

May 17, 2021

**MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR DARON HOLLAND.
COUNCIL MEMBERS HOWETH, MELTON, STEELE, STEVENSON, TEAMANN.**

CALL TO ORDER

CALL TO ORDER

APPROVE MINUTES

ORDINANCE 6381 – OUTDOOR DISPLAYS

ORD 6381

OUTDOOR DISPLAYS

He asked where the display would be located and what impact it would have on traffic.

CONSENT AGENDA

**ORD 6378
SUP FOR DUPLEX
2200 N. HICKORY**

COUNCIL MINUTES – MAY 17, 2021

ALL OF LOTS 10, 11 & 12 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 2200 NORTH HICKORY STREET, BEING 0.520 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 9 AND ALL OF LOTS 10, 11 AND 12, BLOCK 3 OF THE REPLAT OF SHANNON HEIGHTS ADDITION LOTS 10R AND 12R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 & ALL OF LOTS 10, 11 & 12 (STEADMAN INVESTMENTS, OWNER; AND PRESTON TRAIL LAND SURVEYING, LLC, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Rob Ray, Director of Development Services, said this item is for a Specific Use Permit at 2200 North Hickory Street. The owner would like to plat the lot into two lots. The existing home on the corner would remain and a 2,600 square foot duplex would be built on the other lot. Each unit would have three bedrooms and a garage.

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. 6378.

Mayor Plyler introduced Ordinance No. 6379 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 CARWASH (WASH MASTERS CARWASH) IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 3100 NORTH U.S. HIGHWAY 75, BEING LOT 1, K SEVEN CORNER (VICTRON STORES, LP, OWNER; KOFI ADDO, BOWMAN CONSULTING, REPRESENTATIVE; AND MERRIMAN ANDERSON, ARCHITECT); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

**ORD 6379
SUP FOR CARWASH
3100 N. HWY 75**

Mr. Rae said this item is for a Specific Use Permit for a carwash. The owner would like to demolish a gas station and build a full service carwash.

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. 6379.

Mayor Plyler introduced Ordinance No. 6380 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

**ORD 6380
SUP FOR CARWASH
6121 N. HWY 75**

PERMIT TO ALLOW A CARWASH IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT AT 6121 NORTH U.S. HIGHWAY 75, BEING LOT 2R, REPLAT LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION (SAAD HASSAN, OWNER; SUNSHINE SUPER CENTER, TENANT; SERGIO LOPEZ, 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 this Specific Use Permit is for a carwash. The applicant originally presented his Site Plan in 2019 for approval without the carwash. When they decided to add the carwash, they had to come back to the Planning and Zoning Commission for another Site Plan approval, because it now included a Specific Use Permit for the carwash.

The applicant is requesting the driveway on FM 691, as he did in his request in 2019. The driveway was not allowed in either request. The staff is working with the developer to get a Traffic Impact Analysis completed to see if there is anything that can be done to allow the driveway.

Mayor Plyler clarified that, to approve the Specific Use Permit, the Council would not be approving the driveway.

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

Saad Hassan, 201 S. Dewey

Mr. Hassan appeared representing the request for the Specific Use Permit for a carwash at 6121 North Hwy 75, and gave a history of his father's life that led him to Sherman to open this facility. Their first facility in Sherman is at 201 South Dewey Avenue.

He outlined the services that would be offered by the proposed gas station and carwash. Mayor Plyler asked specifically about the carwash, which was the subject of the request for the Specific Use Permit.

Mr. Hassan said the carwash will be state of the art and will process one car every three minutes. The carwash cost \$1 million.

No other citizens appeared before the City Council to discuss Ordinance No. 6380.

Mayor Plyler introduced Ordinance No. 6381 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 OUTDOOR DISPLAYS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT

ORD 6381
SUP FOR OUTDOOR
DISPLAYS
2801 N. HWY 75

2801 NORTH U.S. HIGHWAY 75, BEING LOTS 3 AND 4, TEXOMA CROSSING (TEACHERS RETIREMENT SYSTEM OF KENTUCKY, OWNER; LOWE'S HOME IMPROVEMENT, TENANT; KYLE HYMEL, DUPLANTIS DESIGN GROUP, ARCHITECT); 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 item is for a Specific Use Permit for the outdoor displays in the Lowe's parking lot, and is a condition of their canopy project. Part of that project was to come into compliance with their outdoor displays.

The Board of Adjustments granted an exception at their last meeting for a natural landscape screen. The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter.

