STATE OF TEXAS §

October 17, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on October 17, 2022.

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

MEMBERS ABSENT: NONE.

CALL TO ORDER

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. He turned the gavel over to Council Member Josh Stevenson to have a Called Tax Increment Financing Board #8 Meeting, prior to the Council Meeting.

TAX INCREMENT FINANCING BOARD #8 MEETING

Council Member Stevenson turned the gavel back over to Mayor Plyler at 5:02 for the Regular Council Meeting.

The Pledge of Allegiance was led by Boy Scouts, Rhett Blagg, Alexander Webster, Trevor Grasso, Carson Parish, Joseph Smith, Tristan McGee, and Brody Blagg from Cub Scouts Pack 7, Troop Leader is Bryan Blagg. The Invocation was led by Council Member Henry Marroquin.

APPROVE MINUTES

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The Council reviewed the Minutes of the Regular City Council Meeting of October 3, 2022. Council Member Stevenson moved to approve the Minutes, as presented; Second by Deputy Mayor Howeth; All present voted AYE.
MOTION CARRIED.

CITIZEN'S COMMENTS

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There were no citizen's comments.

CONSENT AGENDA

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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.

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

CONSENT AGENDA

CONSENT AGENDA

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

The Council reviewed the Consent Agenda. Deputy Mayor Howeth moved to approve the Consent Agenda, subject to the Staff Review Letter. Second by Council Member Stevenson. All present voted AYE.

PUBLIC HEARING
TO HOLD A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE 2022 SHERMAN COMPREHENSIVE PLAN

2022 COMPREHENSIVE PLAN

Mayor Plyler introduced the 2022 Sherman Comprehensive Plan, and asked if anyone wished to speak on the item.

Rob Rae, Director of Development Services, said they originally "kicked off" the 2022 Comprehensive Plan in February 2022, and are on schedule. There were a number of meetings and a lot of community engagement for the project.

A Comprehensive Plan Advisory Committee met four times to give the consultant and staff advice on how to proceed with the project. The consultant also met individually with each Council Member, and there was a public open house held. There was a public survey, in which over 1,600 responses were received, during a two month period.

The last meeting with the committee was held in August, and they had only two comments, which are included in the Council's agenda. The plan has also been on the City's website since the beginning of September.

Mr. Rae presented the plan, which is broken up into five sections, including Vision and Goals, Community Context, Community Engagement, Guiding the Future, and Implementation. A Comprehensive Plan is typically updated every 10 years.

Currently, the City is experiencing "unprecedented" growth, and it is very important to plan for that growth. One of the things that came from the feedback is that, as Sherman does grow, citizens want to maintain that "small town feel" that the community currently has.

The four major goals that the plan focuses on are Housing and Neighborhoods, Land Use and Design, Mobility, and Livability.

The goal for Housing and Neighborhoods is that "Sherman builds long-term neighborhood integrity with a balanced diverse mix of housing that supports the preservation and creation of quality affordable housing."

The second goal is Land Use and Design, and includes a land use map for use as development plans "come on line," to determine if they are consistent with the plan.

He explained that the plan includes land use categories, with descriptions as to what the intended character of these districts are, what the appropriate land use types would be, and what the compatible zoning districts would be.

The third goal is mobility, where the thoroughfare plan was updated, building off the County's thoroughfare plan. The fourth goal was livability, which mainly focused on the downtown.

Mr. Rae said the final part of the plan is the implementation actions, which shows specific strategies, and who is responsible for implementing them.

Tonight is the public hearing and consideration of adoption by the City Council.

No citizens appeared before the City Council to discuss the 2022 Sherman Comprehensive Plan.

PUBLIC HEARING
ADOPTION OF 2022 TRAILS MASTER PLAN

2022 TRAILS MASTER PLAN

Mayor Plyler introduced the 2022 Trails Master Plan, and asked if anyone wanted to speak on the item.

Theresa Hutchinson, Parks and Recreation Manager, said they were able to work in conjunction with the Comprehensive Master Plan, to complete the 2022 Trails Master Plan. They used the same committee and the same deadlines.

She said the Trails Plan was a little more focused than the Comprehensive Plan. It contains four sections, Vision and Guiding Principles, Trail Design, Trails Network, and Implementation.

In an effort to develop a high-quality trail system, the four words that kept coming up were connected, natural, safe, and intentional design. They wanted an interconnected network of trails, that are natural and go through a scenic environment, and they wanted safe, and accessible trails.

She said the plan includes a map with proposed trails, which help connect throughout the town. However, nothing "is set in stone."

Ms. Hutchinson said the plan did determine a level of service of one mile for 2,304 people. Currently, Sherman has 13.8 miles of trails, which means they are 19 miles short of that standard.

For each trail identified, the plan includes a description, approximate length of the trail, connections that the trail would make, any issues that might be a problem during construction of the trails, opportunities, and some planning level cost estimates.

Deputy Mayor Howeth said by the standard, Sherman is 19 miles short on trails. She asked what population that was based on. Ms. Hutchinson said it was based on the existing 2020 Census population numbers.

No citizens appeared before the City Council to discuss the 2022 Trails Master Plan.

Mayor Plyler introduced Ordinance No. 6529 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING AND APPROVING THE PROJECT PLAN AND THE FINANCING PLAN FOR THE SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER EIGHT (#8); PROVIDING FOR FINDINGS OF FACT.

ORD 6529
TIRZ #8

Ms. Lawrence said this is the Council approval for the Tax Increment Reinvestment Zone #8 Plan, that was approved by the board, prior to this meeting.

No citizens appeared before the City Council to discuss Ordinance No. 6529.

Mayor Plyler said the applicant for Ordinance Nos. 6530, 6531, and 6532, had asked that these ordinances be tabled.

ORD 6530
ANNEXATION OF 20.435 ACRES NORTH OF KREAGER RD & WEST OF N. TRAVIS STREET

Mayor Plyler introduced Ordinance No. 6530:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 20.435 ACRES GENERALLY LOCATED NORTH OF KREAGER ROAD AND WEST OF N. TRAVIS STREET, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6531
ZONE CHANGE FOR MULTI-FAMILY DEVELOPMENT

Mayor Plyler introduced Ordinance No. 6531:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 500-600 BLOCKS KREAGER ROAD, BEING 20.11 ACRES IN THE FRANK RICHARDS SURVEY, ABSTRACT NO. 1044 (CRAIG CALHOUN, SWEET COW HOLDINGS, PROSPECTIVE BUYER; TODD YOUNG, YOUNG ENTERPRISES LP, OWNER; JBI PARTNERS, ENGINEER; HHS RESIDENTIAL, DEVELOPER; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6532
SUP FOR MULTI-

Mayor Plyler introduced Ordinance No. 6532:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A),

ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A MULTI-FAMILY DEVELOPMENT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 500-600 BLOCKS KREAGER ROAD, BEING 20.11 ACRES IN THE FRANK RICHARDS SURVEY, ABSTRACT NO. 1044 (CRAIG CALHOUN, SWEET COW HOLDINGS, PROSPECTIVE BUYER; TODD YOUNG, YOUNG ENTERPRISES LP, OWNER; JBI PARTNERS, ENGINEER; HHS RESIDENTIAL, DEVELOPER; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

FAMILY DEVELOPMENT (500-600 BLOCKS KREAGER RD)

Mayor Plyler introduced Ordinance No. 6533 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE 6269 AND SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO A SPECIFIC USE PERMIT TO ALLOW A CIGAR LOUNGE IN A C-1 (RETAIL BUSINESS) DISTRICT LOCATED AT 222 AND 224 WEST HOUSTON STREET, BEING PART OF LOT 10, BLOCK 4, OTP SHERMAN AND ALSO BEING PART OF LOT 7, BLOCK X ALLEN S B ADDITION (JEFF WILSON, OWNER; HAL HINTON, TENANT/REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ORD 6533
SUP FOR CIGAR LOUNGE
(222 & 224 W. HOUSTON ST)

Mr. Rae said this is for a Specific Use Permit for a cigar lounge in a C-1 District.

The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter, but added the condition that the Specific Use Permit should be tied to Hal Hinton, the applicant.

No citizens appeared before the City Council to discuss Ordinance No. 6533.

Mayor Plyler asked to read the caption of Ordinance Nos. 6534 and 6535 together.

ORD 6534
ZONE CHANGE FOR MIDWAY MALL
(4312 TEXOMA PKWY)

Mayor Plyler introduced Ordinance No. 6534 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 4312 TEXOMA PARKWAY, BEING 12.125 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL (CHRIS MARTIN, OWNER; REX HUDDLESTON, PROSPECTIVE BUYER; TATCHIO AND ASSOCIATES ARCHITECTS, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00;

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

No citizens appeared before the City Council to discuss Ordinance No. 6534.

ORD 6535
SUP FOR MINI-WAREHOUSE
(4312 TEXOMA PKWY)

Mayor Plyler introduced Ordinance No. 6535 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 4312 TEXOMA PARKWAY, BEING 12.125 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL (CHRIS MARTIN, OWNER; REX HUDDLESTON, PROSPECTIVE BUYER; TATCHIO AND ASSOCIATES ARCHITECTS, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said Ordinance 6534 is for a zone change from M-1 to C-2, and Ordinance 6535 is for a Specific Use Permit to allow for a mini-warehouse in a C-2 District.

The Planning and Zoning Commission recommended approval of the Zone Change and the Specific Use Permit, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6535.

ORD 6536
SUP FOR CIGAR & WHISKEY LOUNGE
(120 S. CROCKETT ST)

Mayor Plyler introduced Ordinance No. 6536 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A CIGAR AND WHISKEY LOUNGE IN A C-1 (RETAIL BUSINESS) DISTRICT LOCATED AT 120 SOUTH CROCKETT STREET, BEING 3,801 SQUARE FEET AND BEING PART OF LOTS 5 AND 6, BLOCK 4 OF THE ORIGINAL TOWN PLAT (MAURICE SOWELL AND RYAN CHAVEZ, OWNER; MICHAEL SMITH, TENANT; AND HELVEY-WAGNER SURVEYING, INC, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said this is a Specific Use Permit to allow a whiskey and cigar lounge in the Downtown C-1 District.

The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter, but they limited it to the applicant, Michael Smith.

Mr. Smith was in attendance to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6536.

ORD 6537
SUP FOR COMMERCIAL AMUSEMENT CENTER (1950 N. GRAND AVE)

Mayor Plyler introduced Ordinance No. 6537 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A COMMERCIAL AMUSEMENT CENTER IN AN M-1 (LIGHT MANUFACTURING) DISTRICT LOCATED AT 1950 NORTH GRAND AVENUE, BEING 5.73 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (INTERPROPERTY HOLDINGS, OWNER AND RYAN LUX, TENANT); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said this was for a Specific Use Permit for a Commercial Amusement Center in an M-1 District. The location is Jamestown Plaza, and the applicant would like to put in an arcade for games.

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

No citizens appeared before the City Council to discuss Ordinance No. 6537.

ORD 6538
ZONE CHANGE (8100 S. HWY 75)

Mayor Plyler introduced Ordinance No. 6538 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 8100 SOUTH HIGHWAY 75, BEING LOT 2R, OF THE REPLAT OF LOTS 1 AND 2, DAVIDSON ADDITION CONSISTING OF 5.913 ACRES (NALIN RATNAIKE, OWNER; JOSHUA HOLLEY, HOLLEY JOLLY HOMES, LLC, 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.

Mr. Rae said this was a zone change from a C-1 Retail Business District to an R-2 Multi-Family District. The applicant is proposing to construct 10 duplex units. There currently isn't sewer service to the site, so they would be limited on how much could be done on a septic system.

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

Dustin Tucker, 2013 S. Woodard Street, Denison, was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6538.

ORD 6539
SUP FOR
VAPE SHOP
(2700 TEXOMA PKWY)

Mayor Plyler introduced Ordinance No. 6539 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A VAPE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 2700 TEXOMA PARKWAY, SUITE B, BEING 0.982 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 (DOUBLE TREE PROPERTIES LP, OWNER; KEVIN TALBERT, TENANT/REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said the Specific Use Permit was for a Vape Shop, in a C-2 District, at 2700 Texoma Parkway.

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

No citizens appeared before the City Council to discuss Ordinance No. 6539.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

ORD 6529
TIRZ #8

Ordinance 6529
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING AND APPROVING THE PROJECT PLAN AND THE FINANCING PLAN FOR THE SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER EIGHT (#8); PROVIDING FOR FINDINGS OF FACT.

ACTION TAKEN.
Motion by Council Member Stevenson to adopt Ordinance No. 6529, as presented. Second by Council Member Dobbs.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson.
VOTING NAY: None.
ABSAIN: Teamann.
MOTION CARRIED.

