
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 20, 2025, at 4:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR NOVEMBER 19, 2024, CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETINGS**

Requested Action/Proposed Use:

3. **REVIEW AND CONSIDER THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE QUARTERLY REPORT FOR 2024 AND 2025.**

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Clay Mahone, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustment may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on ____ at ____ p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this ____ of ____
City of Sherman, Texas

Lauren Marlow,
Development Services Planning Technician

AGENDA

The Capital Improvements Advisory Committee (CIAC) of the City of Sherman held a regular meeting Tuesday, November 19, 2024 at 4:00 P.M. in the Municipal Ballroom at 405 North Rusk Street to consider the following:

Members Absent: Commission Member Sims

1. **CALL TO ORDER**

Bookmarked at 00:01:28

Chairman Mahone called the meeting to order at 4:03 p.m.

2. **APPROVE MINUTES OF THE MAY 21, 2024, CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING**

Bookmarked at 00:01:32

The Capital Improvements Advisory Committee reviewed the minutes of the May 21, 2024, Regular Meeting. Motion by Committee Member Baca to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. **REVIEW AND CONSIDER THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE QUARTERLY REPORT FOR 2024.**

Bookmarked at 00:02:06

4. **ADJOURNMENT**

Bookmarked at 00:29:49

Chairman Mahone adjourned the meeting at 4:30 p.m.

CHAIRMAN



ACTING SECRETARY

City of Sherman
Impact Fee Revenue

Fund Name	YE 9/30/2021	YE 9/30/22	YE 9/30/23	YE 9/30/24	6 ME 3/31/2025	Total	Projects
Roadway Impact Fee Zone #1	\$ -	\$ 5,725.60	\$ 65,661.00	\$ 243,109.93	\$ 48,886.69	\$ 363,383.22	Hwy 82 & Plainview intersection
Roadway Impact Fee Zone #2	\$ -	\$ 90,743.00	\$ 753,891.46	\$ 570,228.00	\$ 327,347.50	\$ 1,742,209.96	Moore Street
Roadway Impact Fee Zone #3	\$ 1,056.00	\$ 25,460.24	\$ 24,020.61	\$ 196,179.00	\$ 5,279.50	\$ 251,995.35	None
Roadway Impact Fee Zone #4	\$ -	\$ 2,106,540.00	\$ 645,877.50	\$ 277,841.10	\$ 323,378.30	\$ 3,353,636.90	Shepherd Road
Total Roadway Impact Fees	\$ 1,056.00	\$ 2,228,468.84	\$ 1,489,450.57	\$ 1,287,358.03	\$ 704,891.99	\$ 5,711,225.43	
Water Impact Fee Fund	\$ -	\$ 703,708.06	\$ 2,158,294.00	\$ 2,422,136.80	\$ 1,346,284.65	\$ 6,630,423.51	Debt Service - Water Treatment Plant
Sewer Impact Fee Fund	\$ -	\$ 356,076.00	\$ 555,841.00	\$ 1,251,109.65	\$ 445,897.15	\$ 2,608,923.80	Debt Service - Wastewater Treatment Plant
Total Impact Fees	\$ 1,056.00	\$ 3,288,252.90	\$ 4,203,585.57	\$ 4,960,604.48	\$ 2,497,073.79	\$ 14,950,572.74	

For 6 months ending 3/31/2025	Amount	Percent
Water	\$ 1,346,285	
Large Payments (> \$10k)	\$ 839,260	62%
Net of Large Payments	\$ 507,025	38%
Sewer	\$ 445,897	
Large Payments (> \$10k)	\$ 219,154	49%
Net of Large Payments	\$ 226,743	51%
Roadway	\$ 704,892	
Large Payments (> \$10k)	\$ 443,470	63%
Net of Large Payments	\$ 261,422	37%

IMPACT FEE SUMMARY

Quarter 4 - 2024

	October	November	December	Total
Roadway Impact Fee Zone #1	\$5,772.61	\$2,708.00	\$3,060.00	\$11,540.61
Roadway Impact Fee Zone #2	\$37,876.00	\$42,295.00	\$15,596.00	\$95,767.00
Roadway Impact Fee Zone #3	\$880.00	\$0.00	\$440.00	\$1,320.00
Roadway Impact Fee Zone #4	\$25,434.00	\$137,541.74	\$80,877.00	\$243,852.74
Total Roadway Impact Fees	\$69,962.61	\$182,544.74	\$99,973.00	\$352,480.35

Water Impact Fee	\$54,989.40	\$143,996.00	\$39,268.25	\$238,253.65
Sewer Impact Fee	\$152,665.25	\$436,275.60	\$115,304.00	\$704,244.85
Total Impact Fees	\$207,654.65	\$580,271.60	\$154,572.25	\$942,498.50

	Single Family	Multi-Family	Commercial	Industrial
October	\$267,020.00	\$0.00	\$10,597.26	\$0.00
November	\$309,350.00	\$453,466.34	\$0.00	\$0.00
December	\$189,974.00	\$0.00	\$64,571.25	\$0.00
Total	\$766,344.00	\$453,466.34	\$75,168.51	\$0.00

IMPACT FEE SUMMARY

Quarter 1 - 2025

	January	February	March	Total
Roadway Impact Fee Zone #1	\$4,739.00	\$2,708.00	\$29,899.08	\$37,346.08
Roadway Impact Fee Zone #2	\$55,939.00	\$131,744.50	\$43,897.00	\$231,580.50
Roadway Impact Fee Zone #3	\$1,320.00	\$1,319.50	\$1,320.00	\$3,959.50
Roadway Impact Fee Zone #4	\$29,673.00	\$16,956.00	\$32,896.56	\$79,525.56
Total Roadway Impact Fees	\$91,671.00	\$152,728.00	\$108,012.64	\$352,411.64

Water Impact Fee	\$220,172.00	\$140,414.00	\$281,453.80	\$642,039.80
Sewer Impact Fee	\$70,998.00	\$49,520.10	\$87,125.40	\$207,643.50
Total Impact Fees	\$291,170.00	\$189,934.10	\$368,579.20	\$849,683.30

	Single Family	Multi-Family	Commercial	Industrial
January	\$382,841.00	\$0.00	\$0.00	\$0.00
February	\$217,395.00	\$0.00	\$125,267.10	\$0.00
March	\$399,546.00	\$11,513.48	\$65,532.36	\$0.00
Total	\$999,782.00	\$11,513.48	\$190,799.46	\$0.00

Single-Family Residential Permits vs Impact Fees Collected

City of Sherman June 2021 - March 2025

