

June 17, 2024

**MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR SHAWN TEAMANN.
COUNCIL MEMBERS DOBBS, HOLLAND, HOWETH, MARROQUIN,
STEVENSON.**

CALL TO ORDER

CALL TO ORDER

APPROVE MINUTES

MOTION CARRIED.

CITIZEN'S COMMENTS

CONSENT AGENDA

CONSENT AGENDA

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

**ORD 6731
ZONE CHANGE
(401 S. SAM
RAYBURN FRWY)**

Mayor Plyler introduced Ordinance No. 6731 and called for a public hearing:

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SAM RAYBURN FREEWAY, HERETOFORE ZONED C-1 (RETAIL BUSINESS) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, HARESH SURTI (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mayor Plyler introduced Ordinance No. 6732 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A HOTEL OR MOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT/SAM RAYBURN OVERLAY DISTRICT, LOCATED AT 401 SOUTH SAM RAYBURN FREEWAY, CONSISTING OF 2.11 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING LOT 2 IN BLOCK 1 OF TRAVELERS INN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS HARESH SURTI (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6732
SUP FOR HOTEL
OR MOTEL
(401 S. SAM
RAYBURN FRWY)

Rob Rae, Director of Development Services, said this was currently the Traveler's Inn. They are under new ownership and would like to get into compliance for a Certificate of Occupancy. This would require a zone change and Specific Use Permit.

The Planning and Zoning Commission approved the zone change, and recommended approval of the SUP, but being tied to the applicant and for a period of one year. This will allow the City to monitor the progress that the applicant agreed too. The staff also recommends approval.

Dr. Haresh Surti, 5700 Baxter Well Road, McKinney, Texas

Dr. Surti said they purchased the property four or five months ago, and are trying to develop it.

No other citizens appeared before the City Council to discuss Ordinance Nos. 6731 and 6732.

Mayor Plyler introduced Ordinance No. 6733 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 6.68 ACRES BEING A PART OF THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2400-2500 BLOCKS SOUTH EAST STREET, HERETOFORE ZONED R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, THREE OAKS

ORD 6733
ZONE CHANGE
(2400-2500 BLOCKS
S. EAST ST)

DEVELOPMENT CONSTRUCTION COMPANY (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said the developer had trouble fitting in four 50' lots on one section of the development. He's asking for the zone change for smaller lots for that area. The new lots will be 48' wide for those lots.

The Planning and Zoning Commission and the staff recommend approval.

Kirk Allen, Developer

Mr. Allen said this was only for a small section of the development. He was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6733.

Mayor Plyler asked that the captions of Ordinance Nos. 6734 and 6735 be read together.

ORD 6734
ZONE CHANGE
(7000 BLOCK OF
FM 691 & 4000
BLOCK OF N. HWY 75)

Mayor Plyler introduced Ordinance No. 6734 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 13.627 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265 AND IN A.C. SMITH SURVEY, ABSTRACT NO. 1561, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 7000 BLOCK FM 691 AND THE 4000 BLOCK NORTH HIGHWAY 75, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, CHRISTOPHER LEUNES (OWNER), NATHAN McCARTNEY, WAYPOINT LAND AND CAPITAL, LLC (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mayor Plyler introduced Ordinance No. 6735 and called for a public hearing:

ORD 6735
ZONE CHANGE
(7000 BLOCK OF
FM 691 & & 4000
BLOCK OF N. HWY 75)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 27.101 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265 AND IN A.C. SMITH SURVEY, ABSTRACT NO. 1561, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 7000 BLOCK FM 691 AND THE 4000 BLOCK NORTH HIGHWAY 75, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT

ZONING CLASSIFICATION, CHRISTOPHER LEUNES (OWNER), NATHAN McCARTNEY, WAYPOINT LAND AND CAPITAL, LLC (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this is on the southwest corner of FM 691 and Hwy 75. The majority would be zoned for retail/commercial, with a smaller portion, 13 acres, being zoned for MF-30.

The Planning and Zoning Commission and the staff recommend approval.