ORD 6530
ANNEXATION OF
20.435 ACRES
NORTH OF KREAGER
RD & WEST OF N.
TRAVIS STREET
(TABLED)

Ordinance 6530
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 20.435 ACRES GENERALLY LOCATED NORTH OF KREAGER ROAD AND WEST OF N. TRAVIS STREET, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF

OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6531
ZONE CHANGE FOR MULTI-FAMILY DEVELOPMENT (TABLED)

Ordinance 6531
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 500-600 BLOCKS KREAGER ROAD, BEING 20.11 ACRES IN THE FRANK RICHARDS SURVEY, ABSTRACT NO. 1044 (CRAIG CALHOUN, SWEET COW HOLDINGS, PROSPECTIVE BUYER; TODD YOUNG, YOUNG ENTERPRISES LP, OWNER; JBI PARTNERS, ENGINEER; HHS RESIDENTIAL, DEVELOPER; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6532
SUP FOR MULTI-FAMILY DEVELOPMENT (500-600 BLOCKS KREAGER RD) (TABLED)

Ordinance 6532
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A MULTI-FAMILY DEVELOPMENT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 500-600 BLOCKS KREAGER ROAD, BEING 20.11 ACRES IN THE FRANK RICHARDS SURVEY, ABSTRACT NO. 1044 (CRAIG CALHOUN, SWEET COW HOLDINGS, PROSPECTIVE BUYER; TODD YOUNG, YOUNG ENTERPRISES LP, OWNER; JBI PARTNERS, ENGINEER; HHS RESIDENTIAL, DEVELOPER; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ACTION TAKEN.

Motion by Council Member Stevenson to table Ordinance Nos. 6530, 6531, and 6532, and to continue the Public Hearing, as requested by the applicant. Second by Council Member Teamann.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED TO TABLE ORDINANCE NOS. 6530, 6531, AND 6532.

ORD 6533
SUP FOR CIGAR LOUNGE (222 & 224 W. HOUSTON ST)

Ordinance 6533
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE 6269 AND SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO A SPECIFIC USE PERMIT TO ALLOW A CIGAR LOUNGE IN A C-1 (RETAIL BUSINESS) DISTRICT LOCATED

AT 222 AND 224 WEST HOUSTON STREET, BEING PART OF LOT 10, BLOCK 4, OTP SHERMAN AND ALSO BEING PART OF LOT 7, BLOCK X ALLEN S B ADDITION (JEFF WILSON, OWNER; HAL HINTON, TENANT/REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONAL; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ORD 6534
ZONE CHANGE FOR MIDWAY MALL (4312 TEXOMA PKWY)

Ordinance 6534
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 4312 TEXOMA PARKWAY, BEING 12.125 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL (CHRIS MARTIN, OWNER; REX HUDDLESTON, PROSPECTIVE BUYER; TATCHIO AND ASSOCIATES ARCHITECTS, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6535
SUP FOR MINI-WAREHOUSE (4312 TEXOMA PKWY)

Ordinance 6535
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 4312 TEXOMA PARKWAY, BEING 12.125 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL (CHRIS MARTIN, OWNER; REX HUDDLESTON, PROSPECTIVE BUYER; TATCHIO AND ASSOCIATES ARCHITECTS, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ORD 6536
SUP FOR CIGAR & WHISKEY LOUNGE (120 S. CROCKETT ST)

Ordinance 6536
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A CIGAR AND WHISKEY LOUNGE IN A C-1 (RETAIL BUSINESS) DISTRICT LOCATED AT 120 SOUTH CROCKETT STREET, BEING 3,801 SQUARE FEET AND BEING PART OF LOTS 5 AND 6, BLOCK 4 OF THE ORIGINAL TOWN PLAT (MAURICE SOWELL AND RYAN CHAVEZ, OWNER; MICHAEL SMITH, TENANT; AND HELVEY-WAGNER SURVEYING, INC, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Ordinance 6537
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A COMMERCIAL AMUSEMENT CENTER IN AN M-1 (LIGHT MANUFACTURING) DISTRICT LOCATED AT 1950 NORTH GRAND AVENUE, BEING 5.73 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (INTERPROPERTY HOLDINGS, OWNER AND RYAN LUX, TENANT); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ORD 6537
SUP FOR COMMERCIAL AMUSEMENT CENTER (1950 N. GRAND AVE)

Ordinance 6538
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 8100 SOUTH HIGHWAY 75, BEING LOT 2R, OF THE REPLAT OF LOTS 1 AND 2, DAVIDSON ADDITION CONSISTING OF 5.913 ACRES (NALIN RATNAIKE, OWNER; JOSHUA HOLLEY, HOLLEY JOLLY HOMES, LLC, 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 6538
ZONE CHANGE (8100 S. HWY 75)

Ordinance 6539
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A VAPE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT LOCATED AT 2700 TEXOMA PARKWAY, SUITE B, BEING 0.982 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 (DOUBLE TREE PROPERTIES LP, OWNER; KEVIN TALBERT, TENANT/REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ORD 6539
SUP FOR VAPE SHOP (2700 TEXOMA PKWY)

ACTION TAKEN.
Motion by Council Member Stevenson to adopt Ordinance Nos. 6533, 6534, 6535, 6536, 6537, 6538, and 6539, as presented. Second by Council Member Teamann.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RESOLUTION NO. 6965 – APPROVING AND ADOPTING THE 2022 SHERMAN COMPREHENSIVE PLAN FOR THE CITY OF SHERMAN, TEXAS
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING THE 2022 SHERMAN COMPREHENSIVE PLAN FOR THE CITY OF SHERMAN, TEXAS.

RES 6965
COMPREHENSIVE PLAN - 2022

ACTION TAKEN.
Motion by Council Member Teamann to approve Resolution No. 6965, as presented. Second by Council Member Stevenson.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6966
TRAILS MASTER PLAN - 2022

RESOLUTION NO. 6966 – APPROVING AND ADOPTING THE 2022 TRAILS MASTER PLAN FOR THE CITY OF SHERMAN, TEXAS
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING THE 2022 TRAILS MASTER PLAN FOR THE CITY OF SHERMAN, TEXAS.

ACTION TAKEN.
Motion by Deputy Mayor Howeth to approve Resolution No. 6966, as presented. Second by Council Member Stevenson.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6967
DOWNTOWN CENTRAL BUSINESS DISTRICT HISTORIC BLDG GRANT
(213 N. TRAVIS ST)

RESOLUTION NO. 6967 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH DAVID DOWNTAIN, D/B/A RP SHERMAN PROPERTIES II, LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 213 NORTH TRAVIS STREET
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH DAVID DOWNTAIN, D/B/A RP SHERMAN PROPERTIES II, LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 213 NORTH TRAVIS STREET.

Nate Strauch, Community and Support Services Manager, said this item is for a grant under the City's Downtown Building Program. This is the former "Modern Building," located at 213 North Travis Street. He said next month, they will be bringing back a revamped grant program for the Downtown area.

David Downtain, 1600 W. Washington
Mr. Downtain is the applicant, and explained that phase 1 of the project will be to renovate the first floor, and some work on the exterior of the building.

Council Member Stevenson asked if they would be changing the façade. Mr. Downtain said the first phase mainly consists of renovation of the first floor for a barber school. The first class is scheduled for January 1, 2023, and they will have about 60 students. They will teach in the morning and offer free haircuts in the afternoon.

ACTION TAKEN.
Motion by Council Member Stevenson to approve Resolution No. 6967, as presented. Second by Deputy Mayor Howeth.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6968
ABANDONING
DRAINAGE &
UTILITY EASEMENT
(JACKSON WALKER
ADDITION)

RESOLUTION NO. 6968 – ABANDONING ONE (1) FORTY FOOT (40') DRAINAGE AND UTILITY EASEMENT AND ONE (1) TEN FOOT (10') SANITARY SEWER EASEMENT LOCATED IN LOT 1 OF JACKSON WALKER ADDITION, INSTRUMENT NO. 2020-133, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH UTILITY EASEMENTS IS ESTABLISHED IN VOLUME 8, PAGE 34 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING ONE (1) FORTY FOOT (40') DRAINAGE AND UTILITY EASEMENT AND ONE (1) TEN FOOT (10') SANITARY SEWER EASEMENT LOCATED IN LOT 1 OF JACKSON WALKER ADDITION, INSTRUMENT NO. 2020-133, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH UTILITY EASEMENT IS ESTABLISHED IN VOLUME 8, PAGE 34 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.
CONSENT AGENDA.

RES 6969
TEXAS INSTRUMENTS
ENCROACHMENT
(525 W. SHEPHERD RD)

RESOLUTION NO. 6969 – AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ENCROACHMENT OF A SOIL NAIL WALL WITHIN CITY PROPERTY LOCATED AT 525 WEST SHEPHERD ROAD ALONG THE PERIMETER OF SAID PROPERTY DEDICATED TO THE CITY OF SHERMAN IN VOL. 2450, PG, 274, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS THE SHEPHERD ELEVATED STROAGE TANK, BEING LOCATED IN THE CITY OF SHERMAN, TEXAS
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT TO TEXAS INSTRUMENTS INCORPORATED FOR THE ENCROACHMENT OF A SOIL NAIL WALL WITHIN CITY PROPERTY LOCATED AT 525 WEST SHEPHERD ROAD ALONG THE PERIMETER OF SAID PROPERTY DEDICATED TO THE CITY OF SHERMAN IN VOL. 2450, PG. 274, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS THE SHEPHERD ELEVATED STORAGE TANK, BEING LOCATED IN THE CITY OF SHERMAN.
CONSENT AGENDA.

RES 6970
WATER LINE
IMPROVEMENTS
DESIGN

RESOLUTION NO. 6970 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH WADE TRIM, INC. FOR DESIGN OF THE MISCELLANEOUS WATER LINE IMPROVEMENTS 2022
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A

PROFESSIONAL SERVICES AGREEMENT WITH WADE TRIM, INC. FOR DESIGN OF THE MISCELLANEOUS WATER LINE IMPROVEMENTS 2022.

Tom Pruitt, Utility Engineer, said there were four locations that were identified by the Utility Department, as areas that needed improvement. The projects should be completed in time for next year's Capital Improvement Program. All are water lines.

Deputy Mayor Howeth asked if the City was hiring an outside firm. Mr. Pruitt said they were hiring an outside firm, because their department is "slammed" with projects, and there is a lot of work currently going on. Mr. Pruitt said this project will probably cost a little over $1 million.

ACTION TAKEN.
Motion by Council Member Teamann to approve Resolution No. 6970, as presented. Second by Council Member Stevenson.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6971
SHERMAN ST
IMPROVEMENTS

RESOLUTION NO. 6971 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SHIELD ENGINEERING GROUP, PLLC FOR THE SHERMAN STREET IMPROVEMENTS FROM MONTGOMERY ST. TO EAST ST.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SHIELD ENGINEERING GROUP, PLLC FOR THE SHERMAN STREET IMPROVEMENTS FROM MONTGOMERY ST TO EAST ST.

Wayne Lee, Director of Engineering, said this agreement is to design paving and drainage improvements, and possibly some water and sewer upgrades, for Sherman Street, between Montgomery and East Streets.

The new development, Three Oaks, is currently under construction and they have already put in the infrastructure for 60 lots. This is phase 1. There will also be a phase 2, and a small phase 3, for a total of over 150 lots.

Sherman Street is currently narrow at 24 feet wide. Additional traffic will be generated from this subdivision, as well as the developer looking at dedicating a large area of park land, on the north side of Post Oak Creek, for a future park.

Mr. Lee said the staff is proposing to improve this street to the standard 31 foot residential roadway, with sidewalks and underground drainage.

Engineering costs are estimated at about $160,000, and plans should be complete in the next six to nine months.

Council Member Teamann confirmed that the road will be "part of the network" to get to the future Shark Tooth Park.

ACTION TAKEN.
Motion by Council Member Teamann to approve Resolution No. 6971, as presented. Second by Council Member Stevenson.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6972
WATER TREATMENT PLANT EXPANSION

RESOLUTION NO. 6972 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH H2O INNOVATION USA, INC. FOR THE SHERMAN WATER TREATMENT PLANT EXPANSION PACKAGE 1 – MEMBRANE SYSTEM EXPANSION PROJECT AND THE REJECTION OF BID ITEMS 2, 3 AND 4 FOR BUDGET LIMITATIONS AND NON-RESPONSIVE BIDS
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH H20 INNOVATION USA, INC FOR THE SHERMAN WATER TREATMENT PLANT EXPANSION PACKAGE 1 – MEMBRANE SYSTEM EXPANSION PROJECT AND THE REJECTION OF BID ITEMS 2, 3 AND 4 FOR BUDGET LIMITATION AND NON-RESPONSIVE BIDS.

Mr. Pruitt said the Council needed to consider approving the award of bid for the Greater Texoma Utility Authority project for the Water Treatment Plant Expansion. The project was on the GTUA agenda for their meeting today, however they didn't have a quorum.

The recommendation is to award the bid for the Membrane System Expansion Project, for the ultra-filtration, the reverse osmosis, and an end compression pump. They will be rejecting Items 2, 3, and 4, for another two types of pumps and an electrical system. These items were over budget.

ACTION TAKEN.
Motion by Council Member Stevenson to approve Resolution No. 6972, as presented. Second by Council Member Dobbs.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6973
WATER TREATMENT PLANT MODULAR BLDG

RESOLUTION NO. 6973 – AUTHORIZING THE PURCHASE OF A 28 X 60 NEW MODULAR BUILDING FOR THE WATER TREATMENT PLANT FROM PALOMAR MODULAR BUILDINGS
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A 28 X 60 NEW MODULAR BUILDING FOR THE WATER TREATMENT PLANT FROM PALOMAR MODULAR BUILDINGS.

Clint Philpott, Assistant City Manager, said in addition to the other projects at the Water Treatment Plant, it was in the budget to hire a Water Quality Specialist, along with some other staff. However, they are out of space at the facility.

