

STATE OF TEXAS

§

January 3, 2022

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on January 3, 2022.

MEMBERS PRESENT:

MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH.  
COUNCIL MEMBERS DOBBS, MARROQUIN, STEVENSON.

MEMBERS ABSENT:

COUNCIL MEMBERS HOLLAND, TEAMANN.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance was led by Council Member Juston Dobbs and the Invocation was given by Terrence Steele, Assistant City Manager.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of December 6, 2021, and the Called City Council Meeting of December 13, 2021. Deputy Mayor Howeth moved to approve the Minutes, as presented; Second by Council Member Stevenson; All present voted AYE.  
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZEN'S COMMENTS

CONSENT AGENDA

Asterisked (\*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Stevenson moved to approve the Consent Agenda, as presented. Second by Deputy Mayor Howeth. All present voted AYE.

CONSENT AGENDA

Double Asterisked (\*\*) items are considered to be routine and will be enacted in one motion, subject to Staff Review Letter, without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

CONSENT AGENDA

Mayor Plyler removed Item G-4, entitled "Other Business – Replat Approval of Hanolley Hills Addition, located in the 1000-1500 blocks of West Moore Street," from the Consent Agenda, for consideration in its regular order of business. This item is related to Item D-3.

The Council reviewed the Consent Agenda. Council Member Stevenson moved to approve the Consent Agenda, with the exception of Item G-4, subject to the Staff Review Letter. Item G-4 will be considered in its regular order of business. Second by Deputy Mayor Howeth. All present voted AYE.

Mayor Plyler introduced Ordinance No. 6444 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, AT CHAPTER 13 (UTILITIES), ARTICLE 13.07 (WATER, SEWERS AND SEWAGE DISPOSAL), DIVISION 5 (REGULATIONS FOR DISPOSAL OF INDUSTRIAL WASTE); MODIFYING REGULATIONS GOVERNING THE CITY'S INDUSTRIAL WASTE PRETREATMENT PROGRAM TO INCORPORATE STREAMLINING RULE PROVISION REQUIRED BY FEDERAL AND STATE REGULATIONS (40 CFR 403 AND 30 TAC CHAPTER 315), AS SET FORTH IN THE CITY'S TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (PTDES) PERMIT ISSUED ON AUGUST 19, 2020; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE.

ORD 6444  
INDUSTRIAL WASTE  
PRETREATMENT  
PROGRAM

Clint Philpott, Assistant City Manager, said this ordinance modifies the City's pretreatment program to incorporate the State required provisions that were approved in August 2020 for the permit that was issued.

A lot of these are mandatory language changes, or discrepancies found when the engineers reviewed the program, that helped streamline the process.

The State has approved this ordinance and the next step is for the City Council to approve it. It will then be official.

No citizens appeared before the City Council to discuss Ordinance No. 6444.

Mayor Plyler introduced Ordinance No. 6445 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 36.892 ACRES GENERALLY LOCATED OFF OF FM 131 NORTH, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6445  
ANNEXATION  
FM 131 NORTH  
(BMT GLOBAL)

Mr. Philpott said the Council approved the schedule for this annexation at the last Council Meeting. The owners of the property requested the annexation.

COUNCIL MINUTES – JANUARY 3, 2022

There is also a request on this agenda, to change the front six acres along Travis Street to C-1 for commercial development.

Terry Miller, 822 N. FM 1417, Sherman

Mr. Miller is one of the managing partners of the owner, BMT Global. He was available to answer any questions that the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6445.

Mayor Plyler introduced Ordinance No. 6446 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW (44) PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 1000-1500 BLOCKS OF WEST MOORE STREET, BEING LOTS 10-18, BLOCK 1, ALL OF BLOCKS 2 AND 3, PARTS OF THE ADJACENT ROAD RIGHTS-OF-WAY AND ALLEYS TO BLOCKS 1, 2 AND 3 OF RANDOLPH HEIGHTS ADDITION (CHAMPAGNE DEVELOPMENT, LLC, OWNER; HOLLEY JOLLY DEVELOPMENTS, LLC, DEVELOPER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6446  
SUP FOR 44  
PATIO HOMES  
(1000-1500 BLOCKS  
W. MOORE ST)

Rob Rae, Director of Development Services, said this item is for a Specific Use Permit to allow 44 patio homes along West Moore Street.