Nathan McCartney, Waypoint Land and Capital, LLC

Mr. McCartney 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 Nos. 6734 and 6735.

Mayor Plyler introduced Ordinance No. 6736 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.172 ACRES BEING LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 9 OF G.W. BOND'S SECOND ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 516 BLOCK EAST PACIFIC STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, ALLEN SHEEHAN (OWNER), SARAH SHEEHAN (REPRESENTATIVE) AND BARRY RHODES, RPLS (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6736
ZONE CHANGE
(516 BLOCK OF
E. PACIFIC ST)

Mr. Rae said this is an infill lot where they want to build a single-family home. The zone change is requested to meet the lot size requirement.

The Planning and Zoning Commission and the staff recommend approval.

No citizens appeared before the City Council to discuss Ordinance No. 6736.

Mayor Plyler introduced Ordinance No. 6737 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A TATTOO STUDIO IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT OVERLAY, LOCATED AT 125 EAST WALL

ORD 6737
SUP FOR TATTOO
STUDIO
(125 E. WALL ST)

STREET, CONSISTING OF 0.031 ACRES BEING IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 7 IN BLOCK D OF THE T.J. SHANNON SUPPLEMENT, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS MADELYN GREENWOOD AND OLGA KLADOVA, BOLD & BEAUTY, LLC (OWNERS), TOMMY JUAREZ (APPLICANT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; 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 tattoo parlor. The Planning and Zoning Commission recommended approval, subject to the staff review letter, and tied it to the applicant. The staff review letter covered signage and lighting.

Tommy Juarez, 3415 Henry Street, Greenville, Texas

Mr. Juarez 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. 6737.

Mayor Plyler introduced Ordinance No. 6738 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.214 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING THE EAST ½ OF LOT 8, BLOCK 7 OF THE B.H. MOORE HEIRS ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 303 WEST STEADMAN STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, NRG INVESTMENTS, LLC (OWNER), VERONICA GARCIA (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6738
ZONE CHANGE
(303 W. STEADMAN ST)

Mr. Rae said this is an infill lot and is 48' wide. The Planning and Zoning Commission recommended approval.

No citizens appeared before the City Council to discuss Ordinance No. 6738.

Mayor Plyler introduced Ordinance No. 6739 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE, MOTORCYCLE, BOAT, OR TRAILER SALES, NEW OR USED IN A C-1 (RETAIL BUSINESS) DISTRICT, LOCATED AT

ORD 6739
SUP FOR AUTO,
MOTORCYCLE, BOAT,
OR TRAILER SALES
(1309 W. HOUSTON ST)

1309 WEST HOUSTON STREET, BEING LOT TWO (2) OF THE REPLAT OF THE SOUTH TEN FEET OF LOT THREE, AND ALL OF LOTS FIVE, SEVEN, NINE AND ELEVEN, BLOCK TWO, GREEN MOUNT ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BLAKE ANDREWS (OWNER), S & G AUTO SALES (APPLICANT) AND SARTIN & ASSOCIATE, INC. (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this property has been vacant, but was previously used for automobile sales and for RV sales. They will be required to remove the metal fencing.

The Planning and Zoning Commission recommended approval, required the metal fence panels to be removed, and tied it to the applicant.

Blake Andrews, 2408 San Miguel, Sherman, Texas

Mr. Andrews is the property owner and appeared representing the request. He was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6739.

Mayor Plyler introduced Ordinance No. 6740 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 4.38 ACRES BEING LOT 2, BLOCK 1 OF THE PALABRA DE FE DE SHERMAN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 601 NORTH HARRISON AVENUE, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, PALABRA DE FE (OWNER), VALENTIN SALINAS (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6740
ZONE CHANGE
(601 N. HARRISON ST)

Mr. Rae said the church is wanting to subdivide their land to build a single-family home for their minister. They need to rezone to R-6 in order to construct the house.

The Planning and Zoning Commission and the staff recommend approval.

Valentin Salinas, 511 S. Main, Ector, Texas

Mr. Salinas 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. 6740.