The staff has determined that the best solution for the next two or three years, is to provide modular office space until the expansion is completed.

Deputy Mayor Howeth asked what the office space would be used for after the Water Treatment Plant is expanded and it's no longer needed. He said it could be used in another area of the City that needed extra space, or placed in auction.

ACTION TAKEN.
Motion by Council Member Stevenson to approve Resolution No. 6973, as presented. Second by Council Member Holland.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6974
STREET MAINT
VEHICLES

RESOLUTION NO. 6974 – AUTHORIZING THE PURCHASE OF A NEW 2023 T480 KENWORTH DUMP TRUCK FROM MHC KENWORTH FOR THE STREET MAINTENANCE DEPARTMENT THROUGH SOURCEWELL
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2023 KENWORTH T480 DUMP TRUCK FROM MHC KENWORTH FOR THE STREET MAINTENANCE DEPARTMENT THROUGH SOURCEWELL.
CONSENT AGENDA.

RES 6975
DISTRIBUTION
SVCS VEHICLES

RESOLUTION NO. 6975 – AUTHORIZING THE PURCHASE OF A NEW 2023 KENWORTH T480 DUMP TRUCK FROM MHC KENWORTH FOR THE DISTRIBUTION SERVICES DEPARTMENT THROUGH SOURCEWELL
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2023 KENWORTH T480 DUMP TRUCK FROM MHC KENWORTH FOR THE DISTRIBUTION SERVICES DEPARTMENT THRUOGH SOURCEWELL.
CONSENT AGENDA.

RES 6976
POLICE DEPT
VEHICLES

RESOLUTION NO. 6976 – AUTHORIZING THE PURCHASE OF SIX NEW CHEVY TAHOES AND TWO NEW FORD EXPLORERS FROM SILSBEE FORD, INC THROUGH TIPS PURCHASING COOPERATIVE FOR THE SHERMAN POLICE DEPARTMENT
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF SIX NEW CHEVY TAHOES AND TWO NEW EXPLORERS FROM SILSBEE FORD, INC THROUGH TIPS PURCHASING COOPERATIVE FOR THE SHERMAN POLICE DEPARTMENT.
CONSENT AGENDA.

RES 6977
POLICE DEPT
VEHICLES

RESOLUTION NO. 6977 – AUTHORIZING THE PURCHASE OF VEHICLE UPFITTING FROM HALOZ36CORP THROUGH TIPS PURCHASING COOPERATIVE FOR THE SHERMAN POLICE DEPARTMENT PATROL VEHICLES
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF VEHICLE

UPFITTING FROM HALOZ36CORP THROUGH TIPS PURCHASING COOPERATIVE FOR THE SHERMAN POLICE DEPARTMENT PATROL VEHICLES.
CONSENT AGENDA.

RES 6978
NEIGHBORHOOD SERVICES VEHICLES

RESOLUTION NO. 6978 – AUTHORIZING THE PURCHASE OF A NEW KENWORTH T480 10-WHEEL DUMP TRUCK FOR THE NEIGHBORHOOD SERVICES DEPARTMENT FROM MHC KENWORTH THROUGH THE SOURCEWELL PURCHASING COOPERATIVE
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW KENWORTH T480 10-WHEEL DUMP TRUCK FOR THE NEIGHBORHOOD SERVICES DEPARTMENT FROM MHC KENWORTH THROUGH THE SOURCEWELL PURCHASING COOPERATIVE.
CONSENT AGENDA.

RES 6979
COMPUTER PURCHASES

RESOLUTION NO. 6979 – AUTHORIZING THE PURCHASE OF COMPUTERS FROM LENOVO, INC – CONTRACT TX-DIS-CPO-4839
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PURCHASE OF COMPUTERS FROM LENOVO, INC THROUGH DIR CONTRACT NUMBER TX-DIR-CPO-4839.
CONSENT AGENDA.

RES 6980
RESIDENTIAL TAX ABATEMENT
(511 N. COLBERT AVE)

RESOLUTION NO. 6980 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 511 NORTH COLBERT AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 511 NORTH COLBERT STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

RES 6981
ANNUAL AUDIT

RESOLUTION NO. 6981 – APPOINTING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PATTILLO, BROWN & HILL, L.L.P. TO PERFORM THE FISCAL YEAR 2022 AUDIT
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPOINTING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PATTILLO, BROWN & HILL, L.L.P. TO PERFORM THE FISCAL YEAR 2022 AUDIT.
CONSENT AGENDA.

CHANGE ORDER
NORTHWEST SEWER & FORCE MAIN PROJECT

CHANGE ORDER NO. 2
NORTHWEST SEWER AND FORCE MAIN PROJECT; LYNN VESSELS CONSTRUCTION, LLC; $41,398.85 INCREASE

Mr. Pruitt introduced a change order to Lynn Vessels Construction for the Northwest Sewer and Force Main Project, in the amount of a $41,398.85 increase.

The City added a new scope of work, including three items that were added to the Preston Club project. He said there "was a lot of stuff out there, and no one knew what was there."

He said there was some line tie-ins that needed to be done in a main and not in the roadway. There were two other items that it was found, needed to be done. There was some concrete that needed to be cleaned up at two sites, one at Preston Club and one at High Country subdivisions. They also abandoned the High Country Pump Station.

There was also a reduction on this project, but the change order is for the net effect of the project.

Mr. Pruitt said the staff has come up with a plan for a contingency for future projects, in the hopes that they can mitigate change orders.

Deputy Mayor Howeth said this change order is for something that wasn't anticipated and something that the City needed to do.

ACTION TAKEN.
Motion by Council Member Teamann to approve Change Order No. 2, to Lynn Vessels Construction for a $41,398.85 increase, for the Northwest Sewer and Force Main Project, as presented. Second by Council Member Holland.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

OTHER BUSINESS

INFORMING THE CITY OF SHERMAN CITY COUNCIL OF ADVERTISING FOR BIDS FOR CONSTRUCTION ACTIVITIES TO INCREASE THE TREATMENT CAPACITY OF THE WATER TREATMENT PLANT FOR FUTURE GROWTH

WATER TREATMENT PLANT CAPACITY

Mr. Pruitt said the staff would like to move forward with advertising for a contractor for a project to increase the treatment capacity of the Water Treatment Plant for future growth.

The estimated construction costs will probably be a little over $10 million, which will increase the capacity of the water treatment system from 20 million gallons per day to 25 million gallons per day.

No action is required by the Council, this item is for informational purposes only.

APPROVE QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED SEPTEMBER 30, 2022

QUARTERLY INVESTMENT REPORT

The City Council approved the Quarterly Investment Report for the quarter ended September 30, 2022.

As of September 30, 2022, the portfolios were in compliance with applicable State laws and the Investment Policy. The operating investment portfolio had a book value of about $28.2 million, an increase of about $2.8 million from the prior quarter of $25.4 million, due to purchases of $1.5 million in U.S. Agencies, $0.5 million in Texas political subdivision securities, $1.5 million in Certificates of Deposit, and withdrawals of $0.7 million from FDIC Insured Investments and Local Government Investment Pools.

The underlying investments were adequately diversified among six different types of securities. This portfolio is appropriately liquid, and its weighted-average maturity was about 382 days, a decrease from 421 days at the end of last quarter. The portfolio yield of 1.53% is below the benchmark yield of 4.05%. Market value is slightly below book value due to rising market interest rates.

The debt proceeds portfolio balance of $22.1 million was invested in Local Government Investment Pools, an FDIC insured investment account, and U.S. Agency securities. Transaction in this portfolio consist of payments for capital projects and the receipt of interest income. The yield of 1.78%, was below the benchmark yield of 2.79%. Market value approximates book value.
CONSENT AGENDA.

APPROVE FINAL PLAT LUELLA CROSSING, PHASE 1 (200-600 BLOCKS OF LUELLA RD)

FINAL PLAT APPROVAL OF LUELLA CROSSING PHASE 1, BEING 47.694 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329; LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OWNER AND KIMLEY-HORN AND ASSOCIATES, INC., SURVEYOR/ENGINEER (200-600 BLOCKS LUELLA ROAD)
The City Council approved the Final Plat of Luella Crossing Phase I, which is a 47.694 acre tract, located in the 200 to 600 blocks of Luella Road.

The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into 229 lots for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT MANDY'S ADDITION (4312 TEXOMA PKWY)

REPLAT APPROVAL OF MANDY'S ADDITION, BEING 12.125 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL; CHRIS MARTIN, OWNER; REX HUDDLESTON, PROSPECTIVE BUYER; TATCHIO AND ASSOCIATES ARCHITECTS, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (4312 TEXOMA PARKWAY)
The City Council approved the Replat of Mandy's Addition, a 12.125 acre tract, located at 4312 Texoma Parkway.

The owner is requesting approval for a Specific Use Permit and Site Plan to allow a Self-Storage; a Zone Change from M-1 (Light Manufacturing) District to a C-2 (General Commercial) District; and

a Variance for 20 parking spaces and Replat approval for Mandy's Addition.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF SWEETWATER GAP, BEING 12.995 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NUMBER 963; WYLDEWOOD HOMES, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (2100 EAST LAMAR STREET)

APPROVE FINAL PLAT SWEETWATER GAP (2100 E. LAMAR ST)

The City Council approved the Final Plat of Sweetwater Gap, a 12.995 acre tract, located at 2100 East Lamar Street.

The property is zoned R-2 (Multi-Family Residential) District, and the owner would like approval of the Final Plat.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT OF A PART OF BLOCK 6, GEORGE W. BOND'S 1ST SUPPLEMENT, BEING 0.985 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING PART OF BLOCK 6, GEORGE W. BOND'S 1ST SUPPLEMENT; CADENCE BANK, OWNER; STEPHENS DANIEL, REPRESENTATIVE; DANIEL DESIGN STUDIO, ARCHITECT; AND HELVEY-WAGNER INC., SURVEYOR (600 NORTH TRAVIS STREET)

APPROVE REPLAT GEORGE W. BOND'S 1ST SUPPLEMENT (600 N. TRAVIS ST)

The City Council approved the Replat of part of Block 6, George W. Bond's 1st Supplement, a 0.985 acre tract, located at 600 North Travis Street.

The owner would like to plat the property into one lot for commercial development. They are also requesting Site Plan approval for BancorpSouth Sherman Branch Bank.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF AMERISTATE CENTRAL PLAZA, PHASE 2, BEING 3.209 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 4, BLOCK 1 OF DR. J.H. CARRAWAY'S SUB-DIVISION; AMERISTATE BANK, OWNER); RON WESTERVELT, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYING (700 BLOCK EAST LAMBERTH ROAD)

APPROVE REPLAT AMERISTATE CENTRAL PLAZA, PHASE 2 (700 BLOCK OF E. LAMBERTH RD)

The City Council approved the Replat of Ameristate Central Plaza, Phase 2, a 3.209 acre tract, located in the 700 block of East Lamberth Road.

The property is zoned C-1 (Retail Business) District, and the owner would like to plat the property into three lots for commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF LOPRESTI ADDITION, BLOCK 2, LOT 3R, BEING 0.347 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963; LOPRESTI FAMILY LIVING REVOCABLE TRUST, OWNER; ANTHONY LOPRESTI, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYING (304 SOUTH LOVING AVENUE)

APPROVE FINAL PLAT LOPRESTI ADDITION (304 S. LOVING AVE)

The City Council approved the Final Plat of Lopresti Addition, Block 2, Lot 3R, a 0.347 acre tract, located at 304 South Loving Avenue.

The property is zoned R-1 (One Family Residential) District, and the owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF BEXLEY ADDITION, LOT 1, BLOCK 1, BEING 2.288 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NUMBER 765, IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ); CINDY GRIFFIN, OWNER; ANDY GRIFFIN, DEVELOPER; AND COX LAND SURVEYING CO., SURVEYOR (700 BLOCK FARMINGTON ROAD)

APPROVE FINAL PLAT BEXLEY ADDITION (700 BLOCK OF FARMINGTON RD)

The City Council approved the Final Plat of Bexley Addition, Lot 1, Block 1, a 2.288 acre tract, located in the 700 block of Farmington Road.

The property is in Sherman's Extraterritorial Jurisdiction, and the owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF SHANNON HEIGHTS ADDITION BLOCK 3, LOTS 12R-1 & 12R-2, BEING 0.296 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NUMBER 763 AND BEING ALL OF LOT 12R IN BLOCK 3 OF THE REPLAT OF SHANNON HEIGHTS ADDITION; HABITAT FOR HUMANITY, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (809 AND 811 NORTH BRANCH STREET)

APPROVE REPLAT SHANNON HEIGHTS ADDITION (809 & 811 N. BRANCH ST)

The City Council approved the Replat of Shannon Heights Addition, Block 3, Lots 12R-1 and 12R-2, a 0.296 acre tract, located at 2200 North Hickory Street.

The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into two lots for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT HALL & JONES ADDITION (809 & 811 N. BRANCH ST)

REPLAT APPROVAL OF HALL & JONES ADDITION, BLOCK 2, LOT 3R, BEING 0.209 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NUMBER 763 AND BEING ALL OF LOT 3 AND PART OF LOT 4, BLOCK 2 OF HALL AND JONES ADDITION; HABITAT FOR HUMANITY, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (809 AND 811 NORTH BRANCH STREET)
The City Council approved the Replat of Hall & Jones Addition, Block 2, Lot 3R, a 0.209 acre tract, located at 809 and 811 North Branch Street.