The area was platted decades ago, and the developer would like to replat the lots into 40-foot lots, and obtain the patio home designation. They have provided the required open space.

The Planning and Zoning Commission recommended approval of the SUP, with the condition that the corner lots be increased to 45 feet.

Josh Holley, 3348 W. Stafford, Denison

Mr. Holley appeared representing Holley Jolly Developments, Developer for the project. He was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6446.

Mayor Plyler introduced Ordinance No. 6447 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO A SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) FOR A YOUTH HALL/GYM ADDITION IN AN R-1 (ONE-FAMILY

ORD 6447  
SUP AMENDMENT  
FOR CHURCH FOR  
YOUTH HALL/GYM  
(2605 REX CRUSE)

RESIDENTIAL) DISTRICT WITH A SPECIFIC USE PERMIT TO ALLOW A CHURCH AT 2605 REX CRUSE DRIVE, BEING LOTS 1-6, JOE PRICE SUBDIVISION (NORTH PARK BAPTIST CHURCH, OWNERS; AND KENT SALISBURY, DAVID BACA STUDIOS, ARCHITECT); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Mr. Rae said North Park Baptist Church currently has a Specific Use Permit to allow a church in a residential district. They are changing their Site Plan, which means they need to amend the SUP. They are increasing it and adding a youth hall and a gym addition to the site.

The Planning and Zoning Commission recommended approval of the Amendment to the Specific Use Permit and Site Plan.

No citizens appeared before the City Council to discuss Ordinance No. 6447.

Mayor Plyler introduced Ordinance No. 6448 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A PERMANENT MAKEUP, MICRO-BLADING/EYEBROW SHADING, EYE LINER AND LIP BLUSHING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT AT 240 EAST EVERGREEN STREET, BEING PART OF LOT 2, BLOCK 1, KERRS N WALNUT ADDITION (OVERMORE LLC, OWNER; DAN NEWAL, REPRESENTATIVE; AND JOANNA PEACOCK AND ADRIANNA LEGROS, APPLICANTS) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6448  
SUP FOR  
PERMANENT MAKEUP  
(240 E. EVERGREEN)

Mr. Rae said this Specific Use Permit is to allow permanent makeup for the two named applicants, at 240 East Evergreen Street. The Planning and Zoning Commission recommended approval of the Specific Use Permit.

The applicants were in attendance to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6448.

Mayor Plyler introduced Ordinance No. 6449 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT, LOCATED AT 901, 903, 917 AND 921 EAST HOUSTON STREET AND 910 EAST CHAFFIN STREET, BEING 1.695 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF BLOCK 19, CHAFFIN'S ADDITION (HOPE ON HOUSTON, INC, OWNER AND HELVEY-WAGNER SURVEYING,

ORD 6449  
ZONE CHANGE  
(901, 903, 917, & 921  
E. HOUSTON &  
910 E. CHAFFIN)

INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this is for a zone change from R-1 to C-1. The applicant is looking at two uses. They want to have a café at the house on Houston Street, and a church on the rest of the site. The church would continue in a similar use as in the past. They requested to zone the entire property from R-1 to C-1.

The Planning and Zoning Commission recommended approval of the zone change.

Gail Utter, 2610 Shenandoah Circle, Sherman

Ms. Utter appeared representing the request, and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6449.

