

STATE OF TEXAS §
 December 16, 2024
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 Community Room of the Sherman Police Headquarters, 2600 W. Travis Street, on December 16, 2024.

MEMBERS PRESENT: MAYOR SHAWN TEAMANN; DEPUTY MAYOR JUSTON DOBBS.
 COUNCIL MEMBERS BARNETT, HOLLAND, HOWETH,
 MARROQUIN, STEVENSON.

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Teamann called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Council Member Henry Marroquin.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of December 2, 2024 and the Called City Council Meeting of December 9, 2024. Council Member Barnett moved to approve the Minutes, as presented; Second by Council Member Holland; 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 Council Member Holland. All present voted AYE.

Mayor Teamann introduced Ordinance No. 6790 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 3.126 ACRES BEING PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 4 OF REPLAT OF LOT 2R OF McLAIN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2640 BLOCK NORTH TRAVIS STREET, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT ZONING CLASSIFICATION, FRESHPOINT OZ BUSINESS, LLC (OWNER), GHADER MIRAK, ARRIS DESIGN-BUILD, INC (REPRESENTATIVE/ARCHITECT) AND

**ORD 6790
ZONE CHANGE
(2640 BLOCK
N. TRAVIS ST)**

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.

Rob Rae, Development Services Director, said this request was for a zone change to extend the Commercial District into the next lot.

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

No citizens appeared before the City Council to discuss Ordinance No. 6790.

Mayor Teamann asked that the captions of Ordinance 6791 and 6792 be read together.

ORD 6791
ZONE CHANGE
(2105 TEXOMA PKWY
& 2030 TEXOMA DR)

Mayor Teamann introduced Ordinance No. 6791 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 8.441 ACRES BEING IN THE SMITH McGLOTHIN SURVEY, ABSTRACT NO. 808 AND THE J.B. McANAI SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE, HERETOFORE C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, GROW SHERMAN REALTY, LLC (OWNER), NILESH GOLAKIA (REPRESENTATIVE) AND BLUESTAR SURVEYING, LLC (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mayor Teamann introduced Ordinance No. 6792 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, LOCATED AT 2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE, CONSISTING OF 8.441 ACRES BEING IN THE SMITH McGLOTHIN SURVEY, ABSTRACT NO. 808 AND THE J.B. McANAI SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS GROW SHERMAN REALTY, LLC (OWNER), NILESH GOLAKIA (REPRESENTATIVE) AND BLUESTAR SURVEYING, LLC (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 6792
SUP FOR HOTEL
(2105 TEXOMA PKWY
& 2030 TEX OMA DR)

COUNCIL MINUTES – DECEMBER 16, 2024

Mr. Rae said this zone change and Specific Use Permit were combined for a hotel, and will allow the request to meet the requirement for a hotel.

This is an existing hotel that has been problematic for the City for a long time. The City's Community Improvement Group has been working with the property owners to reduce crime and emergency calls to this location.

The property has recently changed ownership, and the City has asked that they bring the property into compliance with the zoning regulations. He said they have seen improvement with the new property owners.

The Planning and Zoning Commission and the staff recommend approval of the zone change and Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance Nos. 6791 or 6792.

Mayor Teamann introduced Ordinance No. 6793 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING ORDINANCE NO. 6535, AND AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, GRANTING A SPECIFIC USE PERMIT TO ALLOW MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 4312 AND 4316 TEXOMA PARKWAY, CONSISTING OF 12.125 ACRES BEING A PART OF THE W.S. PATTERSON SURVEY, ABSTRACT NO. 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITIONS AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS 4312 TEXOMA PARKWAY, LP (OWNER), RODERICK TATCHIO (REPRESENTATIVE) 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.

**ORD 6793
SUP FOR MINI
WAREHOUSE
(4312 & 4316
TEXOMA PKWY)**

Mr. Rae said this request repeals a previous Specific Use Permit for self-storage, and the owner would like to expand the use to include an additional 10,000 square feet of self-storage.