Mitchell Maire, 225 Friendship Road

Mr. Maire said the plan is to have a more visually attractive screen on the Hwy 75 and Hwy 82 side of the facility, rather than have a solid structure. The screen will incorporate trees and ornamentals.

Peter Tracy, 705 S. Valentine

Mr. Tracy said they are asking for a hedge on the north side of the building and they currently have one on the east side of the building. He expressed concern that the current hedge was not being maintained and he asked how they would maintain the new hedge if they didn't maintain the older hedge.

No other citizens appeared before the City Council to discuss Ordinance No. 6381.

Mayor Plyler introduced Ordinance No. 6382 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 208 AND 212 EAST CHERRY STREET, BEING 0.154 ACRES OF LAND IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 (THE CUNNINGHAM FAMILY TRUST, LTD I, OWNER; LUIS MORAN, REPRESENTATIVE, AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6382
ZONE CHANGE
208 & 212 E. CHERRY

Mr. Rae said this item is to rezone the property to Multi-Family Residential. The owner would like to build a duplex on the property.

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

COUNCIL MINUTES – MAY 17, 2021

No citizens appeared before the City Council to discuss Ordinance No. 6382.

Mayor Plyler introduced Ordinance No. 6383 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 IN THE 500 BLOCK OF NORTH MONTGOMERY STREET, BEING 0.430 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOTS 2 & 3, BLOCK 11, G.W. BOND'S SUPPLEMENT NO. 2 (POLAR STAR LODGE #33, OWNER; LEAFY GODDESS VENTURE, DEVELOPER; JAQUITA L. EDWARDS, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR). PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

**ORD 6383
ZONE CHANGE
500 BLOCK OF
N. MONTGOMERY**

Mr. Rae said this item is for a Zone Change, from R-1 to R-2 in the 500 block of North Montgomery Street. The applicant would like to build four townhome units. The Planning and Zoning Commission recommended approval of the Zone Change, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6383.

Mayor Plyler introduced Ordinance No. 6384 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 1 OF THE CODE OF ORDINANCES (GENERAL PROVISIONS), ARTICLE 1.12 PUBLIC LIBRARY), DIVISION 2 (LIBRARY BOARD), SECTION 1.12.031 (ESTABLISHED; COMPOSITION; QUALIFICATION OF MEMBERS) TO ELIMINATE RESIDENT OF THE CITY DESIGNATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES.

**ORD 6384
LIBRARY ADVISORY
BOARD**

Mr. Hefton said this change is in response to a Council discussion at the last meeting about removing the residency requirement for members of the Sherman Library Advisory Board.

No citizens appeared before the City Council to discuss Ordinance No. 6384.

Mayor Plyler introduced Ordinance No. 6385 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, ENTITLED "ZONING ORDINANCE", ARTICLE 14.04, ENTITLED "GENERAL ZONING ORDINANCE", AT EXHIBIT A, ENTITLED "GENERAL ZONING ORDINANCE"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; MODIFYING CERTAIN REGULATIONS RELATING TO THE SCHEDULE OF DISTRICT REGULATIONS,

**ORD 6385
UPDATE OF
ZONING ORDINANCE**

SUPPLEMENTARY DISTRICT REGULATIONS AND EXCEPTIONS, ADMINISTRATION AND ENFORCEMENT, BUILDING PERMITS, CERTIFICATES OF ZONING COMPLIANCE, TEMPORARY USE PERMITS AND SPECIFIC USE PERMITS, PENALTIES FOR VIOLATION, DEFINITIONS, AND THE MATRIX OF PERMITTED USES; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Mr. Rae said, at the last Council Meeting, he presented a primer on the changes that would be submitted today for their consideration for the public hearing for the Zoning Ordinance update.

He outlined the proposed changes to the Zoning Ordinance, saying that the purpose of the ordinance is to promote the health, safety, and general welfare of the City; to lessen congestion on the street, secure safety from fire and other dangers; and to encourage the most appropriate use of land in accordance with the City's Comprehensive Master Plan.

Changes also include an update of the Patio Home Ordinance, as was directed by the City Council and reviewed by the Planning and Zoning Commission.

Recommendations for the Patio Home Ordinance were for it to remain as a Specific Use Permit, but to add the following requirements:

- **Maximum lot width of 50' (55' on corner lots)**
- **Maximum living area of 2,500 ft²**
- **Open space requirement**
 - **Developments with 25-49 patio homes will be required to provide 5% open space**
 - **Developments with 50 or more will still be required to provide 10% open space**
 - **Added language to include multiple phases of development will be required to provide open space**
- **No duplex's or two-family dwellings permitted in the Patio Home Ordinance**

Mr. Rae addressed proposed changes to the Fence Ordinance, which are really for single-family. An 8' fence would be allowed on the side and rear yards, and the front yard would be restricted to a 4' ornamental fence.