Mayor Plyler introduced Ordinance No. 6741 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE, MOTORCYCLE, BOAT, OR TRAILER SALES, NEW OR USED IN A C-2 (GENERAL COMMERCIAL) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT, LOCATED AT 3111 SOUTH TRAVIS STREET, CONSISTING OF 0.47 ACRES BEING LOT 1, BLOCK 1 OF THE BRYAN LUCKETT ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BRYAN LUCKETT (OWNER), GREGORY CARSON (APPLICANT) AND ANDREWS & SARTIN SURVEYING COMPANY (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6741
SUP FOR AUTO,
MOTORCYCLE, BOAT,
TRAILER SALES
(3111 S. TRAVIS ST)

Mr. Rae said the Planning and Zoning Commission recommended approval, and tied it to the applicant for one year. There were some staff conditions for approval, including removal of the pole sign, and chain link fence. Both conditions have already been accomplished by the applicant. The staff also recommended approval.

Greg Carson, 147 Dru Street, Pottsboro, Texas

Mr. Carson appeared representing the request and was available to answer any questions the Council might have.

Dixie Edwards, 925 Western Hills Drive, Sherman, Texas

Ms. Edwards is a Real Estate Broker that represents the property owner. She expressed concern about the stripping for the fire lane. She was directed to follow up with the Fire Marshal.

No other citizens appeared before the City Council to discuss Ordinance No. 6741.

Mayor Plyler introduced Ordinance No. 6742 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.172 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING ALL OF THE 50 FEET BY 150 FEET TRACT OF LAND, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 514 SOUTH BRANCH STREET, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, SALVADOR RUBEL LOPEZ (OWNER), MARIO TOBAR (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED

ORD 6742
ZONE CHANGE
(514 S. BRANCH ST)

\$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this was an infill lot for a single-family residence. The property is located in the floodplain, which will need to be mitigated.

The Planning and Zoning Commission and the staff recommend approval.

No citizens appeared before the City Council to discuss Ordinance No. 6742.

Mayor Plyler introduced Ordinance No. 6743 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND BEING LOT 3-R CONSISTING OF 0.785 ACRES BEING A PART OF THE J.B. McANAI SURVEY, ABSTRACT NO. 763 BEING ALL OF LOTS 3, 4 AND 5 AND A PART OF BLOCK 2 OF BIRGE'S ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 710 WEST BIRGE STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-12 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, RAFAEL RODRIGUEZ AZEVEDO (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6743
ZONE CHANGE
(710 W. BIRGE ST)**

Mr. Rae said this is a larger lot and the owner is sub-dividing into multiple lots. To retain the larger lot with the main homestead, they are requesting it be rezoned to R-12, which is a minimum of 12,000 square feet in lot area. This zone has different requirements and setbacks, and allows for separate dwelling units.

No citizens appeared before the City Council to discuss Ordinance No. 6743.

Mayor Plyler introduced Ordinance No. 6744 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.07 (SIGNS), SECTION 14.08.001 (DEFINITIONS), ARTICLE 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO SIGNS; PROHIBITING NEW BILLBOARD SIGNS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**ORD 6744
ZONING ORDINANCE
SIGN REGULATION**

Mr. Rae said this modifies the City's sign ordinance to prohibit billboards. He displayed a map of all billboards in Sherman. There

are currently 71 billboards in the City and only two conform to the current standards, which require a 2,000 foot buffer from other billboards, and need to be located on certain portions of Hwy 75 or Hwy 82.

If the ordinance is approved, companies that currently have billboards can continue their use, however, if the land use changes, or the sign falls down, it would need to be removed. The staff will also review illegal billboards and determine which are legally nonconforming and which are not.

The Planning and Zoning Commission and the staff recommend approval.

No citizens appeared before the City Council to discuss Ordinance No. 6744.

Mayor Plyler introduced Ordinance No. 6745 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A 0.188 ACRE PORTION OF A 45' WIDE WATERLINE EASEMENT IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, SAID EASEMENT BEING ESTABLISHED IN INSTRUMENT NUMBER 2023-20602 OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE AND ABANDONMENT OF EASEMENT.

