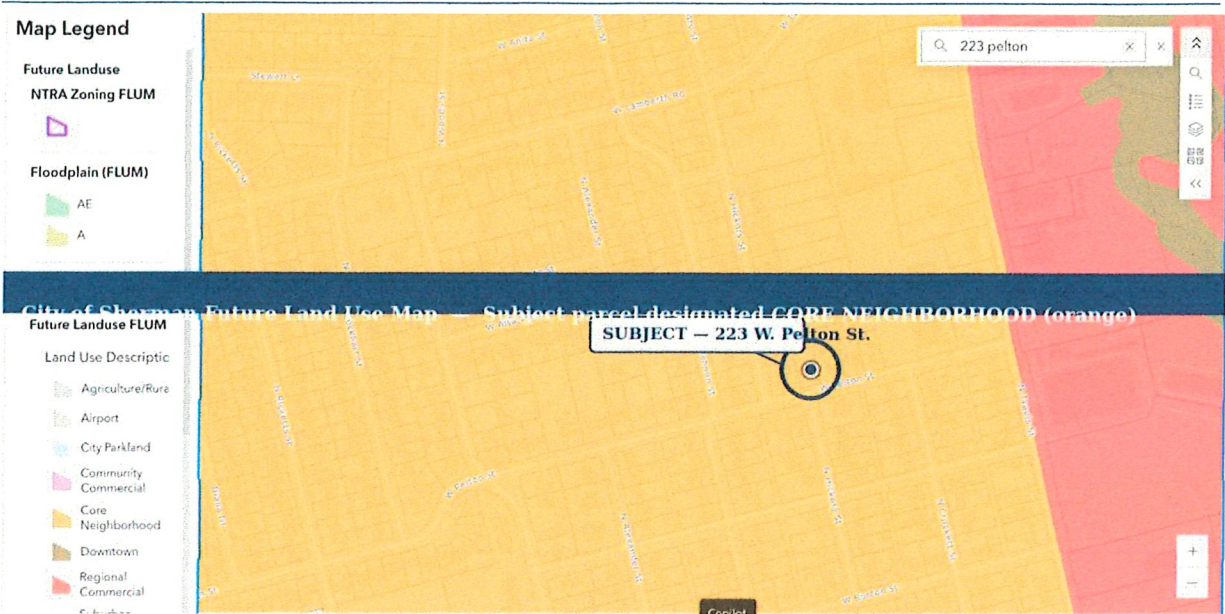


 **Subject parcel (proposed R-6 to R-22)**
 **Existing duplex**
Blue and green outlines as provided. Source: aerial imagery (Google) / City of Sherman GIS / Grayson CAD. Subject: 223 W. Pelton St., Property

Aerial view of the subject parcel (blue outline) and the existing duplexes surrounding it (green outlines): a duplex row along the adjacent Hickory Street frontage, duplexes across W. Pelton Street, and more along Pelton to the west. Source: aerial imagery / Grayson CAD.

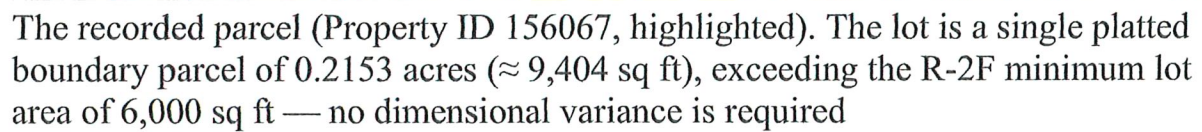
EXHIBIT B

Future Land Use Map — Core Neighborhood Designation



The City of Sherman Future Land Use Map places the subject parcel within the Core Neighborhood category (shown in orange). Sherman's Zoning Ordinance identifies R-2F as "generally appropriate" for exactly this future land use category.

Grayson CAD Parcel Map — Subject Lot & Dimensions



Proposed Site Plan — Duplex Footprint, Setbacks & Lot Coverage



Engineered site plan (GreenWorks, Project No. 218105). Shows the proposed duplex within R-2F setbacks on the 0.2153-acre lot.

State High
(aka: Houston Street)

Line #	Length	Direction
L1	23.03'	S74°12'09"W
L2	14.84'	S86°20'45"W

**Camel Moxi—Storage, LLC
"called" 1 Acre in
Parcel No. 2
Doc. No. 2019-4745
O.P.R.G.C.T.**

Scale:
1"=60'

Lot 3C
1.597 Acres

Lot 1
Aleman Addition
City of Sherman,
Texas
Vol. 15, Pg. 22
PROJECT.

Amended Plat of
Seasons West Addition,
Phase One
City of Sherman, Texas
Vol. 16, Pg. 75,
P.R.G.C.T.

5741535 Lot 3A Block
 Replat Lot 3, Block One
 Seasons West Addition, Phase One
 City of Sherman, Texas
 Vol. 20, Pg. 162, P.R.G.C.T.