The Planning and Zoning Commission and the staff recommend approval of the zone change and the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6793.

Mayor Teamann introduced Ordinance No. 6794 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 3.500 ACRES BEING PART OF

**ORD 6794
ZONE CHANGE
(2000 BLOCK
S. FIRST ST)**

THE GEORGE PILAT SURVEY, ABSTRACT NO. 963 AND THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2000 BLOCK SOUTH FIRST STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-TH (TOWNHOME RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, BELACOOB, LLC (OWNER), JAY PESKUSKI (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND 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 staff has been working with the property owner to get maximum usage of the property. They would like to rezone the property, in order to fit no more than 27 proposed lots. The request isn't for approval of the Site Plan, and they will be required to file a plat later for approval.

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

No citizens appeared before the City Council to discuss Ordinance No. 6794.

Mayor Teamann introduced Ordinance No. 6795 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 REPAIR, BODY WORK, OR PAINTING IN A C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED AT 3100 BLOCK TEXOMA PARKWAY, CONSISTING OF 0.844 ACRES BEING IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS SHERMAN NEC TEXOMA & 82, LP (OWNER), BACA ARCHITECTURE (REPRESENTATIVE) AND COPLEY 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.

ORD 6795
SUP FOR AUTO
REPAIR, BODY
WORK, PAINTING
(3100 BLOCK
TEXOMA PKWY)

Mr. Rae said this Specific Use Permit is for an auto repair facility, and is adjacent to a proposed car wash and the QuikTrip, located at US Hwy 82 and Texoma Parkway. The applicant is proposing construction of a Pit Stop, an auto oil-change facility.

The proposed SUP is limited to the Pit Stop and limited to minor auto repair only.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6795.

Mayor Teamann introduced Ordinance No. 6796 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 5.693 ACRES BEING PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1909 TEXOMA PARKWAY, HERETOFORE ZONED M-1 (LIGHT MANUFACTURING) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, GDMR ENTERPRISES JOINT VENTURE (OWNER) AND DEAN GILBERT, JR. (REPRESENTATIVE) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6796
ZONE CHANGE
(1909 TEXOMA PKWY)

Mr. Rae said this was a “zoning clean-up” at the corner of Texoma Parkway and Grand Avenue. A lot of the property in this area is zoned manufacturing, even though it is being operated as a commercial use.

Prior to 2022, commercial uses were permitted in manufacturing zoning districts. Since the ordinance was updated in 2022, this “cleans up” an area that probably shouldn’t be zoned manufacturing.

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

No citizens appeared before the City Council to discuss Ordinance No. 6796.

Mayor Teamann introduced Ordinance No. 6797 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS; AUTHORIZING THE ISSUANCE OF “CITY OF SHERMAN, TEXAS, LIMITED TAX NOTES, SERIES 2025”; SPECIFYING THE TERMS AND FEATURES OF SUCH NOTES; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SUCH NOTES; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT AND PROVIDING AN EFFECTIVE DATE.

ORD 6797
TAX NOTES

Mary Lawrence, Chief Financial Officer, said the Council approved the issuance of Tax Notes, as part of the 2025 Budget process. This funding will be used for various facilities, fleet and equipment. The five-year Tax Notes were sold this morning.

Kristin Savant, Partner, Norton Rose Fulbright US LLP, is the City’s Bond Counsel, and Garry Kimball, President, Specialized Public Finance, Inc., is the City’s Financial Advisor. Both were in attendance to answer any questions the Council might have.

Mr. Kimball said they received 11 bids on this offering, which is an extremely strong showing. The winning bid was just under 3%, at a fixed rate for the term of the financing.

They budgeted 4%, making it \$263,000 to the good, verses budget, or about \$43,000 per year. All bidders met the bid specs and all bids were conforming.

Mr. Kimball said they recommended the low bidder of BOK Financial Securities, Inc, at a rate of 2.99%.