The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

AIRPORT ADVISORY BOARD

AIRPORT ADVISORY BOARD (3)
ACTION TAKEN.

Motion by Council Member Teamann to appoint WaaDee Hudson and Randy Workman, to the Airport Advisory Board, for a term from October 8, 2022 to October 8, 2024, and to appoint Stephen Sanderson, for a term from October 22, 2022 to October 22, 2024, as presented. Second by Council Member Stevenson.

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

COUNCIL COMMENTS

HAPPY BIRTHDAY TO COUNCIL MEMBER MARROQUIN

HAPPY BIRTHDAY TO COUNCIL MEMBER MARROQUIN
Mayor Plyler wished Council Member Marroquin a happy birthday.

MASTER PLAN & TRAILS MASTER PLAN

COMPREHENSIVE MASTER PLAN AND TRAILS MASTER PLAN
Council Member Dobbs thanked Mr. Rae and Ms. Hutchinson and their teams, for their hard work on the Comprehensive Master Plan and the Trails Master Plan.

ANNOUNCEMENTS

ANNOUNCEMENTS
Mayor Plyler announced the following:

- Sherman Main Street will host the annual Trick or Treat on Travis, on October 27, 2022, at 6:00 p.m.

- The Sherman Police Department will host Fright Fest on October 28, 2022, at Pecan Grove Athletic Complex, from 6:00 p.m. until 8:30 p.m.

- Coffee with the Mayor will be held on November 4, 2022, at Touch of Class Antique Mall. It will be the last Coffee at Touch of Class before it moves to new ownership.

EXECUTIVE SESSION

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

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

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

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

There was no need for an Executive Session.

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 5:44 p.m.

MAYOR

CITY CLERK

City of Sherman Comprehensive Plan Update

City Council Public Hearing | October 17, 2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

HALFF

Schedule

WINTER 2022

SPRING 2022

SUMMER 2022

KICKOFF MEETINGS

- EARLY FEBRUARY KICK-OFF STAFF INITIATION MEETING
- LATE FEBRUARY 1ST ADVISORY COMMITTEE MEETING, STAKEHOLDER MEETINGS

OPEN HOUSE & PUBLIC SURVEY

- MARCH PUBLIC OPEN HOUSE
- MARCH 2ND ADVISORY COMMITTEE MEETING
- APRIL-MAY PUBLIC SURVEY

ADVISORY MEETING

- JUNE 3RD ADVISORY COMMITTEE

PLAN ADOPTION

- AUGUST 4TH ADVISORY COMMITTEE
- OCTOBER CITY COUNCIL APPROVAL

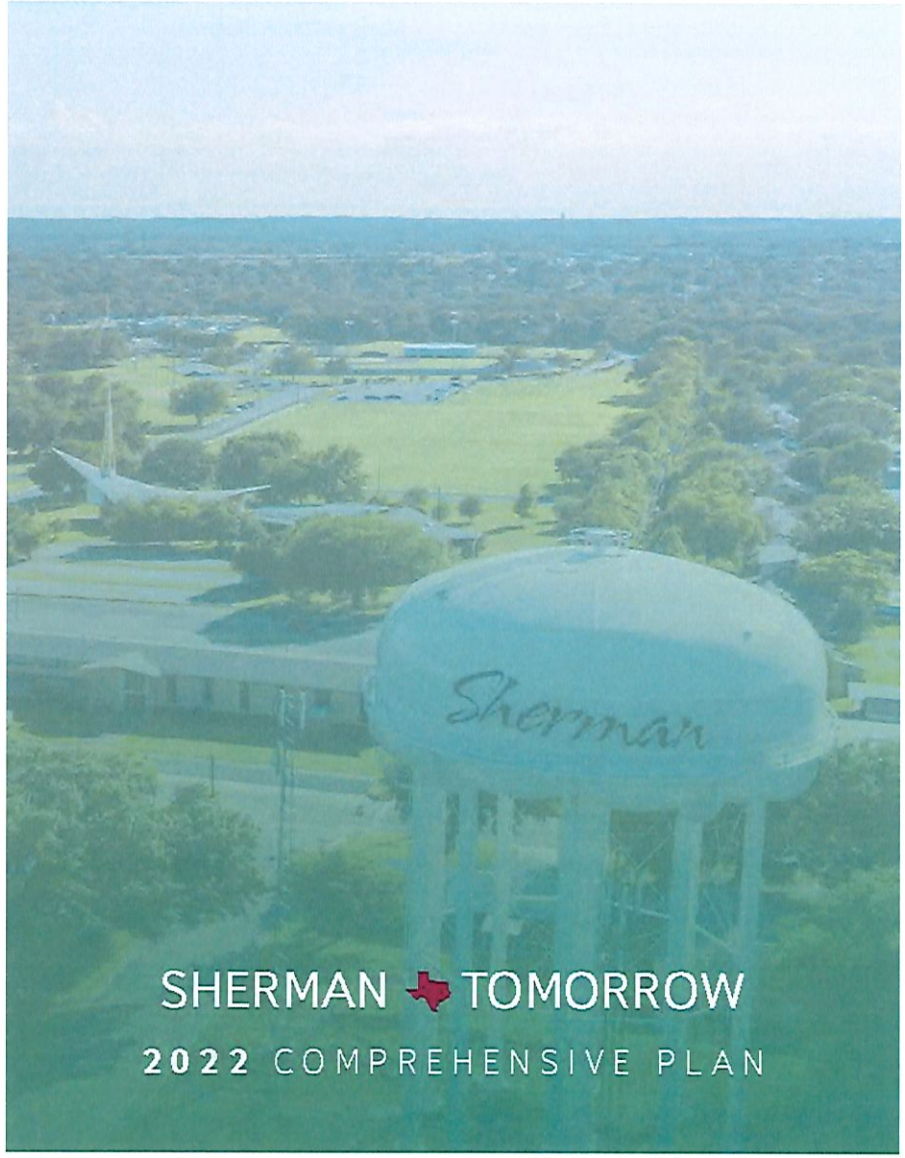
Sherman CLASSIC TOWN. BROAD HORIZON. HALFF

Community Engagement

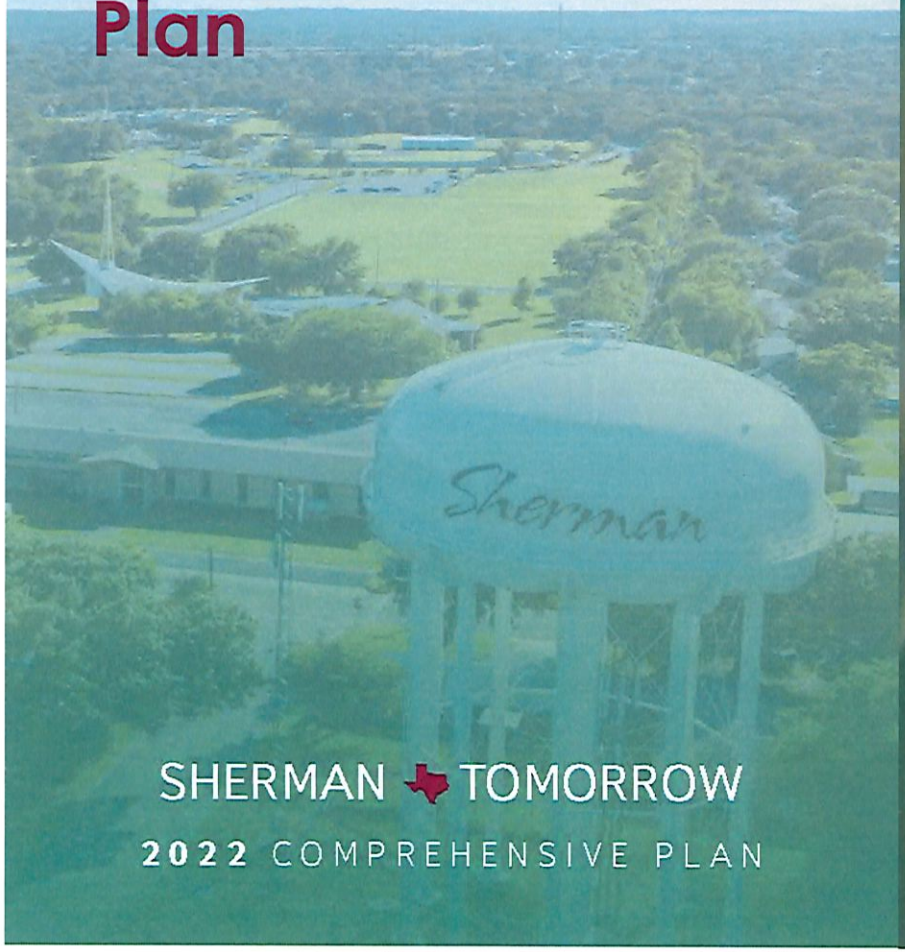
- ✓ Committee Orientation meeting #1 (02.28.22)
- ✓ Stakeholder meetings (February/March 2022)
- ✓ Public open house (03.28.22)
- ✓ Committee meeting #2 (03.29.22)
- ✓ City Council interviews (03.29.22)
- ✓ Community survey (May 2022) **Over 1,600 Responses**
- ✓ Committee Meeting #3 (June 2022)
- ✓ Committee Meeting #4 (August 2022)
- ✓ **Public Review Draft Online (September 2022)**

Comprehensive Plan

1. Vision and Goals
2. Community Context
3. Community Engagement
4. Guiding the Future
5. Implementation



Sherman Comprehensive Plan



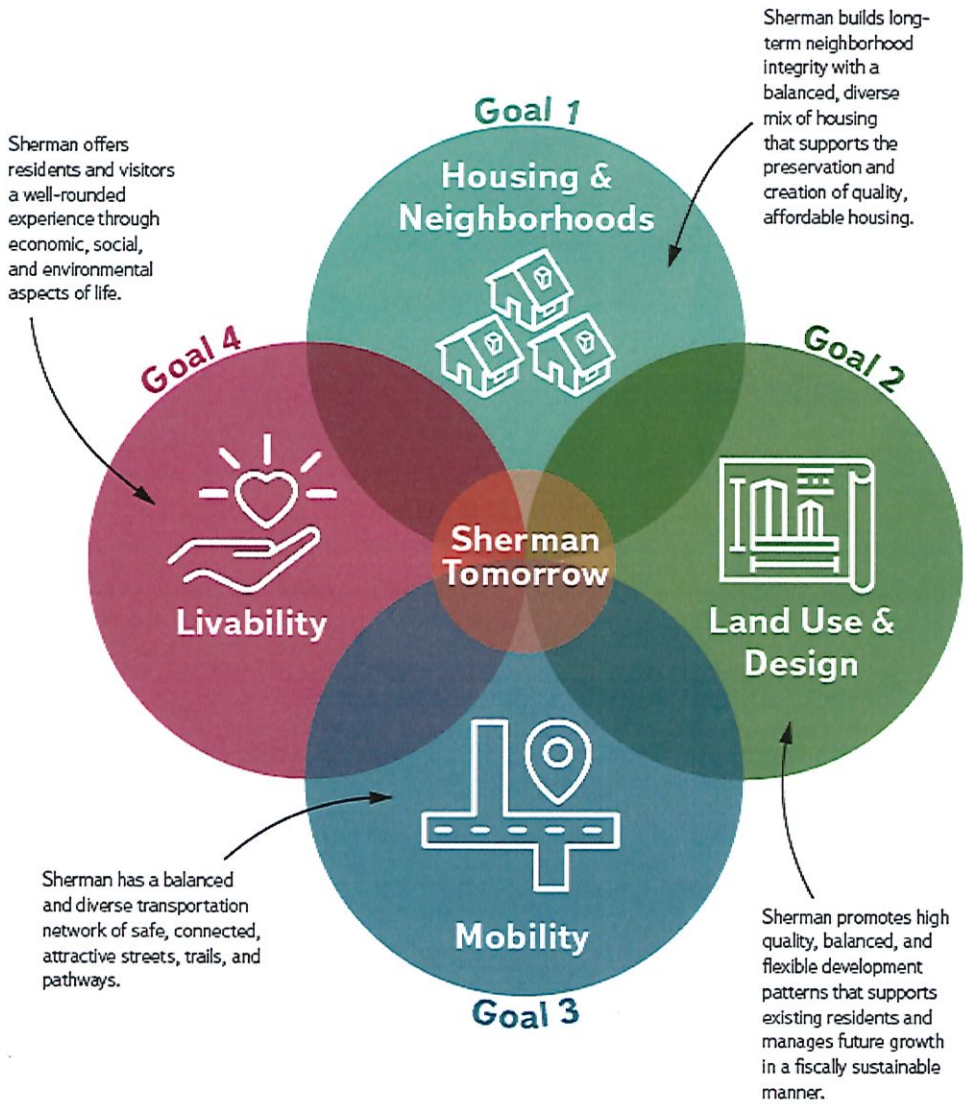
SHERMAN TOMORROW

2022 COMPREHENSIVE PLAN

Vision for Sherman Tomorrow

Sherman is on the precipice of unprecedented growth and the community is eager to build on recent successes towards a thriving future. With the changes coming to Sherman, and Texas as a whole, this is the perfect time to plan for future development. Uncoordinated growth can lead to development without identity that fits to the character of Sherman and will have far-reaching, undesirable consequences. The community's vision for the future calls for action that will ensure economic strength, quality development, and maintaining the "small-town" character of the community.