For sight distance, no fence or hedge would be located within 25' of the intersection of two street lines, or within 10' of the intersection of a street and an alley. Any variances to the sight distance would be approved by the City Engineer.

On the multi-family perimeter fence, the recommendation is for a 6' masonry or wrought iron, with masonry columns, the columns should be separated at 24' on the property line facing public streets, and 32' on other property lines.

Mr. Rae also addressed other administrative and “clean-up” changes for the remainder of the ordinance.

No citizens appeared before the City Council to discuss Ordinance No. 6385.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6378

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 TWO-FAMILY DWELLING (DUPLEX) ON LOT 10R, BLOCK 3 OF THE PROPOSED REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 10R AND 12R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 & ALL OF LOTS 10, 11 & 12 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 2200 NORTH HICKORY STREET, BEING 0.520 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 9 AND ALL OF LOTS 10, 11 AND 12, BLOCK 3 OF THE REPLAT OF SHANNON HEIGHTS ADDITION LOTS 10R AND 12 R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 & ALL OF LOTS 10, 11 & 12 (STEADMAN INVESTMENTS, OWNER; AND PRESTON TRAIL LAND SURVEYING, LLC, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6378
SUP FOR DUPLEX
2200 N. HICKORY

Council Member Teamann asked if they proposed to close Hickory Street. Mr. Rae said the duplex would be to the north of the existing house. There are plans to tear down the structure that is in the middle of the lot.

Council Member Teamann verified that the main access point to the house will be off Hickory Street.

Council Member Howeth verified that the duplex would have three bedrooms and two baths, per side.

Ordinance 6379

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 CARWASH (WASH MASTERS CARWASH) IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 3100 NORTH U.S. HIGHWAY 75, BEING LOT 1, K SEVEN CORNER (VICTRON STORES, LP, OWNER; KOFI ADDO, BOWMAN CONSULTING, REPRESENTATIVE; AND MERRIMAN ANDERSON, ARCHITECT); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6379
SUP FOR CARWASH
3100 N. HWY 75

COUNCIL MINUTES – MAY 17, 2021

Council Member Melton expressed her concern about traffic if the carwash is open and the gas station is torn down. She said it's not going to be like the one currently located there, but more like one in McKinney, Texas, with canopies and an attendant taking money.

Kofi Addo, 4800 Slide Rock Ct., Mansfield, Texas

Mr. Addo addressed her concerns saying there would be a person collecting money, but there would not be a lot of employees. The vehicle just "goes through."

Ordinance 6380

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 CARWASH IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT AT 6121 NORTH U.S. HIGHWAY 75, BEING LOT 2R, REPLAT LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION (SAAD HASSAN, OWNER; SUNSHINE SUPER CENTER, TENANT; SERGIO LOPEZ, 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 6380
SUP FOR CARWASH
6121 N. HWY 75**

Council Member Melton asked what happened to their gas station on Dewey Street. Mr. Hassan said it was still there and still under the same ownership. Deputy Mayor Holland clarified that their gas station is the one on the corner of Dewey and Lamar Streets. There is another gas station nearby that is closed.

Ordinance 6381

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 OUTDOOR DISPLAYS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 2801 NORTH U.S. HIGHWAY 75, BEING LOTS 3 AND 4, TEXOMA CROSSING (TEACHERS RETIREMENT SYSTEM OF KENTUCKY, OWNER; LOWE'S HOME IMPROVEMENT, TENANT; KYLE HYMEL, DUPLANTIS DESIGN GROUP, ARCHITECT); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00

**ORD 6381
SUP FOR OUTDOOR
DISPLAYS
2801 N. HWY 75**

Council Member Melton said she had "mixed thoughts" on this request because Lowe's is trying to do what's right. She said it's already hard to pull out of the Lowe's parking lot because it's hard to see around the shrubs.

Council Member Stevenson said the traffic is congested because of the construction.

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Council Member Steele asked if the outdoor screening was only going to be along US Hwy 82. He also asked about the outdoor storage areas and asked if they would still be in the parking lot.

Mr. Rae said the only screening that was approved was for the line along the Hwy 82 Frontage, from the existing strip commercial, and where the storage containers are currently located, also facing the Frontage Road.

The other portions of the outdoor storage were already screened by existing buildings and the other retail businesses.

Council Member Steele asked if the trailers on the south end would be moved. Mr. Rae said, as per the Specific Use Permit, they would be required to locate all that outdoor storage in the designated area.