No other citizens appeared before the City Council to discuss Ordinance No. 6797.

Mayor Teamann introduced Ordinance No. 6798 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ENLARGING THE BOUNDARIES OF SHERMAN TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE, CITY OF SHERMAN, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY ADDING TO THE ZONE APPROXIMATELY 128 ACRES OF LAND; PROVIDING FOR FINDINGS OF FACT; DESCRIBING THE BOUNDARIES OF THE AREA TO BE ADDED TO THE ZONE; PROVIDING SEVERABILITY AND REPEALER CLAUSES AND AN EFFECTIVE DATE.

ORD 6798
TIRZ #5
BOUNDARIES

Ms. Lawrence said this ordinance enlarges Tax Increment Zone #5, also known as Sherman Crossroads. The zone includes the area of the northwest corner of FM 1417 and US Hwy 75.

The enlarged zone will add 96 acres on the west side, known as Sherman Junction, and is the old Johnson & Johnson property. Another 32 acres on the east side of Hwy 75 is also proposed to be added to the zone. This property includes the Circle K and a couple of hotels, basically the commercial property.

The additional areas will be included in an updated Project and Financing Plan, which will be proposed in the first half of 2025.

No citizens appeared before the City Council to discuss Ordinance No. 6798.

The Public Hearing was closed.

Ordinance 6790

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 3.126 ACRES BEING PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 4 OF REPLAT OF LOT 2R OF McLAIN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2640 BLOCK NORTH TRAVIS STREET, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT ZONING CLASSIFICATION,

ORD 6790
ZONE CHANGE
(2640 BLOCK
N. TRAVIS ST)

FRESHPOINT OZ BUSINESS, LLC (OWNER), GHADER MIRAK, ARRIS DESIGN-BUILD, INC (REPRESENTATIVE/ARCHITECT) 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.

ACTION TAKEN.

Motion by Council Member Barnett to approve Ordinance No. 6790, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6791

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 8.441 ACRES BEING IN THE SMITH McGLOTHIN SURVEY, ABSTRACT NO. 808 AND THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE, HERETOFORE C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, GROW SHERMAN REALTY, LLC (OWNER), NILESH GOLAKIA (REPRESENTATIVE) AND BLUESTAR SURVEYING, LLC (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6791
ZONE CHANGE
(2105 TEXOMA PKWY
& 2030 TEXOMA DR)

Deputy Mayor Dobbs asked how long the new management had been in place. Mr. Rae said this used to be Motel 6, but with the compliance issues they had, the brand was stripped. They created their own "flag" as Lone Star Inn. The new property owners are trying to get the Motel 6 flag back.

The Specific Use Permit would tie them down to a yearly update to make sure everything was done. He verified there was a better relationship with the new management.

Council Member Marroquin asked what type of improvements have been done on the property.

Nilesh Golakia, 3009 Creekside Dr., Sachse, Texas

Mr. Golakia said since they have taken over Lone Star Inn, they have added two groundskeepers and a manager. They have also reduced the police calls and the crime, to almost zero. He said they will continue to work hard to stay in compliance.

Mr. Golakia said they have applied to bring the Motel 6 flag back and the property was inspected last week. He said, improving the rooms and the look of the motel, will bring a different clientele back. They are not renting rooms to persons with criminal backgrounds.

Mayor Teamann asked if they were compliant with the City's regulations. Mr. Rae said the next step is obtaining the Certificate of Occupancy in their name.

He said the biggest challenge with this hotel is the permanent residents that would switch rooms every two or three weeks. Mr. Golakia said guests are not allowed to stay more than three weeks at a time. He said GlobalWafers and Texas Instruments have been asking them to allow their workers to stay longer than three weeks. But at this time, they have not allowed that.

ACTION TAKEN.