The Sherman Comprehensive Plan provides a vision that will guide future growth and development for the next 10 years and beyond. The community's vision for the future is embodied in the goal statements used to guide this plan. Each goal statement is written as a vision for the four focus areas of this plan and collectively are intended to lead Sherman in capitalizing on the exciting changes that are coming.


Sherman builds long-term neighborhood integrity with a balanced, diverse mix of housing that supports the preservation and creation of quality, affordable housing.
Goal 1
Housing & Neighborhoods
Sherman offers residents and visitors a well-rounded experience through economic, social, and environmental aspects of life.
Goal 4
Livability
Goal 2
Land Use & Design
Sherman Tomorrow
Sherman has a balanced and diverse transportation network of safe, connected, attractive streets, trails, and pathways.
Mobility
Goal 3
Sherman promotes high quality, balanced, and flexible development patterns that supports existing residents and manages future growth in a fiscally sustainable manner.

GOAL 1 | Housing & Neighborhoods

SHERMAN BUILDS LONG-TERM NEIGHBORHOOD INTEGRITY WITH A BALANCED, DIVERSE MIX OF HOUSING THAT SUPPORTS THE PRESERVATION AND CREATION OF QUALITY, AFFORDABLE HOUSING.

Feedback from the public engagement process indicated housing affordability was the highest priority. Generally, affordable housing is defined as housing that is built to last and both suitable and affordable for people from all walks of life. The cost of housing is typically determined by the marketplace's tolerance. However, cities do have a role in affecting prices by regulating density, product types, and community desirability. Sherman can position itself to adapt to changing market conditions and promote housing affordability by encouraging diversity in housing products and defined density in appropriate locations. It will be critical for Sherman to balance affordable housing needs with quality home construction, location, and appropriate densities. With over 40,000 acres designated for neighborhoods on the Future Land Use Plan, it is critical for these neighborhoods to be "complete neighborhoods."

COMPLETE NEIGHBORHOODS

Vibrant and economically successful cities are comprised of strong, cohesive neighborhoods, woven together by thriving commercial corridors, and punctuated with schools and lively "centers" or "activity nodes." Well-designed neighborhoods that have stood the test of time exhibit key characteristics and include many of the following features:

- Equal prominence of pedestrian and vehicular circulation
- Variety of dwelling types
- Convenient access to schools, recreation, and daily conveniences
- Efficient street layouts with connectivity to major streets and other neighborhoods
- Cohesive visual identity
- Landscaping, conservation areas, and/or greenbelt and trails

STRATEGIES

STRATEGY 1.1: *Continue to partner, and find new partnerships, with local and regional organizations to support affordable housing initiatives.*

STRATEGY 1.2: *Invest in programs that allow Sherman residents the opportunity to become invested in their community through housing.*

STRATEGY 1.3: *Pursue affordability and diversity in the Sherman housing market.*

STRATEGY 1.4: *Update the land development code to support housing that has well-defined character, compatibility with adjacent uses, and balanced density.*

STRATEGY 1.5: *Protect and enhance existing neighborhoods and housing stock.*

Examples of existing housing in Sherman

FIGURE 4.2 ELEMENTS OF A COMPLETE NEIGHBORHOOD

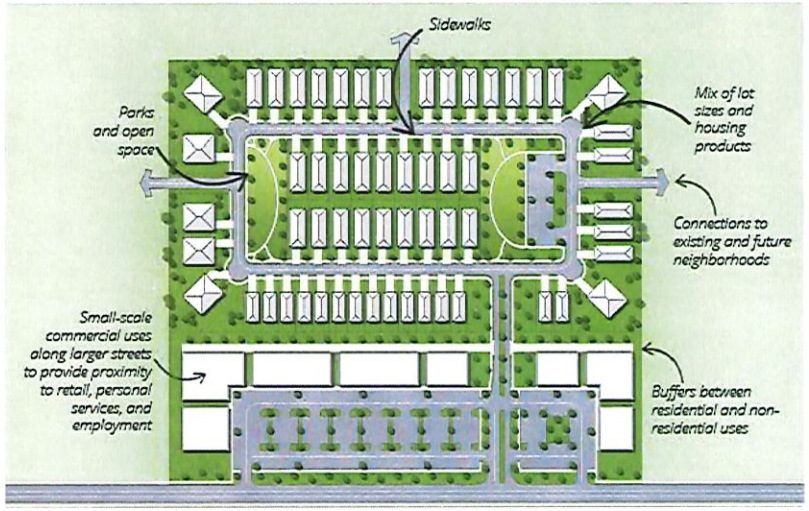


FIGURE 4.3 CONSERVATION SUBDIVISION

CONSERVATION SUBDIVISION DESIGN CAN ACHIEVE THE SAME OR GREATER DEVELOPMENT YIELD THAN TRADITIONAL DEVELOPMENT WHILE MAINTAINING RURAL CHARACTER.

GOAL 2 | Land Use & Design

SHERMAN PROMOTES HIGH QUALITY, BALANCED, AND FLEXIBLE DEVELOPMENT PATTERNS THAT SUPPORTS EXISTING RESIDENTS AND MANAGES FUTURE GROWTH IN A FISCALLY SUSTAINABLE MANNER.

To grow how the community desires, Sherman must remain focused on quality development and balanced land use. Quality development is defined as development which is aesthetically pleasing, adds value to the community, and fits cohesively into the city's adopted future land use map. The Future Land Use Map graphically depicts the preferred patterns of future development and is to be used as a tool to guide staff, elected and appointed officials, and the development community during times of decision-making. **Map 4.1, *Future Land Use*** and associated descriptions capture the community's values and envisioned future regarding how, when, and where Sherman should grow over the next 10 years and beyond. It covers all areas within the city limits and the City's ETJ. The map was derived using feedback from the public engagement process.

STRATEGIES

STRATEGY 2.1: *Adopt and ensure the consistent application of the Future Land Use Map to guide the growth and development of Sherman.*

STRATEGY 2.2: *Maintain and update development codes to achieve the community's desired character and quality.*

STRATEGY 2.3: *Support placemaking efforts that enhance the community character of Sherman.*

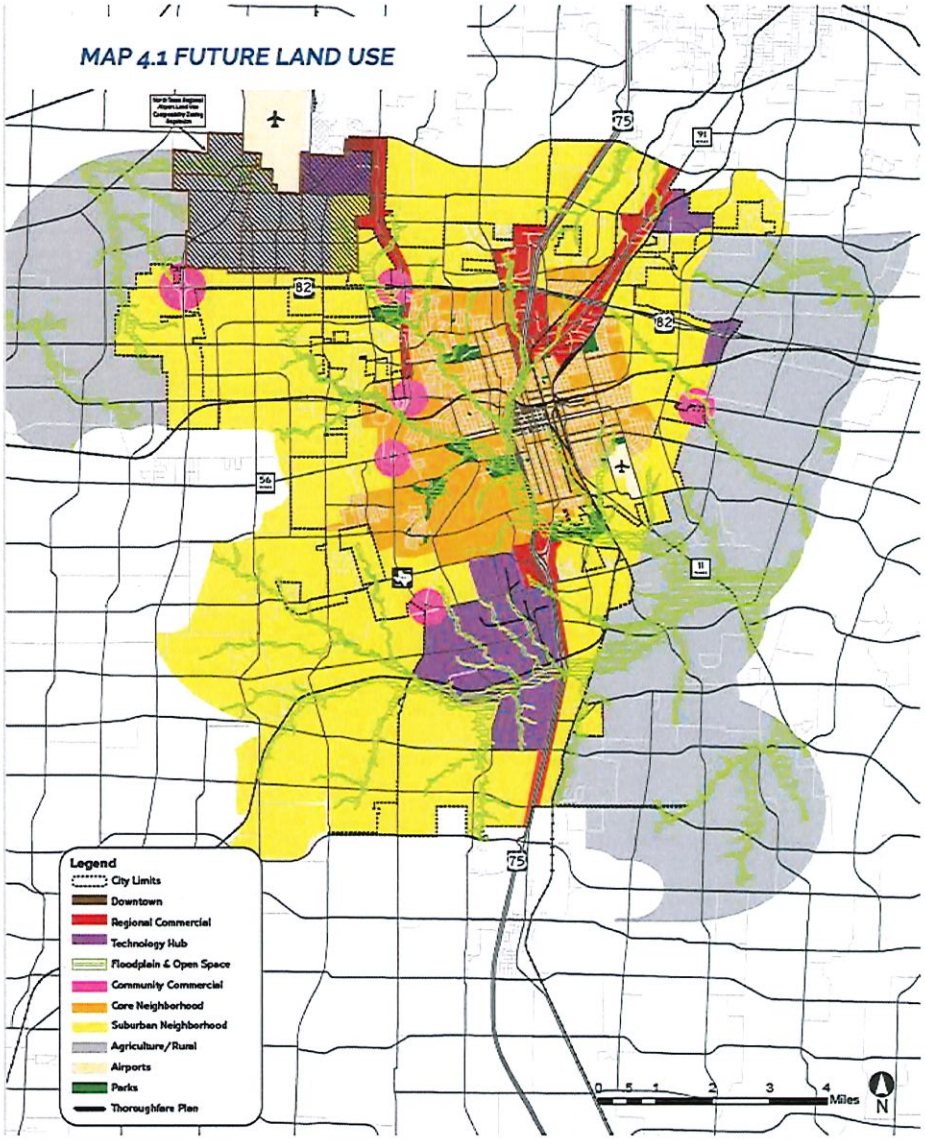
STRATEGY 2.4: *Ensure effective communication with developers regarding regulatory requirements and implementing the vision of the community.*

STRATEGY 2.5: *Develop gateway features and wayfinding that delineate the boundaries of the city and guide visitors to key destinations.*

FUTURE LAND USE DESIGNATIONS AND DESCRIPTIONS

The future land use descriptions, starting on page 32, provide further information about the purpose of these different areas of the community, including:

- **Intent & Character:** This subsection provides a general description of the intended character of development.
- **Appropriate Land Use Types:** This subsection provides guidance on the primary, and in many cases, secondary uses which may be appropriate in certain areas of the city and to update zoning district regulations.
- **Compatible Zoning Districts:** This subsection provides guidance as to which established zoning district(s) may be most appropriate to implement the intent of the future land use category. In many cases, improvement to the City's regulations may be warranted to fully achieve the envisioned character.
- **Considerations:** This subsection provides guidance on proposed locations and development qualifiers which may be appropriate during zoning requests, development approvals, as well as during subsequent updates to the City's regulations.



Future Land Use Descriptions

CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Example of high density lofts in Sherman

SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, SF-1, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Example of existing suburban development in Sherman

REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- General Commercial
- Office

Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman Town Center on US-75 is an example of Regional Commercial

CITY OF SHERMAN
Future Land Use Map
2100 Post Oak Crossing

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

COMMUNITY COMMERCIAL

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Appropriate Land Use Types

- Retail and Restaurants
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- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman Town Center on US-75 is an example of Regional Commercial

GOAL 3 | Mobility

SHERMAN HAS A BALANCED AND DIVERSE TRANSPORTATION NETWORK OF SAFE, CONNECTED, ATTRACTIVE STREETS, TRAILS, AND PATHWAYS.

The purpose of robust mobility planning is to identify and address key transportation issues in the community and make recommendations to help improve community mobility. Much of the credit in a successful transportation system is derived from long-term planning, projection of needs, and wise allocation of resources. Specifically, this means identifying the demand for certain transportation facilities and anticipating future demand as the community expands by area and population. To maintain a higher quality of life for residents and remain competitive, local and regional transportation investments will be necessary commensurate with this growth. Coordinated efforts are needed to ensure that new streets are properly planned and efficiently implemented, and the design character of the streets should correspond with land uses.

A key element of the mobility planning effort is **Map 4.2, *Thoroughfare Plan.*** This tool is used by not only City leadership, the Planning and Zoning Commission, and City Council, but also landowners and community builders. This plan provides a long-term outlook for the main thoroughfare connections and extensions as new development occurs.

THOROUGHFARE PLAN MAP

The Thoroughfare Plan Map, **Map 4.2,** identifies the location and type of street facilities that are needed to meet projected long-term growth within the area. It is not a list of construction projects but rather serves as a tool to facilitate the preservation of future corridors for transportation system development. Many of the proposed arterial and collector streets identified on the Thoroughfare Plan Map, especially in the ETJ, will likely not be needed or constructed within the next 20 or 30 years. A key purpose of the Thoroughfare Plan Map is to preserve a general alignment and sufficient width to allow for efficient expansion and improvement of the street system. So that as development occurs in the future, the City can ensure the construction of transportation facilities to serve the needs of the community at that time.

In addition, it provides opportunities for other transportation modes so as not to place a fiscal burden on the community to fund extensive street improvements, which, in turn, require long-term maintenance.

Displayed on the Thoroughfare Plan Map are the proposed general alignments for the extension of existing collectors, arterials and planned new streets.