ORD 6745
ABANDONING
WATERLINE
EASEMENT
(O.B. GRONER RD
& FRIENDSHIP RD)

Wayne Lee, Director of Engineering, said this is an abandonment of a portion of a 45' water line easement that the City has. There is a 6' overlap with a gas line on the new easement. Atmos is asking the City to abandon that overlap. This does not affect any of the construction or design of the City's waterline.

No citizens appeared before the City Council to discuss Ordinance No. 6745.

The Public Hearing was closed.

Ordinance 6731

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 2.11 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING LOT 2 IN BLOCK 1 OF TRAVELERS INN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 401 SOUTH SAM RAYBURN FREEWAY, HERETOFORE ZONED C-1 (RETAIL BUSINESS) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, HARESH SURTI (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6731
ZONE CHANGE
(401 S. SAM
RAYBURN FRWY)

COUNCIL MINUTES – JUNE 17, 2024

Council Member Howeth asked if there was a timeframe on bringing this hotel up to standards. Mr. Rae said that could be added to the motion. The recommendation was to approve it for one year, so if that is done, they will definitely come back in a year.

Council Member Marroquin confirmed with Dr. Surti that changes to the facility would include stonework, roofing, plumbing, paint, flooring, the lobby, and the outside will be totally different.

Ordinance 6732

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A HOTEL OR MOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT/SAM RAYBURN OVERLAY DISTRICT, LOCATED AT 401 SOUTH SAM RAYBURN FREEWAY, CONSISTING OF 2.11 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING LOT 2 IN BLOCK 1 OF TRAVELERS INN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS HARESH SURTI (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6732
SUP FOR HOTEL
OR MOTEL
(401 S. SAM
RAYBURN FRWY)**

Ordinance 6733

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 6.68 ACRES BEING A PART OF THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2400-2500 BLOCKS SOUTH EAST STREET, HERETOFORE ZONED R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, THREE OAKS DEVELOPMENT CONSTRUCTION COMPANY (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6733
ZONE CHANGE
(2400-2500 BLOCKS
S. EAST ST)**

Ordinance 6734

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 13.627 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265 AND IN A.C. SMITH SURVEY, ABSTRACT NO. 1561, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 7000 BLOCK FM 691 AND THE 4000 BLOCK NORTH HIGHWAY 75, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, CHRISTOPHER LEUNES (OWNER), NATHAN McCARTNEY,

**ORD 6734
ZONE CHANGE
(7000 BLOCK OF
FM 691 & 4000
BLOCK OF N. HWY 75)**

WAYPOINT LAND AND CAPITAL, LLC (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Ordinance 6735

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 27.101 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265 AND IN A.C. SMITH SURVEY, ABSTRACT NO. 1561, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 7000 BLOCK FM 691 AND THE 4000 BLOCK NORTH HIGHWAY 75, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, CHRISTOPHER LEUNES (OWNER), NATHAN McCARTNEY, WAYPOINT LAND AND CAPITAL, LLC (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6735
ZONE CHANGE
(7000 BLOCK OF
FM 691 & & 4000
BLOCK OF N. HWY 75)

Ordinance 6736

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.172 ACRES BEING LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 9 OF G.W. BOND'S SECOND ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 516 BLOCK EAST PACIFIC STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, ALLEN SHEEHAN (OWNER), SARAH SHEEHAN (REPRESENTATIVE) AND BARRY RHODES, RPLS (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6736
ZONE CHANGE
(516 BLOCK OF
E. PACIFIC ST)

Ordinance 6737

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A TATTOO STUDIO IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT OVERLAY, LOCATED AT 125 EAST WALL STREET, CONSISTING OF 0.031 ACRES BEING IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 7 IN BLOCK D OF THE T.J. SHANNON SUPPLEMENT, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS MADELYN GREENWOOD AND OLGA KLADOVA, BOLD & BEAUTY, LLC (OWNERS), TOMMY JUAREZ (APPLICANT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00;

ORD 6737
SUP FOR TATTOO
STUDIO
(125 E. WALL ST)

PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Ordinance 6738

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.214 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING THE EAST ½ OF LOT 8, BLOCK 7 OF THE B.H. MOORE HEIRS ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 303 WEST STEADMAN STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, NRG INVESTMENTS, LLC (OWNER), VERONICA GARCIA (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6738
ZONE CHANGE
(303 W. STEADMAN ST)

Ordinance 6739

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE, MOTORCYCLE, BOAT, OR TRAILER SALES, NEW OR USED IN A C-1 (RETAIL BUSINESS) DISTRICT, LOCATED AT 1309 WEST HOUSTON STREET, BEING LOT TWO (2) OF THE REPLAT OF THE SOUTH TEN FEET OF LOT THREE, AND ALL OF LOTS FIVE, SEVEN, NINE AND ELEVEN, BLOCK TWO, GREEN MOUNT ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BLAKE ANDREWS (OWNER), S & G AUTO SALES (APPLICANT) AND SARTIN & ASSOCIATE, INC. (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6739
SUP FOR AUTO,
MOTORCYCLE, BOAT,
OR TRAILER SALES
(1309 W. HOUSTON ST)

Ordinance 6740

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 4.38 ACRES BEING LOT 2, BLOCK 1 OF THE PALABRA DE FE DE SHERMAN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 601 NORTH HARRISON AVENUE, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, PALABRA DE FE (OWNER), VALENTIN SALINAS (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6740
ZONE CHANGE
(601 N. HARRISON ST)

Ordinance 6741

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE, MOTORCYCLE, BOAT, OR TRAILER SALES, NEW OR USED IN A C-2 (GENERAL COMMERCIAL) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT, LOCATED AT 3111 SOUTH TRAVIS STREET, CONSISTING OF 0.47 ACRES BEING LOT 1, BLOCK 1 OF THE BRYAN LUCKETT ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BRYAN LUCKETT (OWNER), GREGORY CARSON (APPLICANT) AND ANDREWS & SARTIN SURVEYING COMPANY (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6741

SUP FOR AUTO,
MOTORCYCLE, BOAT,
TRAILER SALES
(3111 S. TRAVIS ST)

Ordinance 6742

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.172 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING ALL OF THE 50 FEET BY 150 FEET TRACT OF LAND, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 514 SOUTH BRANCH STREET, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, SALVADOR RUBEL LOPEZ (OWNER), MARIO TOBAR (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6742

ZONE CHANGE
(514 S. BRANCH ST)

Ordinance 6743

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND BEING LOT 3-R CONSISTING OF 0.785 ACRES BEING A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 BEING ALL OF LOTS 3, 4 AND 5 AND A PART OF BLOCK 2 OF BIRGE'S ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 710 WEST BIRGE STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-12 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, RAFAEL RODRIGUEZ AZEVEDO (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6743

ZONE CHANGE
(710 W. BIRGE ST)

Ordinance 6744

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING

ORD 6744

ZONING ORDINANCE
SIGN REGULATION

ORDINANCE), ARTICLE 14.07 (SIGNS), SECTION 14.08.001 (DEFINITIONS), ARTICLE 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO SIGNS; PROHIBITING NEW BILLBOARD SIGNS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

Ordinance 6745

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A 0.188 ACRE PORTION OF A 45' WIDE WATERLINE EASEMENT IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, SAID EASEMENT BEING ESTABLISHED IN INSTRUMENT NUMBER 2023-20602 OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE AND ABANDONMENT OF EASEMENT.

ORD 6745
ABANDONING
WATERLINE
EASEMENT
(O.B. GRONER RD
& FRIENDSHIP RD)

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance Nos. 6731 6732, 6733, 6734, 6735, 6736, 6737, 6738, 6739, 6740, 6741, 6742, 6743, 6744, and 6745, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Mayor Plyler said Resolution 7319 will be discussed after the TIRZ #3 Board Meeting.