Mayor Plyler introduced Ordinance No. 6450 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 1000-1100 BLOCKS OF EAST PEYTON, BEING 15.228 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, THE SMITH McGLOTHLIN SURVEY, ABSTRACT NO. 808 AND THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 (JAMES R. MELTON, JR., OWNER; NAVEEN KHAMMAMPATI, TURNKEY TRACT, CIVIL ENGINEER/REPRESENTATIVE; LONESTAR LAND SURVEYING, LLC AND SUTTON & CROW SURVEYING (ENGINEERING SERVICES, SURVEYORS); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6450  
ZONE CHANGE  
(1000-1100 BLOCKS  
E. PEYTON)

Mr. Rae said this was for a zone change for C-2 (General Commercial) to R-2 (Multi-Family). The developer would like to build a duplex subdivision, with approximately 45 lots and 90 units.

He said a number of citizens attended the Planning and Zoning Commission Meeting to voice opposition. Their main concerns were concerning noise, traffic, flooding, and privacy.

The Planning and Zoning Commission did recommend approval of the zone change.

The applicant was in attendance to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6450.

Mayor Plyler introduced Ordinance No. 6451 and called for a public hearing:

ORD 6451  
ZONE CHANGE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT, AT 4518 NORTH TRAVIS STREET, BEING 6 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 (BMT GLOBAL, OWNER; BRANDON SMITH, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYORS); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

(4518 N. TRAVIS)

Mr. Rae said this zone change relates to the annexation mentioned earlier. This is for the six acres along North Travis Street, which would be annexed in as RA. They are requesting that is be rezoned to C-1, for the development of a retail commercial site.

The Planning and Zoning Commission recommended approval of the zone change.

Mr. Miller was also available to answer any questions about this request.

No other citizens appeared before the City Council to discuss Ordinance No. 6451.

The Public Hearing was closed.

#### ADOPTION OF ORDINANCES

##### Ordinance 6445

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 36.892 ACRES GENERALLY LOCATED OFF OF FM 131 NORTH, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6445  
ANNEXATION  
FM 131 NORTH  
(BMT GLOBAL)

Mayor Plyler said Ordinance 6445 must be considered separately from the other ordinances and before the zone change on this property.

#### ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6445, as presented. Second by Council Member Dobbs.

COUNCIL MINUTES – JANUARY 3, 2022

VOTING AYE: Dobbs, Howeth, Marroquin, Stevenson.  
VOTING NAY: None.  
MOTION CARRIED.

Ordinance 6446

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW (44) PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 1000-1500 BLOCKS OF WEST MOORE STREET, BEING LOTS 10-18, BLOCK 1, ALL OF BLOCKS 2 AND 3, PARTS OF THE ADJACENT ROAD RIGHTS-OF-WAY AND ALLEYS TO BLOCKS 1, 2 AND 3 OF RANDOLPH HEIGHTS ADDITION (CHAMPAGNE DEVELOPMENT, LLC, OWNER; HOLLEY JOLLY DEVELOPMENTS, LLC, DEVELOPER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6446  
SUP AMENDMENT  
FOR CHURCH  
(2605 REX CRUSE)

Council Member Stevenson wanted to consider Ordinance 6446 separately, since consideration of a Replat was contingent on it.

**ACTION TAKEN.**

Motion by Council Member Stevenson to adopt Ordinance No. 6446, with the addition that the corner lots be widened to 45 feet.  
Second by Deputy Mayor Howeth.

VOTING AYE: Dobbs, Howeth, Marroquin, Stevenson.  
VOTING NAY: None.  
MOTION CARRIED.

Ordinance 6444

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, AT CHAPTER 13 (UTILITIES), ARTICLE 13.07 (WATER, SEWERS AND SEWAGE DISPOSAL), DIVISION 5 (REGULATIONS FOR DISPOSAL OF INDUSTRIAL WASTE); MODIFYING REGULATIONS GOVERNING THE CITY'S INDUSTRIAL WASTE PRETREATMENT PROGRAM TO INCORPORATE STREAMLINING RULE PROVISION REQUIRED BY FEDERAL AND STATE REGULATIONS (40 CFR 403 AND 30 TAC CHAPTER 315), AS SET FORTH IN THE CITY'S TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (PTDES) PERMIT ISSUED ON AUGUST 19, 2020; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE.

