

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COMMUNITY ROOM OF THE SHERMAN POLICE DEPARTMENT HEADQUARTERS
2600 W. TRAVIS
SHERMAN, TEXAS
MONDAY, MAY 19, 2025
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER CLAY BARNETT**
- A.3. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (BUDGET PLANNING) OF APRIL 11, 2025 AND THE REGULAR CITY COUNCIL MEETING OF MAY 5, 2025.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. 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

Proclamation

D.1. PROCLAMATION

"Motorcycle Safety Awareness Month" - May 2025

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6831

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.190 acres being a portion of Block 2 of the J.P. Loving's 2nd Addition, City Of Sherman, Grayson County, Texas, Located at 306 South Dewey Avenue, Heretofore R-6 (Single Family Residential) District Rezoning And Placing The Tract In The R-2F (Duplex Residential) District Zoning Classification, David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6832

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 2.289 acres being a part of Lot 1, of the final plat of James Plaza Addition, City Of Sherman, Grayson County, Texas, Located at 1804 North Highway 75, Heretofore C-1 (Retail Business) District/75&82 Overlay District Rezoning And Placing The Tract In The C-2 (General Commercial) District/75&82 Overlay District Zoning Classification, AHM 1804 Real Estate, LLC (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

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6833

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Automobile repair, body work, or painting in a C-2 (General Commercial) District/75&82 Overlay District, Located At 1804 North Highway 75, Consisting of 2.289 acres being a part of Lot 1, of the final plat of James Plaza Addition, City Of Sherman, Grayson County, Texas AHM 1804 Real Estate, LLC (Owner) and Underwood Drafting & 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

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6834

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.7561 acres being part of the G. B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located at 1024 South First Street, Heretofore M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6835

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.387 acres being a part of the G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located at 1010 South First Street, Heretofore R-6 (Single Family Residential) District Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6836

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Automobile repair, body work, or painting in a C-2 (General Commercial) District, Located At 1911 North Loy Lake Road, Consisting of 1.137 acres being Lot 3, Block A in the Sheldon Pavilion Replat, City Of Sherman, Grayson County, Texas Mahan Shabani (Owner), Greg Joseph (Representative) and Pacheco Koch Consulting Engineers (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

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6831, 6832, 6833, 6834, 6835 & 6836.

Resolutions

G.1. RESOLUTION NO. 7528

Authorizing Execution of a Facilities Extension Agreement between Oncor Electric Delivery Company LLC and the City of Sherman for the Extension of Company Delivery System Facilities

G.2. RESOLUTION NO. 7529

Amending Resolution No. 6443 to Extend the Expiration Date for Tyson Fresh Meats, Inc. Enterprise Project Under the Texas Enterprise Zone Program, Administered by the Governor's Economic Development and Tourism Office Through the Economic Development Bank

G.3. * RESOLUTION NO. 7530

Award a Bid to and Authorize Execution of a Contract with Cowtown Design and Build, LLC for the CDBG-Funded Senior Citizens Center Remodel Project

G.4. * RESOLUTION NO. 7531

Authorizing Execution of a Fifth Amendment to the Professional Services Agreement with Plummer Associates, Inc. for Engineering Services for Design of the Wastewater Treatment and Water Reuse Master Plan Project

Other Business

H.1. * OTHER BUSINESS

Consider and act on Atmos Energy Corporation's acceptance of Ordinance No. 6767, approved by City Council on August 3, 2024, which granted a franchise agreement to Atmos Energy Corporation subject the terms thereof.

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council 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:

J.1. 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.

J.2. 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) Property located north of US 82, east of US 69, west of FM 1752

J.3. 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.

J.4. 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) Planning and Zoning Commission (3)

J.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

J.6. 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.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

J.7. 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.

The Council reconvenes into General Session

Adjournment

COUNCIL CALENDAR

M.1. COUNCIL CALENDAR

2025 Council Calendar

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council 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 (317 S. Travis) 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 _____. City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Shawn C.
Teamann

Deputy Mayor

Juston Dobbs

Council Members

Henry Marroquin, Council-At-Large, PL #1
Juston Dobbs, Council-At-Large, PL #2
Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4

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