RES 7319
TIRZ #3
REIMBURSEMENT
AGREEMENT

RESOLUTION NO. 7319 -- AUTHORIZING EXECUTION OF THE FIRST AMENDED AND RESTATED SECOND TIRZ #3 REIMBURSEMENT AND DEVELOPMENT AGREEMENT WITH ASPIRE TWO, LLC FOR REIMBURSEMENT OF THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AND PRIVATE IMPROVEMENTS WITHIN SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER THREE (#3) IN THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF THE FIRST AMENDED AND RESTATED SECOND TIRZ #3 REIMBURSEMENT AND DEVELOPMENT AGREEMENT WITH ASPIRE TWO, LLC FOR THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AND PRIVATE IMPROVEMENTS WITHIN SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER THREE (#3) IN THE CITY OF SHERMAN.

Council Members will consider this Resolution after the TIRZ #3 Meeting held after 6:00 p.m.

RESOLUTION NO. 7320 -- AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEKMAK SHERMAN HOTEL, LP FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL

RES 7320
INCENTIVES FOR
HOTEL &
CONFERENCE CENTER

**GOVERNMENT CODE FOR THE CONSTRUCTION OF A HOTEL
AND CONFERENCE CENTER LOCATED AT 2708 NORTH
CORNERSTONE DRIVE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEKMAK SHERMAN HOTEL, LP FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CONSTRUCTION OF A HOTEL LOCATED AT 2708 NORTH CORNERSTONE DRIVE.

Robby Hefton, City Manager, said he has been working with TEKMAK Sherman Hotel, on two properties, Springhill Suites and TownePlace Suites, to be located at Crossroads. He felt it would be a good project for the City.

The incentive that is being proposed is an eight-year rebate through a Chapter 380 Agreement, to help offset the cost. The rebate would be 50% of the City's portion of the Hotel/Motel Tax. The project would invest \$20 million, with an expected 30 new jobs, for a minimum of 230 hotel rooms.

Thomas Kirkland, CEO, TEKMAK Sherman Hotel, LP.

Mr. Kirkland said they previously appeared before the Council with a site plan for a Springhill Suites with 125 rooms and 5,000 square feet of event space. They have acquired the adjoining property with the plan to eventually add a Marriott Hotel on that tract. They decided to build both facilities together at the same time as a "dual brand," with a total of 235 rooms.

The original project was a \$15 million to \$20 million project, but the dual project will cost between \$30 million and \$40 million, and be the first of its kind in Texas.

Mr. Kirkland said they don't have any problems with the terms of the proposed Chapter 380 agreement. However, they do have some concerns about the percentages. He addressed the current lending market, especially on hospitality loans. He said the average daily rates of the top two hotels in Sherman were \$105 and \$75. The average daily rate of their hotel will be approximately \$160. The question is the early sustainability of their hotels, while they ramp up their project.

He added that the Hotel/Motel Occupancy Tax proceeds can only be used for the support of tourism, or the arts that help support tourism. Currently Sherman's Hotel/Motel Occupancy Tax is at 13%, with 7% of that going to the City, and the remaining 6% going to the State of Texas.

Mr. Kirkland said they will have between 7,500 and 8,000 square feet of special event meeting space, and will hire a director of sales specifically to attract meetings to that space. They will also hire a sales coordinator and a sales manager to work in-house with those renting the meeting space.

He said, currently the proposed agreement is a 50/50 split for years one through eight. He proposed cutting the term of the agreement from eight years to six years, with the percentages being 95% for year one; 90% for years two and three; 85% for years four and five; and 80% for year six. The City would go back to 100% for years seven and eight, and thereafter. He also discussed the property tax on the dual project that would be due to the City.

Deputy Mayor Teamann suggested that Council Members discuss the incentive package in Executive Session. Ryan Pittman, City Attorney, said it could be discussed in Executive Session under 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.

RESOLUTION NO. 7321 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE DESIGN OF THE SHERMAN CROSSROADS ASTON DRIVE PAVING, DRAINAGE AND UTILITY IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE DESIGN OF THE SHERMAN CROSSROADS ASTON DRIVE PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.

CONSENT AGENDA.