Council Member Teamann asked about the storage on the north side for the plants, that is behind the chain link fence. Mr. Rae said that is not part of the “outdoor storage” that they are applying for with the Specific Use Permit. He said that would be conforming, as well.

Council Member Steele asked what the requirements were for outdoor screening with vegetation. Mr. Rae said the requirements for natural screening in the ordinance are 60% coverage with natural screening, and it has to be alive. The height can be no higher than 10 feet. Mr. Rae said they are proposing more than 60%.

Council Member Steele said Lowe’s uses a lot of their parking area for outdoor displays, and he was surprised that they met the requirement for parking spaces with so much used.

Mr. Rae verified that anything that is not located in the designated outdoor display area would be nonconforming.

Council Member Teamann expressed concern about additional trash because of the outdoor storage area. Mr. Rae said the general code would apply, but the Council could add specific requirements to the Specific Use Permit if they wanted too. Council Member Teamann felt that might need to be considered in the future.

Council Member Howeth said Lowe’s is not the only store with outdoor storage that concerns them. They want stores to have a nice aesthetic look. She said if they “curved” the plants on the end it might help visibility for drivers.

Council Member Teamann confirmed that there is a list of approved trees listed in the City’s ordinance.

Ordinance 6382

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-

ORD 6382

ZONE CHANGE

208 & 212 E. CHERRY

2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 208 AND 212 EAST CHERRY STREET, BEING 0.154 ACRES OF LAND IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 (THE CUNNINGHAM FAMILY TRUST, LTD I, OWNER; LUIS MORAN, REPRESENTATIVE, AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Council Member Melton said she thought the Council didn't want to have a front yard as a driveway. She said that's a narrow street and there is another duplex next door. She didn't like the idea of a front yard that was entirely concrete.

Mr. Rae said this applicant also did the duplex to the east of this one, and the full front yard is concrete. The existing duplex did not include a garage, but this duplex includes a one-car garage for each unit. Therefore there would be two front spaces that are concrete, not three.

Ordinance 6383

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 IN THE 500 BLOCK OF NORTH MONTGOMERY STREET, BEING 0.430 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOTS 2 & 3, BLOCK 11, G.W. BOND'S SUPPLEMENT NO. 2 (POLAR STAR LODGE #33, OWNER; LEAFY GODDESS VENTURE, DEVELOPER; JAQUITA L. EDWARDS, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR). PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6383
ZONE CHANGE
500 BLOCK OF
N. MONTGOMERY

Ordinance 6384

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 1 OF THE CODE OF ORDINANCES (GENERAL PROVISIONS), ARTICLE 1.12 PUBLIC LIBRARY), DIVISION 2 (LIBRARY BOARD), SECTION 1.12.031 (ESTABLISHED; COMPOSITION; QUALIFICATION OF MEMBERS) TO ELIMINATE RESIDENT OF THE CITY DESIGNATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES.

ORD 6384
LIBRARY ADVISORY
BOARD

Council Member Steele felt someone serving on the Library Board should be a citizen of Sherman. He confirmed that removing that designation would allow anyone, from anywhere to serve on the Library Board.

Mr. Hefton said anyone applying would still need to complete an application. This particular board is advisory only so the decisions it makes aren't binding on the Council. They are volunteers that have the best interest of the Library in mind.

He added that the staff would rather have someone interested in serving, regardless of their residency, as long as it's not a board that has authority to make decisions that bind.

Boards that have the authority to make decisions that bind, such as the Planning and Zoning Commission or the Sherman Economic Development Corporation, still have a residency requirement.

He said the level and function of this board, allowed membership to be a little more flexible. There was also only one application for service on this board.

Ordinance 6385

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, ENTITLED “ZONING ORDINANCE”, ARTICLE 14.04, ENTITLED “GENERAL ZONING ORDINANCE”, AT EXHIBIT A, ENTITLED “GENERAL ZONING ORDINANCE”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; MODIFYING CERTAIN REGULATIONS RELATING TO THE SCHEDULE OF DISTRICT REGULATIONS, SUPPLEMENTARY DISTRICT REGULATIONS AND EXCEPTIONS, ADMINISTRATION AND ENFORCEMENT, BUILDING PERMITS, CERTIFICATES OF ZONING COMPLIANCE, TEMPORARY USE PERMITS AND SPECIFIC USE PERMITS, PENALTIES FOR VIOLATION, DEFINITIONS, AND THE MATRIX OF PERMITTED USES; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6385
UPDATE OF
ZONING ORDINANCE

Council Member Melton read a statement from a citizen concerning the reference to portable storage. This citizen had a “lot line” property that did not have room to drop a storage container on. They asked if it could be placed on adjacent property for those that had lot line property or no room for the storage container, in downtown Sherman.