STRATEGIES

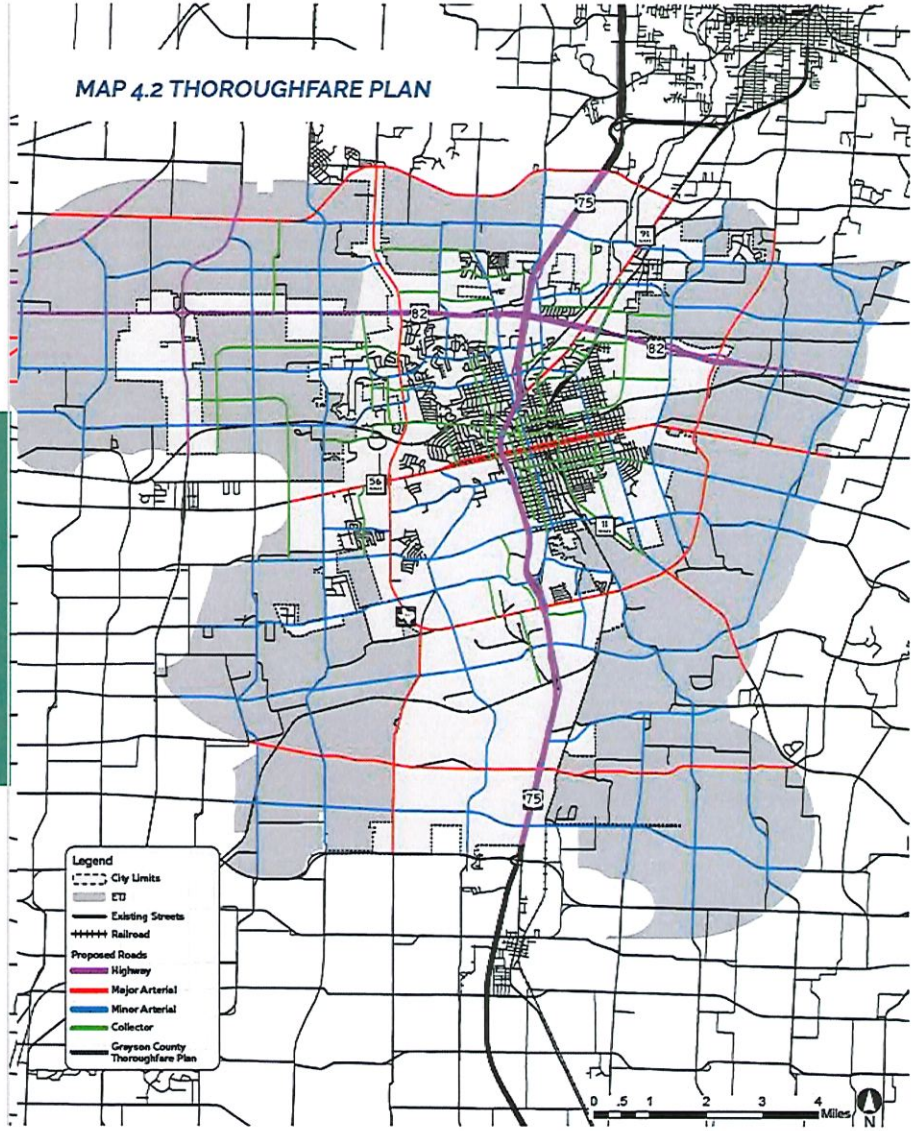
STRATEGY 3.1: *Provide for a safe and well-maintained transportation system in Sherman.*

STRATEGY 3.2: *Proactively plan for a multimodal transportation system to reduce congestion and accommodate anticipated travel demand.*

STRATEGY 3.3: *Expand Sherman's transportation system in a context-sensitive manner to respect community character, connectivity, and safety.*

STRATEGY 3.4: *Enhance and expand public transportation options.*

STRATEGY 3.5: *Build a safe, connected community-wide system of trails which create linkages to greenspaces, parks, neighborhoods, and destinations.*



GOAL 4 | Livability

SHERMAN OFFERS A COMPLETE COMMUNITY EXPERIENCE WITH A VARIETY OF QUALITY LIFESTYLE AMENITIES FOR ALL

Livability elements include the aggregate of employment opportunity, educational opportunity, shopping and attractions, quality infrastructure and public services, and recreational amenities. These are among the things that are attractive to people seeking to stay in Sherman or relocate their families and businesses there. To grow how the community desires, the City must remain focused on quality of life elements that make Sherman a great place to live.

Downtown is a unique asset to Sherman which captures the city's history and culture. This special area requires continued efforts to cultivate and plan for a second coming of the historic downtown. The Sherman community spoke loudly that they want downtown activated, but not at the expense of its charm and historical feel. Efforts to initiate a downtown action plan would help position the city center for a dynamic future as the community expands.

QUALITY OF LIFE

When planning for the future, city staff and urban planners often consider 'Quality of Life' indicators because these measures help tell the story of a city's community livability and desirability to both current and new residents.

While the factors that define a city's quality of life can vary, they often include aspects such as employment and financial status, health, education, and public services. Additionally, these factors can include placemaking and cultural vibrancy.

In several of these areas, such as employment and cost of living, Sherman fares better than the state as a whole; in other areas, Sherman is actively seeking to improve through the development of parks, trails and enhancement of downtown Sherman.

Many residents enjoy the quality of life in Sherman for its "small-town feel" yet relatively easy access to big-city amenities. With continued growth, preserving this element will be an important consideration for maintaining Sherman's quality of life.

STRATEGIES

STRATEGY 4.1: *Create and maintain strong partnerships with education providers and community groups to achieve community goals and foster civic pride.*

STRATEGY 4.2: *Prioritize integrated and well-planned utility infrastructure to serve desired growth.*

STRATEGY 4.3: *Encourage redevelopment and activity in downtown Sherman with locally-owned businesses, shopping, dining, and entertainment opportunities.*

STRATEGY 4.4: *Build upon and promote signature regional attractions, events, and destinations within Sherman.*

STRATEGY 4.5: *Expand Sherman's burgeoning economy through targeted economic development initiatives, marketing, destination attractions, and community support of quality development.*

STRATEGY 4.6: *Provide park and recreation amenities that are inclusive and accessible to all residents.*

STRATEGY 4.7: *Sustain a forward thinking, high-performing, and accountable City government and municipal services.*

DOWNTOWN ACTION PLAN

A Downtown Action Plan will not only dive into further into the character elements sought by the public but will focus on land use and mobility changes. This special-area master plan should include a review of appropriate uses for a historic downtown, infrastructure, civic and public space, design and preservation elements to maintain and celebrate Sherman's heritage. The ultimate outcome of the effort should not only focus on the design and branding elements but, perhaps even more importantly, the activation of desired uses and businesses so that the district will truly come to life. The plan should establish a cohesive design theme, desired land uses and intensity, and a master infrastructure plan that addresses fire flow and drainage. The development of the plan should include public participation, especially from downtown property owners and business owners.

DOWNTOWN AS A DESTINATION

Land use is a critical component to the success of any downtown. Having an appropriate mix and density of residential and commercial uses will attract more residents and visitors and help fill vacancies. Currently Sherman's downtown is predominantly daytime uses which leaves the area empty in the evenings. Citizens expressed a strong desire for more nighttime activities and weekend activation. More shops and restaurants, better entertainment options, and more festivals and events were the top requested elements from the public survey. Residents at the open house also showed a strong interest in downtown living, which would help to create a "captive market" for downtown businesses to thrive.

DOWNTOWN FUNDING

Several infrastructure improvements are needed in downtown Sherman for more businesses to open. Many of the buildings are older and are not up to code and the sewer infrastructure is outdated and undersized, although sewer planning efforts are ongoing. Ensuring the public improvements required for redevelopment are made in downtown may take a variety of funding sources and prioritized budget allocations. Examples of funding mechanisms include Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), Municipal Bonds, and developer contributions. Prioritized projects for downtown through the Capital Improvement Program (CIP) can be identified through a Downtown Action Plan.

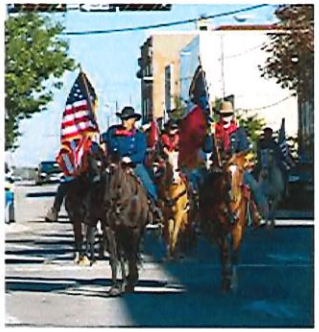


TABLE 5.1 IMPLEMENTATION ACTION TABLE

	ACTIONS	ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
GOAL 1: HOUSING AND NEIGHBORHOODS | SHERMAN BUILDS LONG-TERM NEIGHBORHOOD INTEGRITY WITH A BALANCED, DIVERSE MIX OF HOUSING THAT SUPPORTS THE PRESERVATION AND CREATION OF QUALITY, AFFORDABLE HOUSING.						
Strategy 1.1: Continue to partner, and find new partnerships, with local and regional organizations to support affordable housing initiatives.						
a.	Develop on-going partnerships with non-profits to encourage housing targeted to lower-income residents.	Partnership	X	X	X	Development Services, City Council
b.	Develop an information library of housing assistance resources for residents either online or at City offices and keep it up to date.	Partnership	X	X	X	Development Services, City Council
c.	Continuously network with affordable housing developers/organizations and create a marketing package sharing Sherman demographics and housing needs.	Partnership	X	X	X	Development Services, City Council
Strategy 1.2: Invest in programs that allow Sherman residents the opportunity to become invested in their community through housing.						
a.	Establish special incentive areas where the City will prioritize funding of programs, incentives, and development.	Policy	X	X	X	Development Services, City Council
b.	Continue to offer the Residential Tax Abatement program.	Program	X	X	X	City Council
Strategy 1.3: Pursue affordability and diversity in the Sherman housing market.						
a.	Create a streamlined and expedited permitting process for housing developments in the special incentive areas, including participation criteria.	Program	X			Development Services
b.	Promote a diversity of residential building types, lot sizes and density ranges in new neighborhoods or areas designated as higher density on the Future Land Use Map.	Policy	X			Development Services

Refer to page 47 for a description of the action types and timeframes.

	ACTIONS	ACTION TYPE	TIME FRAME (YEARS)			INVOLVED DEPARTMENTS (AND PARTNERING ENTITIES)
			0-2	3-5	6-10	
c.	Locate future affordable housing units in a dispersed manner throughout the city to avoid the creation of concentrated low-income districts.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council
Strategy 1.4: Update the land development code to support housing that has well-defined character, compatibility with adjacent uses, and balanced density.						
a.	Assess and update the development code to include a balanced array of lot sizes, product types, and zoning districts to promote housing diversity.	Regulation	X			Development Services, Planning & Zoning Commission, City Council
b.	Update the development code to allow for density bonuses in strategic development areas.	Regulation	X			Development Services, Planning & Zoning Commission, City Council
c.	Continue to support rezonings and PDs that allow for a mix of housing options near supporting services and amenities.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council
d.	Encourage more urban-level density near walkable amenities such as downtown lofts, vertical mixed-use structures, and multi-family apartments when reviewing development proposals.	Policy	X	X	X	Development Services, Planning & Zoning Commission, City Council
Strategy 1.5: Protect and enhance existing neighborhoods and housing stock.						
a.	Create targeted zoning standards specific to the Core Neighborhoods depicted on the Future Land Use Map to allow for compatible infill and redevelopment.	Regulation	X			Development Services, Planning & Zoning Commission, City Council
b.	Continue to support code enforcement efforts through adequate staffing and technology needs.	Policy	X	X	X	Code Enforcement, Development Services, City Council
c.	Develop partnerships with community organizations to assist homeowners with home improvements and facade repairs.	Partnership	X			Development Services, City Council

Refer to page 47 for a description of the action types and timeframes.

Adoption Schedule

- **August 9 –** CPAC Reviewed Draft Plan and provided comments
- **September 6** – Plan posted online and advertised for public review
- **September 20** – P&Z public hearing and recommendation
  - P&Z Approved Recommending Comprehensive Plan to Council
- **September 22** – City Council Workshop
- **October 17** – City Council public hearing and adoption

- **Questions?**

Sherman CLASSIC TOWN. BROAD HORIZON. HALFF

PUBLISHED IN HERALD DEMOCRAT OCTOBER 23, 2022
CITY OF SHERMAN PUBLIC NOTICE

This is official notice that there will be a Public Hearing at 5:00 p.m., Monday, November 7, 2022, in the Council Chambers at City Hall, 220 W. Mulberry, Sherman, Texas, for the following proposed Ordinances, Final Plats and Replats. The Meeting at which these Ordinances, Plats, and Replats are to be considered is open to the public as required by law.