ORD 6444  
INDUSTRIAL WASTE  
PRETREATMENT  
PROGRAM

Ordinance 6447

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO A SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) FOR A YOUTH HALL/GYM ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT WITH A SPECIFIC USE PERMIT TO ALLOW A CHURCH AT 2605 REX CRUSE DRIVE, BEING LOTS 1-6,

ORD 6447  
SUP AMENDMENT  
FOR YOUTH HALL/GYM  
(2605 REX CRUSE)

JOE PRICE SUBDIVISION (NORTH PARK BAPTIST CHURCH, OWNERS; AND KENT SALISBURY, DAVID BACA STUDIOS, ARCHITECT); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Ordinance 6448

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A PERMANENT MAKEUP, MICRO-BLADING/EYEBROW SHADING, EYE LINER AND LIP BLUSHING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT AT 240 EAST EVERGREEN STREET, BEING PART OF LOT 2, BLOCK 1, KERRS N WALNUT ADDITION (OVERMORE LLC, OWNER; DAN NEWAL, REPRESENTATIVE; AND JOANNA PEACOCK AND ADRIANNA LEGROS, APPLICANTS) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6448  
SUP FOR  
PERMANENT MAKEUP  
(240 E. EVERGREEN)

Ordinance 6449

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT, LOCATED AT 901, 902, 917 AND 921 EAST HOUSTON STREET AND 910 EAST CHAFFIN STREET, BEING 1.695 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 AND BEING PART OF BLOCK 19, CHAFFIN'S ADDITION (HOPE ON HOUSTON, INC, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6449  
ZONE CHANGE  
(901, 903, 917, & 921  
E. HOUSTON &  
910 E. CHAFFIN)

Deputy Mayor Howeth confirmed with Ms. Utter, that, since they are serving food, they will have to meet County health standards.

Ordinance 6450

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 1000-1100 BLOCKS OF EAST PEYTON, BEING 15.228 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763, THE SMITH McGLOTHLIN SURVEY, ABSTRACT NO. 808 AND THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 (JAMES R. MELTON, JR., OWNER; NAVEEN KHAMMAMPATI, TURNKEY TRACT, CIVIL ENGINEER/REPRESENTATIVE; LONESTAR LAND SURVEYING, LLC AND SUTTON & CROW SURVEYING (ENGINEERING SERVICES, SURVEYORS); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6450  
ZONE CHANGE  
(1000-1100 BLOCKS  
E. PEYTON)

Council Member Stevenson confirmed that the site is currently vacant. He asked about the Planning and Zoning Commission vote, and Mr. Rae said they voted seven to zero in favor of the request.

Ordinance 6451

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT, AT 4518 NORTH TRAVIS STREET, BEING 6 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 (BMT GLOBAL, OWNER; BRANDON SMITH, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYORS); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6451  
ZONE CHANGE  
(4518 N. TRAVIS)

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance Nos. 6444, 6447, 6448, 6449, 6450, and 6451, as presented. Second by Deputy Mayor Howeth.

VOTING AYE: Dobbs, Howeth, Marroquin, Stevenson.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6832 – AUTHORIZING THE ACCEPTANCE OF CONVEYANCE DOCUMENTS FROM LAMBERTH HICKERY HILL, LLC AND HICKERY HILL, LLC FOR THE CONVEYANCE AND ACQUISITION OF APPROXIMATELY 10.229 ACRES OF LAND, IN THE G.R. REEVES SURVEY, ABSTRACT NO. 1020, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, PROPERTY BEING LOCATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS

RES 6832  
LAMBERTH RD.  
ROW, UTILITY,  
DRAINAGE EASEMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF CONVEYANCE DOCUMENTS FROM LAMBERTH HICKERY HILL, LLC AND HICKERY HILL, LLC FOR THE CONVEYANCE AND ACQUISITION OF APPROXIMATELY 10.229 ACRES OF LAND, IN THE G.R. REEVES SURVEY, ABSTRACT NO. 1020, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, PROPERTY BEING LOCATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS.