Mr. Rae said the Board of Adjustments would probably be able to address that situation on a case-by-case basis, without changing the zoning ordinance. This could be done as part of the Temporary Use Permit.

Council Member Melton was still concerned that the request would need to go to the Planning and Zoning Commission and that would take additional time.

Currently, a storage container needs a Specific Use Permit, so by changing to a Temporary Use Permit, that reduces the amount of time it takes to obtain the permission.

Council Member Melton wanted to make it easier for the citizen to get the container, rather than harder, and didn’t want them to have to take the issue to the Planning and Zoning Commission Meeting.

Mayor Plyler said there was a “carve out” for a temporary container, and it doesn’t say it couldn’t be set on an adjacent property with that property owner’s permission.

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Mr. Rae said one condition they added is that if they have an active building permit, they can have a storage container. However, administratively, if they had a building permit, but put the storage container on an adjacent lot, they would probably be advised to go before the Planning and Zoning Commission to obtain a Temporary Use Permit.

Council Member Melton said that was “time consuming” and did not want them to have to do that. She felt that was a discussion for the future, however it is tied to the permit.

Council Member Teamann clarified that the proposed ordinance struck the 6,000 square foot minimum lot line, but Mr. Rae said it was only struck in that location because it wasn’t consistent with the location in the ordinance. The requirement stands, but is located in a different section of the ordinance.

Council Member Teamann also asked about striking welding, fabrication, and metal working from M-2 and locating it under a different designation. Mr. Rae said it was a clarification of the M-2 designation, and was just cleaning-up the ordinance. They would still be allowed to do that.

Council Member Melton said the Planning and Zoning Commission discussed greenspace and was concerned that developers would do a smaller development so they didn’t have to comply with the greenspace requirement. She asked if the Council should reconsider that issue.

Council Member Stevenson didn’t feel that the greenspace requirement would be detrimental to developers or cause them not to develop in Sherman. Council Member Stevenson said there are “economies of scale” but there are still plenty of things to encourage them to build.

Mr. Philpott said that issue could still be addressed when they apply for a Specific Use Permit and they could be asked if they were trying to “skirt” the City’s ordinance.

Council Member Teamann said he still wanted to look at the smaller standard lot, with a smaller setback, that allows a larger home.

Mr. Rae said he would present a plan to update that issue at the Budget Workshop.

ACTION TAKEN.

Motion by Council Member Melton to adopt Ordinance Nos. 6378, 6379, 6380, 6381, 6382, 6383, 6384, and 6385, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6738 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC FOR THE CONSTRUCTION OF THE NORTHWEST SEWER AND FORCE MAIN

**RES 6738
NORTHWEST SEWER
& FORCE MAIN**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC FOR THE CONSTRUCTION OF THE NORTHWEST SEWER AND FORCE MAIN.

Tom Pruitt, Utility Engineer, said they received 13 bids for the Northwest Sewer and Force Main Project, with the low bid being from Lynn Vessels Construction. Funding is available through the Greater Texoma Utility Authority debt issues and they will contract with the construction company.

The low bid was \$1,623,996, which was under the \$2 million budget. They will also receive a \$15,000 deduct, since the contractor was also the low bid on the Lift Station Project, making the actual contract \$1,608,996.

The 365 day project will serve the upper Harris Creek area, and will include the Preston Club Subdivision.

Council Member Teamann confirmed that the timeline for the project is 365 days, and will start when the contracts are executed. Because of the current volatile price of supplies, they need to get the contract underway as quickly as possible.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution No. 6738, as presented. Second by Council Member Holland. VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6739 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC FOR THE NORTHWEST LIFT STATION CONSTRUCTION

**RES 6739
NORTHWEST LIFT
STATION**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC FOR THE NORTHWEST LIFT STATION CONSTRUCTION.

Mr. Pruitt said they received seven bids for the Northwest Lift Station project, with the low bidder being Lynn Vessels Construction. Their bid was \$735,517. The project is expected to take 300 days to complete, and once completed will serve the Preston Club area.

Once the project is completed, the existing lift station and treatment plant will be abandoned.

COUNCIL MINUTES – MAY 17, 2021

Mayor Plyler confirmed that the budget for the project was \$762,000. This is also a GTUA project.

ACTION TAKEN.

Motion by Council Member Melton to adopt Resolution No.