Motion by Council Member Howeth to approve Ordinance No. 6791, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6792

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, LOCATED AT 2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE, CONSISTING OF 8.441 ACRES BEING IN THE SMITH McGLOTHIN SURVEY, ABSTRACT NO. 808 AND THE J.B. McANAI SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS GROW SHERMAN REALTY, LLC (OWNER), NILESH GOLAKIA (REPRESENTATIVE) AND BLUESTAR SURVEYING, LLC (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 6792
SUP FOR HOTEL
(2105 TEXOMA PKWY
& 2030 TEXOMA DR)

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6792, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6793

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING ORDINANCE NO. 6535, AND AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, GRANTING A SPECIFIC USE PERMIT TO ALLOW MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 4312 AND 4316 TEXOMA PARKWAY, CONSISTING OF 12.125 ACRES BEING A PART OF THE W.S. PATTERSON SURVEY, ABSTRACT NO. 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITIONS AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF

ORD 6793
SUP FOR MINI
WAREHOUSE
(4312 & 4316
TEXOMA PKWY)

THE REPLAT OF MIDWAY MALL, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS 4312 TEXOMA PARKWAY, LP (OWNER), RODERICK TATCHIO (REPRESENTATIVE) 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.

Council Member Stevenson clarified that an ordinance is being repealed and changed in one agenda item. Mr. Rae said they already have a Specific Use Permit for a mini-warehouse, but it didn't include this additional 10,000 square feet. This would allow them to add this footage to their Site Plan.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6793, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6794

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 3.500 ACRES BEING PART OF THE GEORGE PILAT SURVEY, ABSTRACT NO. 963 AND THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2000 BLOCK SOUTH FIRST STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-TH (TOWNHOME RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, BELACOOP, LLC (OWNER), JAY PESKUSKI (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6794
ZONE CHANGE
(2000 BLOCK
S. FIRST ST)

Council Member Howeth expressed concern about the narrow street on which the townhomes are located. She asked if there was a plan to widen the street.

Clint Philpott, Assistant City Manager, said on the Site Plan, they had accounted for on street parking and expansion of the street. There is a paved area between the existing edge of the street.

Mr. Rae said the top, left side of the Site Plan is all front-entry townhomes. The ones facing First Street are front-entry, but rear garages. Council Member Barnett asked if it would be possible to make the townhomes on the north side, rear-entry for garage approaches.

Amit Saha, 6730 Stichter, Dallas, Texas

Mr. Saha said they were unable to add an alley on the back of that section of townhomes. He said those are front-entry garages.

Council Members were concerned about the traffic on First Street, from the townhomes.

ACTION TAKEN.

Motion by Council Member Howeth to approve Ordinance No. 6794, as presented. Second by Council Member Barnett.

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

VOTING NAY: Marroquin.

MOTION CARRIED.

Ordinance 6795

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 REPAIR, BODY WORK, OR PAINTING IN A C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED AT 3100 BLOCK TEXOMA PARKWAY, CONSISTING OF 0.844 ACRES BEING IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS SHERMAN NEC TEXOMA & 82, LP (OWNER), BACA ARCHITECTURE (REPRESENTATIVE) AND COPLEY 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.

ORD 6795
SUP FOR AUTO
REPAIR, BODY
WORK, PAINTING
(3100 BLOCK
TEXOMA PKWY)

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6795, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6796

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 5.693 ACRES BEING PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1909 TEXOMA PARKWAY, HERETOFORE ZONED M-1 (LIGHT MANUFACTURING) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, GDMR ENTERPRISES JOINT VENTURE (OWNER) AND DEAN GILBERT, JR. (REPRESENTATIVE) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6796
ZONE CHANGE
(1909 TEXOMA PKWY)

ACTION TAKEN.

Motion by Council Member Barnett to approve Ordinance No. 6796, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6797

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS; AUTHORIZING THE ISSUANCE OF "CITY OF SHERMAN, TEXAS, LIMITED TAX NOTES, SERIES 2025"; SPECIFYING THE TERMS AND FEATURES OF SUCH NOTES; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SUCH NOTES; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT AND PROVIDING AN EFFECTIVE DATE.