PROPOSED ORDINANCE

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, So As to Adopt an Ordinance Granting a Specific Use Permit to allow a Church, Daycare and Food Bank in an R-1 (One-Family Residential) District and Repeal Ordinance No. 3820 and Ordinance No. 5647, located at 2111 East Tuck Street, being Lot 1, Block 1, Harmony Baptist Church Addition (Harmony Baptist Church, Owner; Terrence Steele, Representative; and Helvey-Wagner Surveying Inc., Surveyor); Providing That This Specific Use Permit Shall Be Granted Subject to Certain Conditions; Providing A Penalty Not to Exceed $2,000.00

PROPOSED ORDINANCE

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, So As to Grant a Specific Use Permit to Allow a Two-Family (Duplex) in an R-1 (One-Family Residential) District located at 210 West Fairview Street, being 0.385 acres in the J.B. McAnair Survey, Abstract No. 763, Block 1, also being part of Lot 5, Block 2, of W.M. Shannon Supplemental Addition (Mario Tobar, Owner; Sias Drafting and Design; Designer; and Preston Trail Land Surveying, Surveyor); Providing That This Specific Use Permit Shall Be Granted Subject to Certain Conditions; Providing A Penalty Not to Exceed $2,000.00

PROPOSED ORDINANCE

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, So As to Grant a Specific Use Permit to Allow a School, Nursery, Kindergarten or Daycare in an C-1 (Retail Business) District/O-1.1 (Fm Highway 1417) Overlay District at 2100 Post Oak Crossing, being Lot 2, Post Oak Crossing Replat (Heritage Montessori Academy, Owners; SRC Land Building and Real Estate, Representative; Omega Design LLC, Designer; and Underwood Drafting & Surveying, Surveyor); Providing That This Specific Use Permit Shall Be Granted Subject to Certain Conditions; Providing A Penalty Not to Exceed $2,000.00

PROPOSED ORDINANCE

Amending Section 12, Ordinance No. 2280, so as to Include Certain Property within the R-2 (Multi-Family Residential) District located in the 600-700 Blocks Graham Drive, being 14.336 Acres, Lot 1A, Block 1, Sherman Town Center, and also being 5.8608 acres, Lot 2, Block 1, Sherman Town Center Section Two (A-S 71 Sherman-Phase III LP, Owners; Michael Carlisle, Kimley-Horn and Associates, Representative/Engineer; Meeks Partners, Architect; and Adams Surveying Company, Surveyor); Providing for a Penalty not to Exceed $2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

*** OTHER BUSINESS*

Final Plat approval of Sherden Mall Lot 1, Block B, being 31.317 acres in the Reuben Hendrix Survey, Abstract Number 504 and in the Sam M McGlothlin Survey, Abstract No. 811; Charlie Nicholas, Sherman NEC Texoma & 82 LP, Owner; NE Development, Developer; and Spiars Engineering, Inc., Engineer/Surveyor (3209 Texoma Parkway)

***** OTHER BUSINESS***

Replat approval of Hernandez East Side Addition, Block 1, Lot 1, being 0.152 acres in the George B. Pilant Survey, Abstract Number 963, and also being part of Lot 3, Block 1, East Side Addition; Luis Hernandez, Owner and Preston Trail Land Surveying, Surveyor (1319 East Jones Street)

***** OTHER BUSINESS***

Final Plat approval of Swindell Addition, Lots 1 & 2, being 5.000 acres in the John McClenihan Survey, Abstract Number 798; Amy Swindell, Owner and Preston Trail Land Surveying LLC, Surveyor (112 Barbara Lane)

***** OTHER BUSINESS***

Final Plat approval of Hickory Hill Multi Family, Lot 1, Block A, being 24.680 acres in the W. Thompson Survey, Abstract No. 1209; Sherman Hickory Hill, LLC, Owner; Dobie Development Group, Developer; Sevan Multi-Site Solutions and Spiars Engineering, Inc., Engineer/Surveyor (3400-4000 Blocks West Lamberth Road)

***** OTHER BUSINESS***

Replat approval of Timber Creek Addition, Phase 2, being 4.055 acres in the William Thompson Survey, Abstract Number 1210 and the George W. McGlothlin Survey, Abstract No. 828, and being all of Lot 2 of the Replat of Part of Lot 9, Timber Creek Addition, All of Lot 4, Corrected Plat of Lisa Addition, and a Portion of the former Texas and Pacific Railroad; William Magers, Owner and Helvey-Wagner Surveying Inc., Surveyor (4 Timber Creek Road)

***** OTHER BUSINESS***

Replat approval of Highland Meadows Estates, Lots 59 and 60, being 3.560 acres in the Winford Bailey Survey, Abstract No. 64, and being all of lots 59 and 60 of Highland Meadows Estates; Aleta Oppermann, Owner; Mark Kerr, Representative; and Helvey-Wagner Surveying Inc., Surveyor (1109 Ridgeview Drive)

***** OTHER BUSINESS***

Final Plat approval of Hidden Meadows Phase Two, being 44.484 acres in the W.M. Thompson Survey, Abstract Number 1210 and the Fielding Bacon Survey, Abstract No. 119; Lennar Homes of Texas Land and Construction, LTD, Owners and Kimley-Horn and Associates, Surveyor (3800 Block West Houston Street)

***** OTHER BUSINESS***

Final Plat approval of Sutherland House Addition, Lot 1, Block 1, being 0.555 acres in the Jason Stamps Survey, Abstract No. 1115; Rusty Sutherland, Owner and Helvey-Wagner Surveying Inc., Surveyor (2315 South Friendship Road)

***** OTHER BUSINESS***

Final Plat approval of Andy Place Addition, Lot 1, Block 1, being 2.193 acres in the William Martin Survey, Abstract No. 765; of Cindy Griffin and Drake Hantia, Owners and Helvey-Wagner Surveying Inc., Surveyor (5000 Block Farmington Road)

***** OTHER BUSINESS***

Final Plat approval of Titan Heritage Addition, being 4.500 acres in the Elizabeth Jones Survey, Abstract No. 625; Titan Heritage LLC, Owner; Prabhakaran Thangabel, Representative and Underwood Drafting and Surveying Inc., Surveyor (475 Old Dorchester Road)

** OTHER BUSINESS

Replat approval of Tobar Fairview Addition, being 0.385 acres in the J.B. McAnair Survey, Abstract No. 763, Block 1, also being part of Lot 5, Block 2, of W.M. Shannon Supplemental Addition; Mario Tobar, Owner; Sias Drafting and Design; Designer; and Preston Trail Land Surveying, Surveyor (210 West Fairview Street)

I, Linda Ashby, City Clerk of the City of Sherman, Grayson County, Texas do hereby certify that the above and foregoing are true and correct copies of the captions of proposed Ordinances, which will be submitted to the City Council of the City of Sherman for introduction, public hearing, and adoption, at the Regular Meeting of November 7, 2022, and for Final Plats and Replats which will be submitted for consideration at the meeting. Copies of these agenda items are on file in the office of the City Clerk, at City Hall, 220 W. Mulberry, Sherman, Texas.

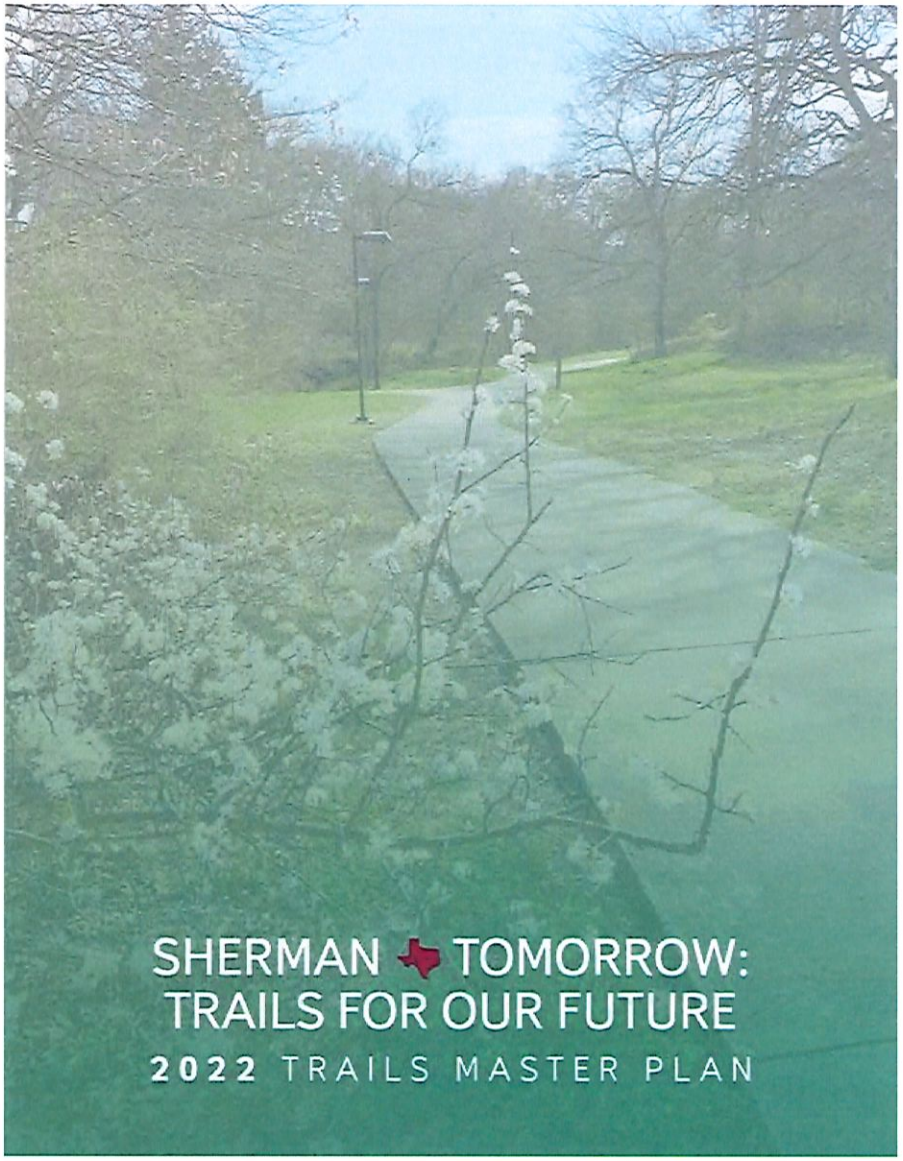
Linda Ashby
City Clerk
Sherman, Texas

2022 Trails Master Plan

City Council Public Hearing |
October 17, 2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

HALFF®



Schedule

WINTER 2022

SPRING 2022

SUMMER 2022

KICKOFF MEETINGS

- EARLY FEBRUARY KICK-OFF STAFF INITIATION MEETING
- LATE FEBRUARY 1ST ADVISORY COMMITTEE MEETING, STAKEHOLDER MEETINGS

OPEN HOUSE & PUBLIC SURVEY

- MARCH PUBLIC OPEN HOUSE
- MARCH 2ND ADVISORY COMMITTEE MEETING
- APRIL-MAY PUBLIC SURVEY

ADVISORY MEETING

- JUNE 3RD ADVISORY COMMITTEE

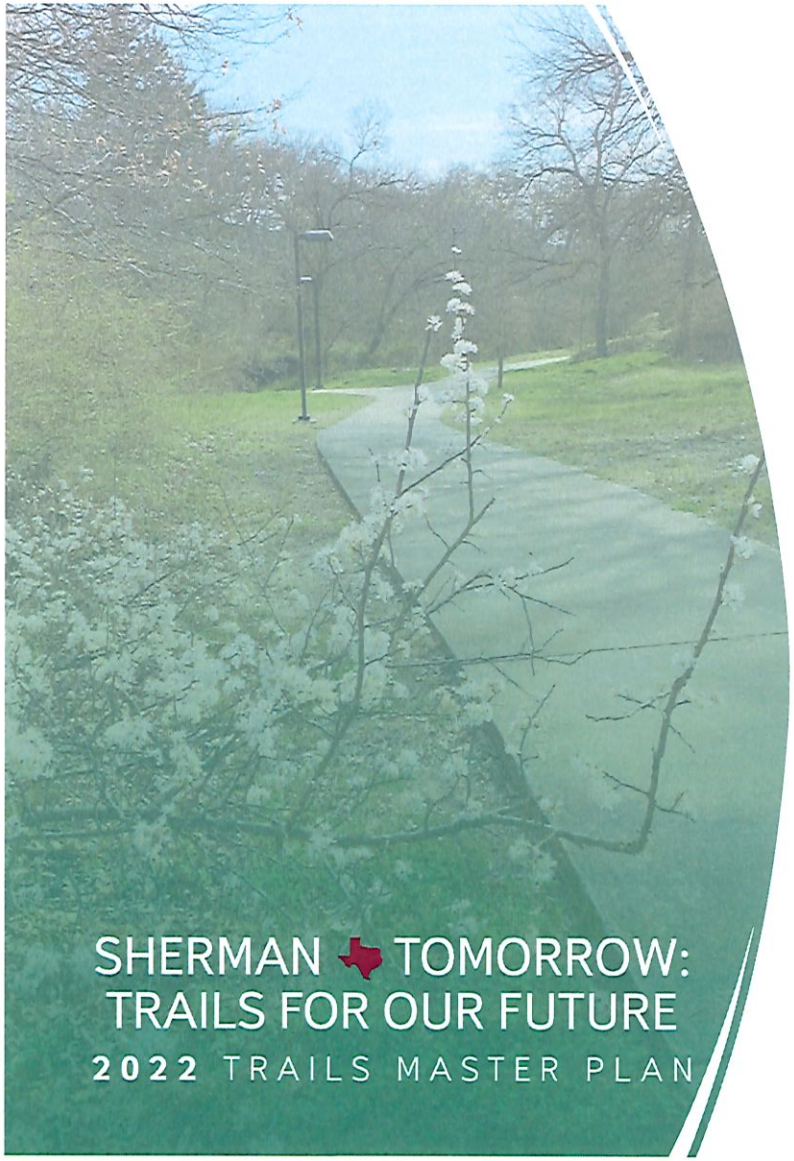
PLAN ADOPTION

- AUGUST 4TH ADVISORY COMMITTEE
- OCTOBER CITY COUNCIL APPROVAL

Sherman CLASSIC TOWN. BROAD HORIZON. HALFF

Community Engagement

- ✓ Committee Orientation meeting #1 (02.28.22)
- ✓ Stakeholder meetings (February/March 2022)
- ✓ Public open house (03.28.22)
- ✓ Committee meeting #2 (03.29.22)
- ✓ City Council interviews (03.29.22)
- ✓ Community survey (May 2022) **Over 1,600 Responses**
- ✓ Committee Meeting #3 (June 2022)
- ✓ Committee Meeting #4 (August 2022)
- ✓ **Public Review Draft Online (September 2022)**



Trails Master Plan

1. Vision and Guiding Principles
2. Trail Design
3. Trails Network
4. Implementation

Guiding Principles

1. Connected
2. Natural
3. Safe
4. Intentional Design

CONNECTED

Create an interconnected network of trails distributed evenly across the city to ensure broad access. Trails that create linkages between schools, parks, neighborhoods, shopping areas, and workforce areas should be prioritized.