6739, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6740 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY’S INTENTION TO CONTRACT WITH PIAZZA CONSTRUCTION, LLC FOR THE WWTP OPERATION BUILDING ADDITION & REMODEL

**RES 6740
WWTP OPERATION
BUILDING ADDITION
& REMODEL**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY’S INTENTION TO CONTRACT WITH PIAZZA CONSTRUCTION, LLC FOR THE WWTP OPERATIONS BUILDING ADDITION & REMODEL.

Mr. Pruitt said they received two responsive bidders for the Wastewater Treatment Plant Operation Building Addition and Remodel Project. The low bidder was Piazza Construction, with a bid of \$1.258 million. There was a separation of \$38,557, or 3%, between the two bidders.

This is the fourth project of six at the Wastewater Treatment Plant, in the 2020 Texas Water Development Board Clean Water State Revolving Fund Act. The project was a \$13.5 million loan project.

So far, the City has undertaken \$7.836 million in projects, which is 60.5% of the overall projects. Currently the City is 5.3% under budget, which is \$694,000.

This project should be complete in 330 days, and will include a new lab, office, storage space, and control building.

Council Member Melton confirmed that the contractor wanted to get approval immediately and delay construction until January 2021.

Mr. Pruitt said the contractor did have that stipulation in his bid, but funding is through the Water Development Board, which typically takes between 30 and 60 days to execute the contract. If contracts are awarded today, he said it would probably be in January 2022 anyway, by the time the materials are ordered.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution

No. 6740, as presented. Second by Council Member Howeth.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

SITE PLAN APPROVAL AND VARIANCE UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2)(J) AND (2)(G)(2) AND ORDINANCE NO. 2280, SECTION 6.8.4, SUBSECTION (7) FOR A TACO BELL RESTAURANT WITH DRIVE THRU AND OUTDOOR DINING WITH A 30' SETBACK FROM THE SOUTH PROPERTY LINE IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT AT 3310 SOUTH U.S. HIGHWAY 75

**APPROVE SITE PLAN
& VARIANCE
TACO BELL
3310 S. HWY 75**

Mr. Rae said this is a Site Plan approval and a Variance for a Taco Bell Restaurant in Crossroads. In the Blalock Industrial Park, any Site Plans or Variances must be approved by the City Council.

They are asking for a Variance of 30' on the south property line, in lieu of the required 55.7', which is required on all sides.

The Planning and Zoning Commission recommended approval of the Site Plan and the Variance.

Council Member Melton verified that the setback is so large because it is located in the industrial zone. Mr. Rae said all the parcels have the same setback requirement, and Panda Express also received the same Variance.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Site Plan and Variance for a Taco Bell Restaurant with drive thru and outdoor dining, with a 30' setback in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District, at 3310 South Hwy 75, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

REPLAT APPROVAL OF LOTS 1 AND 3 AND A PART OF LOT 5, BLOCK 3, ROBERT A. KING'S ADDITION, BEING ALL OF LOTS 1 & 3, AND A PART OF LOT 5, BLOCK 3, ROBERT A. KING'S ADDITION; WALTER VENTURA, OWNER AND HELVEY-WAGNER SURVEYING, SURVEYOR (702 & 708 S. MONTGOMERY STREET)

**APPROVE REPLAT
ROBERT A. KING'S
ADDITION
(702 & 708 S.
MONTGOMERY)
DENIED**

Mr. Rae said this Replat was not on the Consent Agenda because of some potential issues that concerned the staff. The applicant would like to subdivide the two lots into three lots. The third lot would be in back of the two lots and would face Wells Street.

He said Wells was a platted alley. It is a front facing street with no more than 12' of asphalt. The staff is recommending denial of the Plat, due to safety factors.

Walter Ventura, 708 S. Montgomery

Mr. Ventura said he purchased the property several years ago and there was a duplex at 708, as well as property behind 702.

The City worked with him to remove the structures. He worked with the surveyor to determine a way to build residential homes. He previously talked with the Fire Marshal about access for a fire truck, and the Utility Department about water lines, and felt like he addressed those issues.

Council Member Teamann said Wells Street is like an alley, and the City has abandoned many of them. Mr. Hefton said the issue is trash trucks, fire trucks, and an alley that was never meant to be a street, and was not built to the standards of a street. For those reasons, the staff doesn't feel like it's safe to have a house that fronts on Wells Street. He added that it was okay to front on Montgomery Street.