RES 7321
DESIGN FOR
CROSSROADS
ASTON DR. PAVING,
DRAINAGE &
UTILITY
IMPROVEMENTS

RESOLUTION NO. 7322 -- AUTHORIZING THE PURCHASE OF TWO AMBULANCE BOXES FROM FRAZER, LTD THROUGH BUYBOARD
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF TWO AMBULANCE BOXES FROM FRAZER, LTD THROUGH BUYBOARD.

CONSENT AGENDA.

RES 7322
AMBULANCE BOX
PURCHASE

RESOLUTION NO. 7323 -- AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE SHERMAN MUSEUM FOR EXPENDITURE OF A PORTION OF THE FUNDS COLLECTED BY THE CITY OF THE HOTEL-MOTEL OCCUPANCY TAX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE SHERMAN MUSEUM FOR EXPENDITURE OF A PORTION OF THE FUNDS COLLECTED BY THE CITY OF THE HOTEL-MOTEL OCCUPANCY TAX.

CONSENT AGENDA.

RES 7323
SHERMAN MUSEUM
FUNDING

RESOLUTION NO. 7324 -- APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH WWATERTECH, INC., FOR THE POLYCHEM CHAIN AND FLIGHT

RES 7324
WATER TREATMENT
PLANT FLOCCULATION

**SLUDGE COLLECTION SYSTEM REPLACEMENT MATERIALS,
INSTALLATION AND SERVICES**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH WWATERTECH, INC., FOR THE POLYCHEM CHAIN AND FLIGHT SLUDGE COLLECTION SYSTEM REPLACEMENT MATERIALS.

CONSENT AGENDA.

SEDIMENTATION
BASIN

**RESOLUTION NO. 7325 -- AUTHORIZING EXECUTION OF AN
AGREEMENT WITH HOUSE OF ELI, INC. UNDER THE CITY OF
SHERMAN'S DOWNTOWN BUILDING IMPROVEMENT GRANT
PROGRAM FOR RENOVATIONS AT 125 N. TRAVIS STREET**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH HOUSE OF ELI, INC. UNDER THE CITY OF SHERMAN'S DOWNTOWN BUILDING IMPROVEMENT GRANT PROGRAM FOR RENOVATIONS AT 125 N. TRAVIS STREET.

CONSENT AGENDA.

RES 7325
DOWNTOWN BLDG
IMPROVEMENT GRANT
(125 N. TRAVIS ST)

**RESOLUTION NO. 7326 -- AWARDING A BID TO AND
AUTHORIZING EXECUTION OF A CONTRACT WITH KNAPHEIDE
TRUCK EQUIPMENT FOR THE PURCHASE AND INSTALLATION
OF A UTILITY BED FOR A 2024 DODGE RAM 3500**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH KNAPHEIDE TRUCK EQUIPMENT FOR THE PURCHASE AND INSTALLATION OF A UTILITY BED FOR A 2024 DODGE RAM 3500.

CONSENT AGENDA.

RES 7326
VEHICLE PURCHASE

OTHER BUSINESS

**DETERMINATION OF JOINER RANCH PLANNED DEVELOPMENT
FOR FEWER THAN 200 ACRES**

Mr. Rae said the Planned Development District has a minimum requirement of 200 acres. However, the ordinance says that any proposed Planned Development between 100 and 200 acres can be appealed to City Council for consideration.

JOINER RANCH
PLANNED
DEVELOPMENT

The Joiner Ranch Planned Development consists of 173 acres, with 44 acres being in the Commercial and Multi-Family District; 76 acres would be Single-Family District, which is a mix of R-4, R-5, and R-6 lot sizes; and 52 acres would be open space. The development would be at the southeast corner of FM 691 and Hwy 75.

David Davis, Representative, D2 Investments, Inc.

Mr. Davis explained that they have two tracts under contract, the Joiner Family Ranch to the north and a 67 acre ranch to the south. They plan to combine the two areas for development. He was available to answer any questions the Council might have.

Mr. Rae said this item is not to approve the Planned Development, but to allow them to apply for the Planned Development.

COUNCIL MINUTES – JUNE 17, 2024

ACTION TAKEN.