Mr. Philpott said, in 2017, the Council approved for the design of Lamberth Road, from FM 1417 to SH 289. About 30% of the design has been completed, which gave the City enough information to create the right-of-way parcels and easements that are needed.

The City has not purchased all the right-of-way, but has tried to be opportunistic in the purchase. This is a “willing seller.” The land has been appraised and they have come to a negotiated fee for the right-of-way, the utility easement, and the drainage easements along the tract. This would be for Council approval of this tract.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6832, as presented. Second by Deputy Mayor Howeth.

VOTING AYE: Dobbs, Howeth, Marroquin, Stevenson.  
VOTING NAY: None.  
MOTION CARRIED.

RESOLUTION NO. 6833 – AUTHORIZING THE PURCHASE OF TWO  
NEW FORD F-150 CREW CAB TRUCKS FROM SILSBEE FORD  
THROUGH TIPS FOR THE ENGINEERING DEPARTMENT

RES 6833  
VEHICLE PURCHASE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF TWO NEW  
FORD F-150 CREW CAB TRUCKS FROM SILSBEE FORD THROUGH  
TIPS FOR THE ENGINEERING DEPARTMENT.  
CONSENT AGENDA.

REQUEST TO ADVERTISE  
WASTEWATER TREATMENT PLANT EQUALIZATION BASIN  
IMPROVEMENTS PROJECT

REQ TO ADVERTISE  
WWTP EQUALIZATION  
BASIN IMPROVEMENTS  
PROJECT

The City Council approved the request to advertise for construction  
of the Wastewater Treatment Plant Equalization Basin Improvement  
Project.

The current Capital Improvement Program contains a project to  
repair the Equalization Basin. There are several concrete portions  
of the basin that have heaved and the soil behind the slabs is  
washing away. The project will remove the defective slabs, replace  
the void space with select material, and pour new slabs.

The project is estimated to cost approximately \$600,000, and will be  
funded through the Greater Texoma Utility Authority \$13.9 million  
Clean Water SRF, made available by the Texas Water Development  
Board.

CONSENT AGENDA.

WASTEWATER TREATMENT PLANT PRIMARY CLARIFIER NO. 1  
EQUIPMENT REPLACEMENT AND SLUDGE TRANSFER STATION

WWTP CLARIFIER &  
SLUDGE TRANSFER  
STATION

The City Council approved the request to advertise for the  
Wastewater Treatment Plant Primary Clarifier No. 1 Equipment  
Replacement and Sludge Transfer Station Rehabilitation Project.

The 2019 CIP included a project to replace the primary clarifier #1  
equipment and rehabilitate the sludge transfer station. The clarifier  
has heavy corrosion on all non-concrete parts, including the stairs,  
grating, and railing. The clarifier arm was also bent during the 2021  
February Ice Storm.

The sludge transfer station has significant corrosion visible on  
objects in the wet well, including piping, valves, and two sludge  
pumps, which will be replaced with this project. The electrical  
system will also be replaced.

The project is estimated to cost about \$1.2 million, and will be  
funded through the GTUA \$13.9 million Clean Water SRF, made  
available by the Texas Water Development Board.

CONSENT AGENDA.

OTHER BUSINESS

REPLAT APPROVAL OF HOPE ON HOUSTON ADDITION, BEING A REPLAT OF A PART OF BLOCK 19, CHAFFIN'S 2<sup>ND</sup> ADDITION, BEING 1.695 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF BLOCK 19, CHAFFIN'S ADDITION; HOPE ON HOUSTON, INC. OWNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (901, 903, 917 AND 921 EAST HOUSTON STREET AND 910 EAST CHAFFIN STREET)

The City Council approved the Replat of Hope on Houston Addition, located at 901, 903, 917, and 921 East Houston Street, and 910 East Chaffin Street. The 1.695 acre tract is zoned an R-1 (One-Family Residential) District, and the owner would like to plat the property into two lots.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.

CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF MLJ REAL ESTATE ADDITION, BEING 1.912 ACRES IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT NO. 811 AND THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639; MLJ REAL ESTATE LLP, OWNERS; COX LAND SURVEYING, SURVEYOR (3908 AND 3924 TEXOMA PARKWAY)

The City Council approved the Final Plat of MLJ Real Estate Addition, located at 3908 and 3924 Texoma Parkway. The 1.912 acre tract is zoned C-2 (General Commercial) District, and the owner would like to plat the property into two lots for commercial development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.

CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF BEL-AIR VILLAGE, BEING LOTS 1, 11-16, 17, 18, 32-34, BLOCK F, BEL-AIR VILLAGE, PHASE 1; TERRA PERPETUA, LLC, OWNERS; AMERICAN COMMUNITIES, DEVELOPER; AND KIMLEY-HORN, CIVIL ENGINEER/SURVEYOR (3701, 3704, 3705, 3709, 3713, 3717, 3721 AQUA LANE, 3701 TALISKER BOULEVARD, 1253 AND 1249 NEWPORT STREET)

The City Council approved the Replat of Bel-Air Village, located at 3701, 3704, 3705, 3709, 3713, 3717, 3721 Aqua Lane, 3701 Talisker Boulevard, and 1253 and 1249 Newport Street. The property is located in the Bel-Air Village Planned Development, off of East FM 1417, Vietnam Veterans Parkway. The owner would like to replat 10 residential lots and two HOA lots.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.

CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF HANOLLEY HILLS ADDITION, BEING LOTS 10-18, BLOCK 1, ALL OF BLOCKS 2 AND 3, PARTS OF THE ADJACENT ROAD RIGHTS-OF-WAY AND ALLEYS TO BLOCKS 1, 2 AND 3 OF RANDOLPH HEIGHTS ADDITION; CHAMPAGNE DEVELOPMENT, LLC, OWNER; HOLLEY JOLLY DEVELOPMENTS, LLC, DEVELOPER; AND UNDERWOOD DRAFTING AND

APPROVE REPLAT  
HOPE ON HOUSTON  
ADDITION  
(901, 903, 917 & 921  
E. HOUSTON &  
910 E. CHAFFIN)

APPROVE FINAL PLAT  
MLJ REAL ESTATE  
ADDITION  
(3908 & 3924  
TEXOMA PKWY)

REPLAT APPROVAL  
BEL-AIR VILLAGE  
(3701, 3704, 3705, 3709,  
3713, 3717, 3721 AQUA  
LN; 3701 TALISKER  
BLVD; & 1253, 1249  
NEWPORT ST)

APPROVE REPLAT  
HANOLLEY HILLS  
ADDITION  
(1000-1500 BLOCKS  
OF W. MOORE ST)

SURVEYING, SURVEYOR (1000-1500 BLOCKS OF WEST MOORE STREET)

Mayor Plyler removed Item G-4, entitled "Replat approval of Hanolley Hills Addition, located in the 1000 to 1500 blocks of West Moore Street, for consideration in its regular order of business.

The Council considered the Replat of Hanolley Hills Addition, located in the 1000 through 1500 blocks of West Moore Street. The property is zoned R-1 (One Family Residential) District, and the owner would like to plat the property into 44 lots for residential development of patio homes.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.

**ACTION TAKEN.**

Motion by Deputy Mayor Howeth to approve the Replat of Hanolley Hills Addition, located in the 1000 to 1500 blocks of West Moore Street, subject to the Staff Review Letter, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Howeth, Marroquin, Stevenson.

VOTING NAY: None.