Council Member Stevenson verified that the easement is about 20 feet, but the pavement is only about 12 feet. He asked if those types of streets could be identified and addressed through a single ordinance. Mr. Hefton said part of the problem is that many of those alleys are signed, as if they are streets. But they're not wide enough to meet the standards for safety and emergency response. The staff is talking about ways to clean up this type of issue.

Council Member Teamann said the Council just passed a Patio Home Ordinance that might allow three homes on the property that all face Montgomery Street. Council Member Melton asked Mr. Ventura if he was open to other ideas, and he indicated that he was. He verified that he would have to start the process again, but was told that the City would work with him.

ACTION TAKEN.

Motion by Council Member Melton to deny the Replat of Lots 1 and 3, and a part of Lot 5, Block 3, Robert A. King's Addition, located at 702 and 708 South Montgomery Street, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED TO DENY REQUEST.

PROVIDE AN UPDATE ON HIGHWAY U.S. 75 CONSTRUCTION

Mr. Philpott updated Council Members on upcoming closures on the Hwy 75 construction project. He said two to three weeks ago, Center Street was closed to divert the main lane traffic off the highway, onto the Frontage Road. There is a concrete barrier separating the main traffic from frontage road traffic. It is anticipated that both northbound and southbound traffic will have the same thing happen. This will allow a quicker completion date for the contractor.

**HWY 75
CONSTRUCTION
UPDATE**

He said, last week, the staff received an email saying they would do the same thing on Washington Street. They also indicated that Washington Street would be closed for 14 months. He said this will be a difficult situation. They have discussed signal timing with the Texas Department of Transportation.

Mr. Philpott said Washington Street will be closed to east-west traffic and Center Street is closed to east-west traffic, there will be very few routes to travel east or west in Sherman. He said Houston and Lamar Streets will stay open, but there will be a lot of backup on those streets.

Mayor Plyler asked them to request that TxDOT open both lanes of Lamar Street. Mr. Philpott said that request has already been made. He plans to talk with them about making the U-turns open, however there is not curb and gutter everywhere, and that might be a safety problem. He said the asphalt they are putting down now is temporary, however “it will get worse, before it gets better.”

He said North Travis Street will stay the same. The reroute for Washington Street will be either north or south, to the next intersection for a U-turn. They are trying to keep the routing within the Frontage Road and on TxDOT property, however citizens have their own routes that they want to take. As traffic backs up, he advised the Council that they might receive complaints.

Mr. Philpott said, once Washington Street is closed, they will remove the remainder of the pedestrian bridge, and start removing the bridges and putting in new bridges and new main lane traffic. After the Washington and Center Street bridges and main lanes are reconstructed, traffic will move onto those and be diverted off of Houston and Lamar, and Park, then at some point, North Travis Street.

He said there is still an expectation that the South Travis Street bridge will be open in August 2021. Both northbound and southbound main lanes are using the new pavement, which allows them to move forward with the next phase of the bridge construction. The bridge itself is also open on the southbound Frontage Road, to travel down South Travis Street.

Mr. Philpott said east-west travel through Sherman will be difficult for the next year and a half.

Council Member Stevenson asked if the temporary signal controllers that are being used have an adjustment. Mr. Philpott said TxDOT has been emailed about the signal adjustments needed.

Council Member Steele asked who pays for all the change orders. Mr. Philpott said the City has not been contacted about the additional costs from the change orders. In the past they have approached the City about the additional costs, for change orders on other projects.

FINAL PLAT APPROVAL OF MORAN ADDITION, PHASE 2, BEING 0.154 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56; THE CUNNINGHAM FAMILY TRUST, LTD I, OWNER; LUIS MORAN, REPRESENTATIVE, AND HELVEY-WAGNER

**APPROVE FINAL PLAT
MORAN ADDITION
(208 & 212 E. CHERRY)**

SURVEYING, INC., SURVEYOR (208 & 212 EAST CHERRY STREET)

The City Council approved the Final Plat for the Moran Addition, Phase 2, a 0.154 acre tract located at 208 and 212 East Cherry Street. The property is zoned a C-1 (Retail Business) District and the owner would like to plat the property into one lot to build a duplex.

They were also approved for an exception to allow a 59.5 foot wide lot at the April 20, 2021 Planning and Zoning Commission Meeting. Commissioners recommended approval of the Final Plat, subject to the Staff Review Letter.

CONSENT AGENDA.

FINAL PLAT APPROVAL OF LARA SOUTH GRIBBLE ADDITION, BEING 0.246 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963; JOSE AND MARIA LARA, OWNERS AND PRESTON TRAIL LAND SURVEYING, LLC, SURVEYOR (509 S. GRIBBLE STREET)

The City Council approved the Final Plat of the Lara South Gribble Addition, a 0.246 acre tract located at 509 South Gribble Street. The property is zoned an 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.