Motion by Council Member Stevenson to allow the applicant to apply for a Planned Development for fewer than 200 acres, for Joiner Ranch, as presented. Second by Council Member Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

ACCEPT ANNUAL AUDIT REPORT FOR YEAR ENDED SEPTEMBER 30, 2023, FROM PATTILLO, BROWN AND HILL, LLP

ANNUAL AUDIT

The Council approved the Annual Audit Report for the year ended September 30, 2023, from Pattillo, Brown, and Hill, LLP. The auditors gave an unmodified audit opinion, meaning that, in their opinion, the financial statements are fairly presented in accordance with established accounting standards.

CONSENT AGENDA.

COUNCIL COMMENTS

COUNCIL COMMENTS

- Recognized the recent event at Martin Luther King Park. (Daron Holland)
- Invited everyone to attend Hot Summer Nights. (Pam Howeth)

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The next Hot Summer Nights will feature Al Stewart, and up-and-comer Kolby Cooper, on June 20, 2024.
- Parks and Recreation will sponsor Movies in the Park on June 22, 2024, at 9 pm, at Pecan Grove Park. The movie will be the Disney film “Elemental”.
- Lights on the Lake will be held on July 3, 2024, at Pecan Grove Park, and will feature The Beach Boys and an awesome fireworks display.

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

- A) Receive legal advice regarding substandard structures and other code enforcement matters**

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

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 Safari

B) Mayor Plyler added Item F-2, Resolution 7320, to the Executive Session, for discussion

TEXAS 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 5:50 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:57 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

RESOLUTION NO. 7320 -- AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEKMAK SHERMAN HOTEL, LP FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CONSTRUCTION OF A HOTEL AND CONFERENCE CENTER LOCATED AT 2708 NORTH CORNERSTONE DRIVE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEKMAK SHERMAN HOTEL, LP FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CONSTRUCTION OF A HOTEL LOCATED AT 2708 NORTH CORNERSTONE DRIVE.

ACTION TAKEN.

Motion by Council Member Stevenson to Table Resolution No. 7320, until the City Manager can negotiate terms of an agreement, with TekMak Sherman Hotel, LP. Second by Deputy Mayor Teamann.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED TO TABLE.

RECESS CITY COUNCIL MEETING FOR TIRZ #3 MEETING

ACTION TAKEN.

Motion by Council Member Stevenson to Recess the City Council Meeting for the Tax Increment Reinvestment Zone #3 Meeting. Second by Deputy Mayor Teamann.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED TO RECESS MEETING AT 6:59 PM.

RECONVENE CITY COUNCIL MEETING

ACTION TAKEN.

Motion by Council Member Stevenson to Reconvene the City Council Meeting. Second by Deputy Mayor Teamann.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED TO RECONVENE MEETING AT 7:01 PM.

RESOLUTION NO. 7319 -- AUTHORIZING EXECUTION OF THE FIRST AMENDED AND RESTATED SECOND TIRZ #3 REIMBURSEMENT AND DEVELOPMENT AGREEMENT WITH ASPIRE TWO, LLC FOR REIMBURSEMENT OF THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AND PRIVATE IMPROVEMENTS WITHIN SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER THREE (#3) IN THE CITY OF SHERMAN

OPEN MEETING

**RES 7320
INCENTIVES FOR
HOTEL &
CONFERENCE CENTER
(TABLED)**

RECESS MEETING

RECONVENE MEETING

**RES 7319
TIRZ #3
REIMBURSEMENT
AGREEMENT**

COUNCIL MINUTES – JUNE 17, 2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF THE FIRST AMENDED AND RESTATED SECOND TIRZ #3 REIMBURSEMENT AND DEVELOPMENT AGREEMENT WITH ASPIRE TWO, LLC FOR THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AND PRIVATE IMPROVEMENTS WITHIN SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER THREE (#3) IN THE CITY OF SHERMAN.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7319, as presented. Second by Council Member Howeth.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:02 p.m.

ADJOURNMENT

MAYOR

CITY CLERK