MOTION CARRIED, SUBJECT TO THE STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF MORAN ON BROUGHTON ADDITION, BEING 0.230 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763; MORAN DEVELOPMENTS, LLC, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (1225, 1229, 1233 AND 1237 NORTH BROUGHTON STREET)

The City Council approved the Final Plat of the Moran on Broughton Addition, located at 1225, 1229, 1233, and 1237 North Broughton Street. The property is zoned R-2 (Multi-Family Residential) District, and the owner would like to plat the property into one lot for residential development of a four-plex.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.

CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF LADD ESTATES II IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 12.371 ACRES IN THE BAILEY WINIFRED SURVEY, ABSTRACT NO. 66; ROBERT LADD HOLTON, OWNER; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR (600-700 BLOCKS OF MERRIMAN PARKWAY)

The City Council approved the Final Plat of Ladd Estates II in the City's Extraterritorial Jurisdiction, located in the 600 through 700 blocks of Merriman Parkway. The owner would like to plat the property into nine lots.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.

CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE FINAL PLAT  
MORAN ON  
BROUGHTON  
ADDITION  
(1225, 1229, 1233 &  
1237 N. BROUGHTON  
ST)

APPROVE FINAL PLAT  
LADD ESTATES II  
(600-700 BLOCKS  
OF MERRIMAN PKWY-  
ETJ)

COUNCIL MINUTES – JANUARY 3, 2022

COUNCIL COMMENTS

HAPPY NEW YEAR

Council Member Marroquin said he hoped this next year will be great and a good year for Sherman. He wished everyone a Happy New Year.

HAPPY NEW YEAR

HAPPY NEW YEAR

Council Member Stevenson wished everyone a Happy New Year.

HAPPY NEW YEAR

EXCITING THINGS GOING ON

Deputy Mayor Howeth thanked everyone that had placed their trust in Sherman, and are building homes, businesses, or are moving to Sherman. She said exciting things are happening, and the Council is looking forward to a bright 2022.

EXCITING THINGS  
GOING ON

HAPPY NEW YEAR

Council Member Dobbs wished everyone a Happy New Year.

HAPPY NEW YEAR

ANNOUNCEMENTS

Mayor Plyler announced the following:

ANNOUNCEMENTS

- Coffee with the Mayor will be held on January 7, 2022, in the Municipal Ballroom. Parks and Recreation will discuss plans for the new year. Sponsors are CASA and Downtown Sherman Now.
- Friends of the Sherman Library will hold their annual book sale on January 22, 2021, across the street from MLK Park. The event will be held from 8:00 a.m. until 2:00 p.m.
- Habitat for Humanity will host their annual Habitators fundraiser on January 29, 2022, in the Municipal Ballroom.

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE SESSION

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

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 CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT

TEX. GOV'T CODE § 551.072 --

DELIBERATING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING

WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

- (a) Deliberation regarding the purchase and value of real property

TEX. GOV'T CODE § 551.073 --

DELIBERATING A NEGOTIATED CONTRACT FOR A PROSPECTIVE GIFT OR DONATION TO THE CITY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.074 --

DELIBERATING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A PUBLIC HEARING

TEX. GOV'T CODE § 551.076 --

DELIBERATING THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT

TEX. GOV'T CODE § 551.087 --

DISCUSSING OR DELIBERATING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE, STAY OR EXPAND IN OR NEAR THE CITY AND WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR DELIBERATING THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT

- (a) Project Charge
- (b) Sherman Hospital Project

TEX. GOV'T CODE § 551.089 --

DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY, NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:23 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:32 p.m. and reconvened in Open Meeting.

**OPEN MEETING**

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

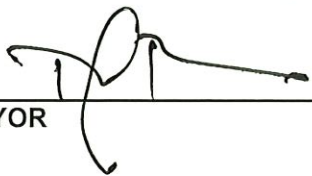
OPEN MEETING

COUNCIL MINUTES – JANUARY 3, 2022

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:33 p.m.

ADJOURNMENT

  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CITY CLERK