APPROVE FINAL PLAT
LARA SOUTH GRIBBLE
ADDITION
(509 S. GRIBBLE)

REPLAT APPROVAL OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 10R AND 12R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 & ALL OF LOTS 10, 11 & 12, BEING 0.520 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 9 AND ALL OF LOTS 10, 11 AND 12, BLOCK 3 OF THE REPLAT OF SHANNON HEIGHTS ADDITION; STEADMAN INVESTMENTS, OWNER AND PRESTON TRAIL LAND SURVEYING LLC, SURVEYOR (2200 N. HICKORY STREET)

The City Council approved the Replat of the Shannon Heights Addition, Block 3, Lots 10R and 12R, a 0.520 acre tract located at 2200 North Hickory Street.

The property is zoned an R-1 (One Family Residential) District and the owner would like to replat 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.

APPROVE REPLAT
SHANNON HEIGHTS
ADDITION
(2200 N. HICKORY)

REPLAT APPROVAL OF LUX ON PACIFIC ADDITION, A REPLAT OF LOTS 2 & 3, BLOCK 11, G.W. BOND'S SUPPLEMENT NO. 2, BEING 0.430 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING ALL OF LOTS 2 & 3, BLOCK 11, G.W. BOND'S SUPPLEMENT NO. 2; POLAR STAR LODGE #33, OWNER; LEAFY GODDESS VENTURES, DEVELOPER; JAQUITA

APPROVE REPLAT
LUX ON PACIFIC
ADDITION
(500 BLK. OF
N. MONTGOMERY)

L. EDWARDS, PROSPECTIVE BUYER; AND HELVEY-WAGNER SURVEYING, SURVEYOR (500 BLK. N. MONTGOMERY STREET)

The City Council approved the Replat of the Lux on Pacific Addition, a 0.430 acre tract located in the 500 block of North Montgomery Street.

The property is zoned an R-1 (One-Family Residential) District and the owner would like to replat the property into one lot for residential development of four townhomes.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF GOODE ADDITION NO. 2 IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 9.355 ACRES IN THE ALFRED HUME SURVEY, ABSTRACT NO. 522; COURTNEY AND JAY GOODE, OWNER AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (2774 PLAINVIEW ROAD IN ETJ)

The City Council approved the Final Plat of the Goode Addition, a 9.355 acre tract located at 2774 Plainview Road in the City's Extra Territorial Jurisdiction. The owner would like to plat the property into three lots.

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

APPROVE FINAL PLAT
GOODE ADDITION
(2774 PLAINVIEW RD)

FINAL PLAT APPROVAL OF THE RESERVE AT COUNTRY VILLAGE, BEING 5.14 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; FL COUNTRY VILLAGE, LTD, OWNER; JOE GILBERT, DEVELOPER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (900 SOUTH FM 1417 (HERITAGE PARKWAY))

The City Council approved the Final Plat of The Reserve at Country Village, a 5.14 acre tract located at 900 South FM 1417.

The property is zoned an R-2 (Multi-Family Residential) District and is located in the O-1.1 (FM 1417) Overlay District. The owner would like to plat the property into one lot for multi-family residential development.

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

APPROVE FINAL PLAT
THE RESERVE AT
COUNTRY VILLAGE
(900 S. FM 1417)

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

GROUND'S MAINTENANCE CREWS

Council Member Melton received an email from a citizen complimenting the Grounds Maintenance crew for working hard to get the fields ready for play.

GROUND'S
MAINTENANCE
CREWS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The Third Thursday Art Walk, sponsored by Sherman Main Street, will be held on May 20, 2021, from 5:00 pm to 8:00 pm. Local artists will display their work at businesses in the downtown area.
- Hot Sumer Nights 2021 will kick off on June 3, 2021, with Cody Canada and Departed.
- “Craft the Night Away” festival will be held on June 19, 2021 and is one of the largest gatherings in downtown Sherman. This year’s event will host a fiddling contest.

ANNOUNCEMENTS

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.

EXECUTIVE SESSION

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
(a) DRAFT MASTER DEVELOPMENT AGREEMENT WITH
HERITAGE RANCH LAND HOLDINGS
(b) SHEPHERD'S PLACE

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

On Motion duly made and carried, the Open Meeting recessed
and reconvened in Executive Session at 6:17 p.m.

On Motion duly made and carried, the Executive Session
recessed 7:03 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
7:05 p.m.

ADJOURNMENT

MAYOR

CITY CLERK