ORD 6797
TAX NOTES

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6797, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6798

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ENLARGING THE BOUNDARIES OF SHERMAN TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE, CITY OF SHERMAN, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY ADDING TO THE ZONE APPROXIMATELY 128 ACRES OF LAND; PROVIDING FOR FINDINGS OF FACT; DESCRIBING THE BOUNDARIES OF THE AREA TO BE ADDED TO THE ZONE; PROVIDING SEVERABILITY AND REPEALER CLAUSES AND AN EFFECTIVE DATE.

ORD 6798
TIRZ #5
BOUNDARIES

Council Member Barnett left the Meeting at 5:35 p.m.

Council Member Stevenson asked if the boundaries were at the Council's discretion, or is permission required from the property owners. Robby Hefton, City Manager, said the City does not need a request from the property owners.

He said the Project and Financing Plan will be presented to the TIRZ Board, and will then come back to the Council separately for consideration.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6798, as presented. Second by Deputy Mayor Dobbs.

VOTING AYE: Teamann, Dobbs, Holland, Howeth, Marroquin, Stevenson.
VOTING NAY: None.
NOT VOTING: Barnett.
MOTION CARRIED.

RESOLUTION NO. 7453 -- AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HUITT-ZOLLARS, INC. FOR DEVELOPMENT PLAN REVIEWS

RES 7453
DEVELOPMENT
PLAN REVIEWS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HUITT-ZOLLARS, INC. FOR DEVELOPMENT PLAN REVIEWS.

Wayne Lee, Director of Engineering, said this was an amendment to an existing contract for plan review services with Huitt-Zollars, to supplement the City staff in reviewing development plans.

Between the original agreement and amendment one, the contract was almost \$233,000, and this amendment authorizes another \$200,000 to be added to the contract. Currently the Engineering Department is “down” three engineers.

Mr. Lee said they would probably present another contract next quarter to engage another firm to help with the workload.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7453, as presented. Second by Council Member Howeth.
VOTING AYE: Teamann, Dobbs, Holland, Howeth, Marroquin, Stevenson.

VOTING NAY: None.
NOT VOTING: Barnett.
MOTION CARRIED.

Council Member Barnett returned to the Meeting at 5:36 p.m.

RESOLUTION NO. 7454 -- APPROVING U.S. MOBILE HEALTHCARE TO PROVIDE AMBULANCE SERVICES IN THE CITY OF SHERMAN, TEXAS

RES 7454
AMBULANCE
SERVICES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING U.S. MOBILE HEALTHCARE TO PROVIDE AMBULANCE SERVICES IN THE CITY OF SHERMAN, TEXAS.

CONSENT AGENDA.

RESOLUTION NO. 7455 -- AUTHORIZING THE PURCHASE OF COMPUTER HARDWARE FROM CDWG PURCHASED THROUGH THE TEXAS DIR CONTRACT DIR-CPO-4471 AND DELL HELD TEXAS DIR AGREEMENT DIR-TSO-3763

RES 7455
COMPUTER
HARDWARE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF DELL COMPUTER HARDWARE FROM CDWG.

CONSENT AGENDA.

RESOLUTION NO. 7456 -- AUTHORIZING EXECUTION OF A SOFTWARE AS A SERVICE AGREEMENT WITH ASSETWORKS, INC. FOR EQUIPMENT SERVICES FLEET MANAGEMENT SYSTEM VIA THE GSA CONTRACT

RES 7456
FLEET MANAGEMENT
SYSTEM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF CONTRACT WITH ASSETWORKS, INC.
CONSENT AGENDA.