Easement Certification:

- 1.The Location of Easement to to R.W. Kios, recorded in Vol. 1660, Pg. 604, D.R.G.C.T., **DOES NOT AFFECT** subject property.
- 2.The location of Easement Agreement between Texas Light & Power and the City of Sherman, recorded in Vol. 1899, Pg. 534, D.R.G.C.T. **DOES NOT AFFECT** subject property.
- 3.The location of Easement to the State of Texas, recorded in Vol. 344, Pg. 60, D.R.G.C.T. **DOES NOT AFFECT** subject property.
- 4.Right-of-Way Deed of Record in Vol. 244, Pg. 534, D.R.G.C.T. **CANNOT BE DETERMINED** with available information.
- 5.The location of Easement to North Texas Municipal Water District and the Greater Texoma Utility Authority, recorded in Vol. 2016, Pg. 697, R.P.R.G.C.T.

Owner: Real Property Development, LTD
Buyer: Chris Vickrey & Madeline Conrad
Address: 4600 W. Houston Street
Sherman, Texas

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This survey is for the sole benefit of the Owners and Buyers stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 3C, Replat of Lot 3, Block One of Seasons West Addition to the City of Sherman, Texas, as per plat of record in Volume 20, Pages 162 & 163, Plat Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F & 48181C0400 F, Revised Date: September 29, 2010.

Job No. AGS281220



Mrozinski, Tammy

From: Suchendra Parvataneni <suchendra@gmail.com>
Sent: Tuesday, July 21, 2026 3:36 PM
To: Planning
Subject: Written Comments – Project No. 000429-2026, 812 N. Walnut Street

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Dear Planning and Zoning Commissioners,

I am the owner of **810 North Walnut Street**, the property immediately adjacent to the proposed supportive housing residence at **812 North Walnut Street**. 810 North Walnut Street is an income-producing rental property, and I have current tenants whose safety, quiet enjoyment, and quality of life are directly affected by this proposal.

Unfortunately, I am unable to attend the July 21, 2026 public hearing in person. Please include this email in the public record and provide it to the Planning and Zoning Commission before consideration of **Project No. 000429-2026**.

I recognize the community's need for safe and properly managed supportive housing. However, as the adjoining property owner, I have concerns about whether the application provides enough detail and enforceable safeguards to ensure compatibility with the surrounding residential properties.

The proposal could accommodate up to **eight residents**, and the submitted narrative broadly describes possible residents as veterans, people transitioning from housing instability, individuals needing sober-living support, individuals leaving institutional treatment, or other residents considered appropriate for supervised shared housing.

The narrative also states that the property “**may include**” a house manager, caregiver, or operator representative. It does not appear to guarantee continuous on-site or overnight supervision. Given the proposed occupancy and the property's location in an R-6 single-family residential district, I respectfully request that the Commission obtain a more detailed operating and management plan before making a final decision.

I am also particularly concerned about the submitted parking arrangement. The parking exhibit appears to place several resident parking spaces and substantial vehicle activity along the side of 812 N. Walnut that adjoins my property. The City's review further requires all parking and maneuvering to occur on-site and calls for the driveway approach to be widened to 18 feet. I ask that the Commission carefully consider the effects of vehicle noise, headlights, drainage, lighting, privacy and activity along our shared property boundary.

Before approval, I respectfully request clarification regarding:

- Whether a trained manager will be physically present on-site at all times, including overnight.
- The resident-screening and eligibility criteria.

- Whether the facility accepts court-ordered placements or residents with sex offender registry requirements.
- Curfew, visitor, sobriety, noise and outdoor-gathering policies.
- The location of smoking and common outdoor areas.
- The proposed parking dimensions and whether all vehicles can independently enter and exit.
- Lighting, fencing and landscaping along the boundary shared with 810 N. Walnut.
- The procedure for nearby property owners to report and resolve recurring problems.

If the Commission is not provided with this information before the hearing, I respectfully request that the application be **postponed** until a complete operating plan and professionally detailed site and parking plan are submitted.

If the Commission decides to approve the request, I ask that approval be conditioned upon the following:

1. A responsible manager or trained staff member must be physically present on the property 24 hours per day.
2. Occupancy must remain limited to no more than eight residents.
3. All resident, staff and visitor parking must remain on-site, with no routine on-street parking.
4. A solid privacy fence and appropriate landscaping must be maintained along the boundary adjoining 810 N. Walnut.
5. Exterior lighting must be shielded and directed away from neighboring residential properties.
6. No designated smoking, gathering or recreation area should be located along the shared boundary with 810 N. Walnut.
7. Written resident-screening, visitor, curfew, sobriety, noise and discharge policies must be maintained and enforced.
8. A 24-hour local management contact must be provided to adjacent owners and the City.
9. The City should retain the ability to inspect the property and review the permit following repeated verified violations.
10. Any driveway widening or additional paving should be reviewed for drainage, buffering and impact on adjoining properties before construction.

I appreciate that the staff review already limits the facility to eight residents, requires on-site parking and provides that the permit will expire if someone other than Princeley Jackai becomes the owner or lessee. However, I believe the additional safeguards described above are necessary because my property is directly adjacent to the proposed operation.

Thank you for considering my comments. Please confirm that this email will be included in the official record and distributed to the Planning and Zoning Commissioners before the hearing.

Sincerely,

Suchendra Parvataneni

Owner, 810 N Walnut Street

Sherman, Texas

937-776-5195

105'

(PROPOSED)

70'

(CURRENT LIMIT)