NATURAL

Consider the environmental and historical character of Sherman so that trails harmonize with their surroundings and preserve vegetation, and wildlife. Whenever possible, trails should be located in scenic, natural areas so people can explore, experience nature, and enjoy open space. The trail system should have a neutral effect on the natural environment, meaning the natural slope of the terrain is retained and low to no negative impact is created.

SAFE

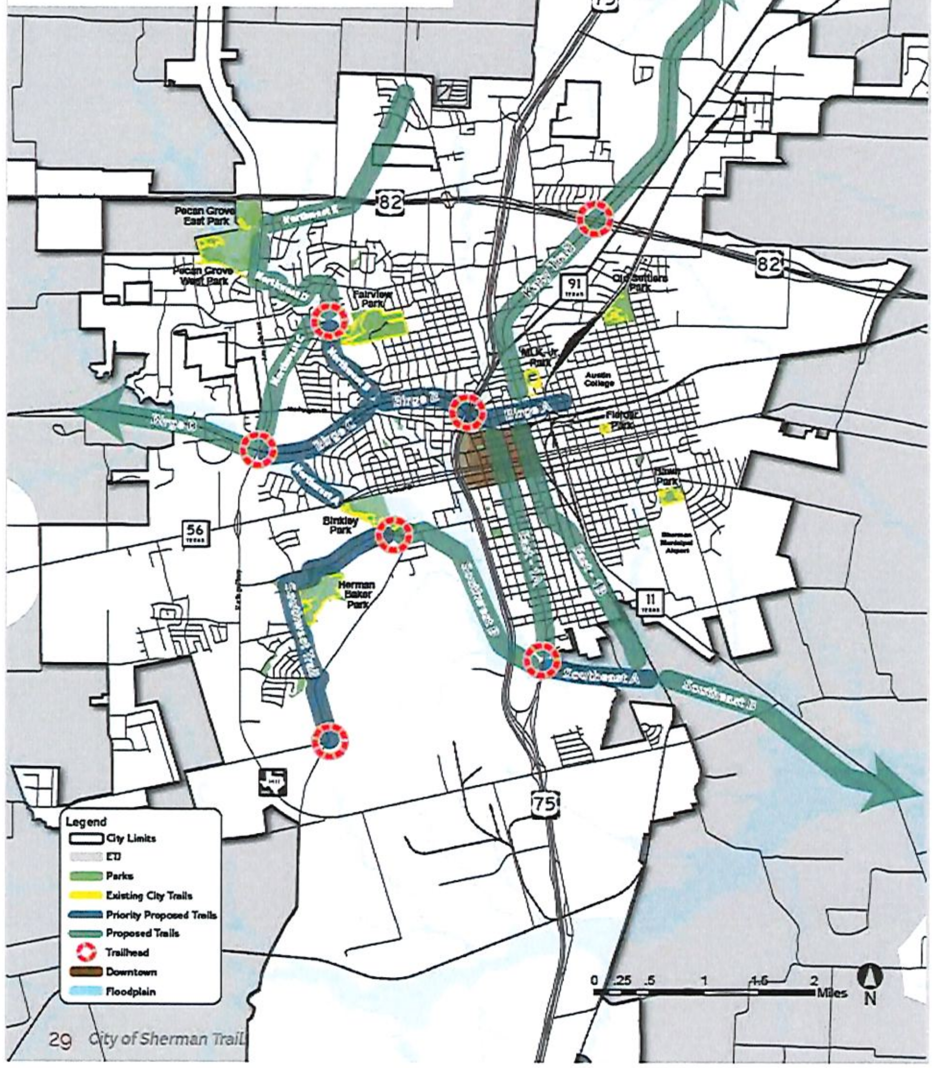
Provide usable and visible corridors that feel safe for all people to use. Trails should be designed to limit pedestrian and bicycle conflicts with automobiles and prioritize people's safety.

INTENTIONAL DESIGN

Design trails to be accessible for all types of users. The network should be a mix of greenways, inner park loops, bike paths, and hard surface multi-use trails depending on the environment and intended user group of each trail.

Sherman CLASSIC TOWN. BROAD HORIZON. HALFF

MAP 3.2 PROPOSED TRAILS



BIRGE TRAIL- B

DESCRIPTION

Birge Trail segment B is located on the west side of Sherman in an established residential area. This segment runs east and west from US-75 to Post Oak Creek along an abandoned railroad corridor.

MATERIAL/WIDTH PREFERENCE

10' wide hard surface trail

APPROXIMATE LENGTH

Planned: 0.7 miles

KEY DESTINATIONS/CONNECTIONS

This segment connects downtown an US-75 on the east side of the segment to Post Oak Creek on the west side.

ISSUES

A connection under or over US-75 to the adjacent trail segments is needed on the east end of this segment.

OPPORTUNITIES

Provide a safe connection for pedestrians and bicyclists from the east to west sides of the city. Abandoned railroad tracks in good condition, steel and materials available for reuse. Existing rail bridge over Post Oak Creek in good condition.

PLANNING-LEVEL COST ESTIMATE

$488,346 - $763,378

BIRGE TRAIL - C

DESCRIPTION

Birge Trail segment C is located on the west side of Sherman along an abandoned railroad corridor. This segment runs from North Heritage Parkway on the west side to Post Oak Creek on the east side.

MATERIAL/WIDTH PREFERENCE

10' wide hard surface trail

APPROXIMATE LENGTH

Planned: 1 mile

KEY DESTINATIONS/CONNECTIONS

Connects Sherman to the new development that is proposed on the west side of the city.

ISSUES

There are several roads that cross this segment.

OPPORTUNITIES

Provide a safe connection for pedestrians and bicyclists from the east to west sides of the city.

PLANNING-LEVEL COST ESTIMATE

$946,836 - $1,410,162

Trail Design Standards

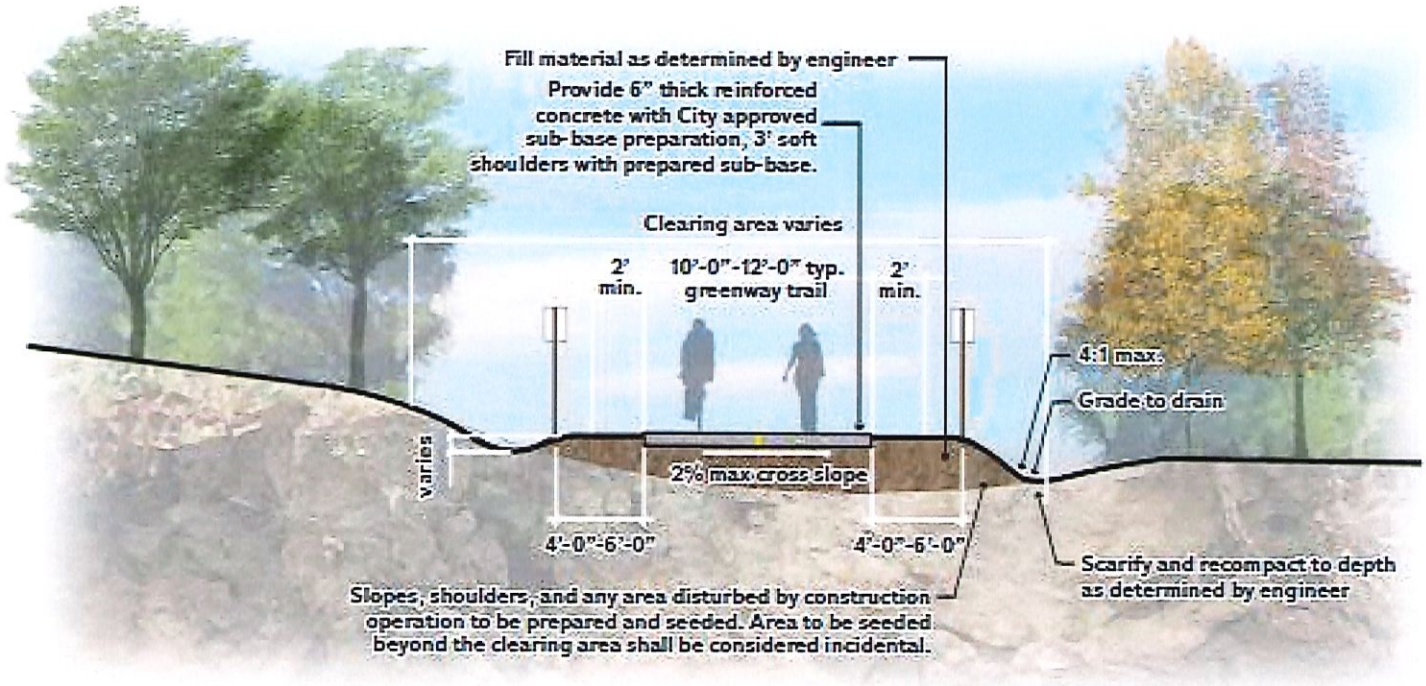


FIGURE 2.1 GREENWAY TRAIL CROSS-SECTION

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Trail Design Standards

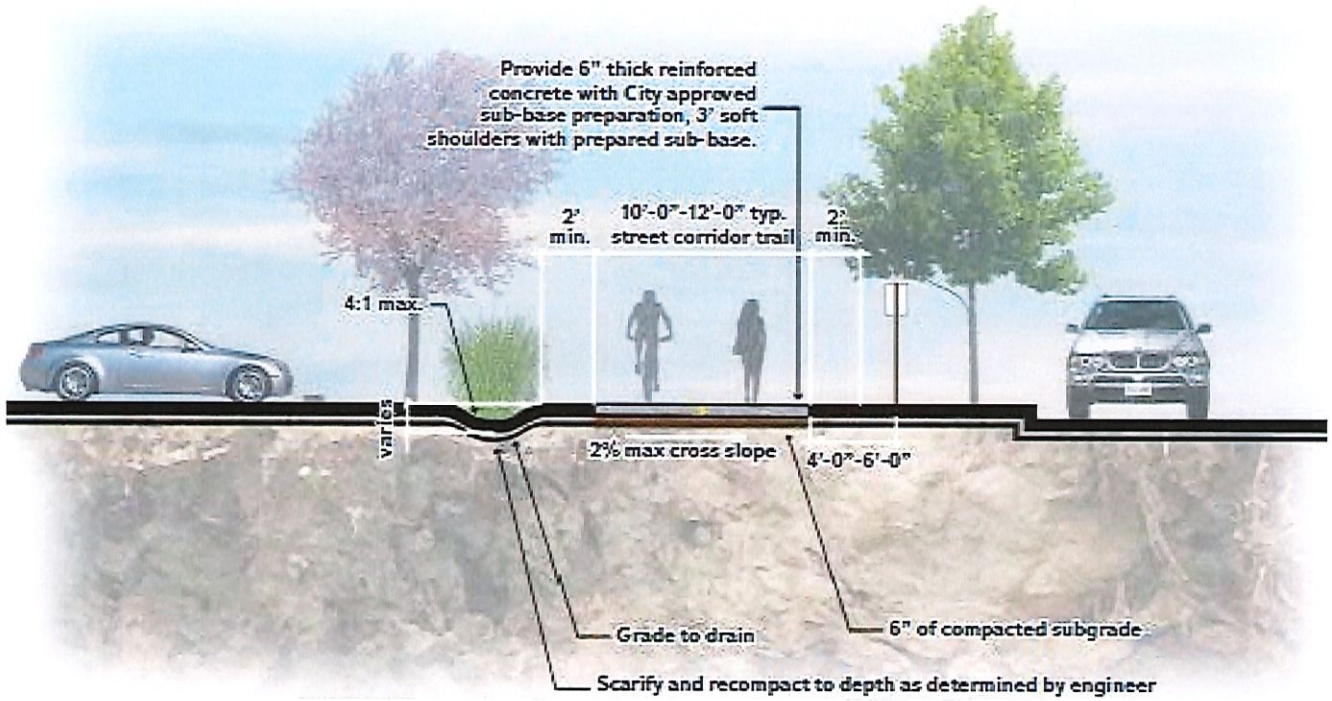

FIGURE 2.2 STREET CORRIDOR TRAIL CROSS-SECTION

Sherman CLASSIC TOWN. BROAD HORIZON. HALFF

Adoption Schedule

- **September 6** – Plan posted online and advertised for public review
- **September 22** – City Council Workshop
- **October 6** – Parks Board recommendation *(Trail Master Plan)*
- **October 17** – City Council public hearing and adoption

Questions?

Sherman CLASSIC TOWN. BROAD HORIZON. HALFF