PAYMENT AUTHORIZATION

PAYMENT
AUTHORIZATION
SOFTWARE
MAINTENANCE

AUTHORIZING PAYMENT OF \$152,696 FOR RENEWAL OF TYLER TECHNOLOGIES, INC ANNUAL SOFTWARE MAINTENANCE FOR FINANCE, UTILITY BILLING, COURT, AND HR SYSTEM

The City Council approved the payment of \$152,696 to Tyler Technologies, Inc., for the renewal of the annual software maintenance for programs used by Finance, Utility Billing, Municipal Court, and Human Resources.
CONSENT AGENDA.

OTHER BUSINESS

TXDOT PROJECT
UPDATE

UPDATE FROM NOEL PARAMANTHAM, TXDOT PARIS DISTRICT ENGINEER

Noel Paramantham, Texas Department of Transportation Paris District Engineer, presented an update on the Highway Projects. He discussed the four segments of highway projects that are currently underway or near completion on Highway 75 in Sherman, and gave their projected completion dates.

Mr. Paramantham also updated the Council on the status of the FM 1417 construction project.

Council Member Barnett thanked TxDOT for investing approximately \$600 million in infrastructure in Grayson County. Mr. Paramantham recognized the City for their local funding investment in the projects, which help move them to the top of the list.

SITE PLAN FOR BEL AIR HOA AMENITY LOT, BEING 0.937 ACRES BEING IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329 AND CURRENTLY IN THE BEL-AIR PLANNED DEVELOPMENT; TERRA PERPETUA, LLC AND BEL-AIR VILLAGE SFR, LLC (OWNER), STUDIO 13 DESIGN GROUP, LEONARD REEVES (REPRESENTATIVE) AND KIMLEY-HORN AND ASSOCIATES, INC. (SURVEYOR) (4300 BLOCK BEL AIR BOULEVARD)

SITE PLAN FOR
BEL AIR HOA
AMENITY

The City Council approved the Site Plan for Bel Air HOA Amenity Lot, a 0.937 tract of land currently in the Bel-Air Planned Development. The property is located in the 4300 block of Bel Air Boulevard, between South Highway 75 and Luella Road.

CONSENT AGENDA.

APPROVAL OF THE 2024 AD VALOREM TAX ROLL VALUE AND TAX LEVY

2024 AD VALOREM
TAX ROLL VALUE
& TAX LEVY

The City Council approved the Ad Valorem Tax Roll Value and Tax

COUNCIL MINUTES – DECEMBER 16, 2024

Levy for FY 2024-2025. The Grayson County Tax Assessor has set the Tax Roll value of \$8,467,830,151 and related levy at \$41,209,866,.80.

CONSENT AGENDA.

CONSIDER BOARD/COMMISSION APPOINTMENTS

ANIMAL CONTROL ADVISORY COMMITTEE (1)

**ANIMAL CONTROL
ADVISORY COMMITTEE**

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Karen Murphy to the Animal Control Advisory Committee, to fill an unexpired term from December 17, 2024 to March 17, 2025. Second by Council Member Marroquin.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

COUNCIL COMMENTS

- Council Members wished everyone a Merry Christmas and Happy New Year. (Clay Barnett, Henry Marroquin, Daron Holland, Pam Howeth, Juston Dobbs, Josh Stevenson)
- Congratulations to Parks and Recreation on the groundbreaking for Pecan Grove East Park. (Pam Howeth)
- Recognized Sory Elementary School for their recent “Eight Habits” program. He said the children are doing a great job. (Daron Holland)
- Recognized Sarah McRae, Tourism/Main Street Manager, and her team for the Christmas Parade and Snowflake Festival, and said the event was fantastic. (Shawn Teamann)

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Teamann announced the following:

- City offices will be closed on December 24 and 25, 2024, and on January 1, 2025 for the holidays. Trash service will run every day, except December 24. Those services will be run on Thursday, December 26.

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

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

A) City Manager

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

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 5:58 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:45 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 – DECEMBER 16, 2024

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:47 p.m.

ADJOURNMENT

MAYOR

CITY CLERK