

STATE OF TEXAS § May 16, 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 May 16, 2022.

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

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of May 2, 2022. Council Member Stevenson moved to approve the Minutes, as presented; Second by Council Member Dobbs; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZENS COMMENTS

CONSENT AGENDA

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

CONSENT AGENDA

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

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.

CONSENT AGENDA.

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

Mayor Plyler asked to have the caption of Ordinance Nos. 6478, 6485, and 6486 read together.

Mayor Plyler introduced Ordinance No. 6478 and called for a public hearing:

ORD 6478
ANNEXATION

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 118.87 ACRES GENERALLY LOCATED SOUTH OF FM 1417 AND BETWEEN THE BURLINGTON NORTHERN SANTA FE RAILROAD AND LUELLA ROAD, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNERS; 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 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.

LUELLA CROSSING

Mayor Plyler introduced Ordinance No. 6485 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-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 200-600 BLOCKS LUELLA ROAD, BEING 96.173 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329 (HMI-SHERMAN 2 LLC, OWNER; KIMLEY-HORN AND ASSOCIATES, INC., ENGINEER; AND WALKER, WARREN, AND JORDAN SURVEYING AND MAPPING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6485
ZONE CHANGE
(200-600 BLOCKS
LUELLA ROAD)

Mayor Plyler introduced Ordinance No. 6486 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 441 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 200-600 BLOCKS LUELLA ROAD, BEING 96.173 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329 (HMI-SHERMAN 2 LLC, OWNER; KIMLEY-HORN AND ASSOCIATES, INC., ENGINEER; AND WALKER, WARREN, AND JORDAN SURVEYING AND MAPPING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6486
SUP FOR
PATIO HOMES
(200-600 BLOCKS
LUELLA ROAD)

No citizens appeared before the City Council to discuss Ordinance Nos. 6478, 6485, and 6486.

Mayor Plyler introduced Ordinance No. 6479 and called for a public hearing:

ORD 6479
SUP FOR PRESCHOOL
(106B N. SUNSET)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6395 AND SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO THE SPECIFIC USE PERMIT TO ALLOW AN EDUCATIONAL FACILITY/PRESCHOOL IN A C-1 (RETAIL BUSINESS) DISTRICT AT 106B NORTH SUNSET BOULEVARD, BEING LOT 3, BLOCK 1, SECOND REPLAT PART OF BLOCK 2, WESTWOOD VILLAGE (OWNER'S MANUAL FOR LIFE, MASTERKEY EDUCATION FACILITY, OWNER; AND JARROD PARMAN, BLUESTONE PARTNERS, LLC, REPRESENTATIVE) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Jarrold Parham, 4708 N. FM 1417

Mr. Parham is with Bluestone Partners, and is representing the request. He was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6479.

Mayor Plyler introduced Ordinance No. 6480 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 COMMUNICATION TOWER IN THE BLALOCK INDUSTRIAL PARK AT 2600 WEST TRAVIS STREET, BEING 10 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (CITY OF SHERMAN, OWNER; CHRISTOPHER PICKERING, REPRESENTATIVE; FORREST UNTERBRINK, ENERTECH, GRADUATE ENGINEER; NATHAN ROSS, VALMONT STRUCTURES, PROFESSIONAL ENGINEER; AND UNDERWOOD DRAFTING AND 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 6480
SUP FOR
COMMUNICATIONS
TOWER
(2600 W. TRAVIS ST)

Forrest Unterbrink, 5920 West William Cannon Drive, Austin, Texas

Mr. Unterbrink is a Graduate Engineer, with Enertech, and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6480.

Mayor Plyler asked to have the captions of Ordinance No. 6481 and 6482 read together.

Mayor Plyler introduced Ordinance No. 6481 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 6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200

ORD 6481
ZONE CHNGE
(6000-6400 BLOCKS
OF S. HWY 75 &
100-200 BLOCKS
OF AKERS ROAD)

BLOCKS OF AKERS ROAD, BEING 20.123 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 (JAMESTOWN SQUARE, LLC, OWNER; COPE EQUITIES, DEVELOPER; KIMLEY-HORN AND ASSOCIATES, ENGINEER/SURVEYOR; DBA ARCHITECTS, ARCHITECTS; CALEB JONES, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mayor Plyler introduced Ordinance No. 6482 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-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200 BLOCKS OF AKERS ROAD, BEING 20.392 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 (JAMESTOWN SQUARE, LLC, OWNER; COPE EQUITIES, DEVELOPER; KIMLEY-HORN AND ASSOCIATES, ENGINEER/SURVEYOR; DBA ARCHITECTS, ARCHITECTS; SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6482
ZONE CHANGE
(6000-6400 BLOCKS
OF S. HWY 75 &
100-200 BLOCKS
OF AKERS ROAD)

Rob Rae, Director of Development Services, said this item is for a zone change. In 2021, the applicant requested a zone change from an M-1.5 to C-1, along Hwy 75, R-2 in the middle, and R-1 or SF-1 farthest away from Hwy 75.

After their engineer had done some of the work, they realized they needed to adjust some of the boundaries. This is adjusting a few of those boundaries to make sure their zoning district matches what was approved.

No citizens appeared before the City Council to discuss Ordinance Nos. 6481 and 6482.

Mayor Plyler introduced Ordinance No. 6483 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 MEETING HALL (EVENT CENTER) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 5116 TEXOMA PARKWAY, BEING 0.722 ACRES AND BEING PART OF D.C. SHELP SURVEY, ABSTRACT NO. 1097 (RUBEN ALVAREZ, ZULA INVESTMENTS, LLC, OWNER; KENT HUGHLETT, REPRESENTATIVE/ARCHITECT; AND UNDERWOOD DRAFTING & 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 6483
SUP FOR EVENT
CENTER
(5116 TEXOMA PKWY)

Mr. Rae said this item is for a Specific Use Permit to allow for a meeting hall in a C-2 District. The applicant plans on expanding

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the footprint of the building and adding more parking in order to hold birthday parties and quinceaneras. The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter.

Kent Hughlett, 177 Timberbrook Circle, Denison

Mr. Hughlett appeared representing the request and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6483.

Mayor Plyler introduced Ordinance No. 6484 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 AN AUTOMOBILE REPAIR SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 3908 TEXOMA PARKWAY, BEING 0.648 ACRES AND 1.279 ACRES IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT NO. 811 AND THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639 (MLJ REAL ESTATE, LP, OWNER; SHANE MARQUEZ, XFACTOR CARS, TENANT; AND UNDERWOOD DRAFTING AND 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 6484
SUP FOR AUTO
REPAIR SHOP
(3908 TEXOMA PKWY)

Mr. Rae said this item was for a Specific Use Permit for a car repair shop on Texoma Parkway. The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter.

The staff added some additional conditions to the ordinance, such as tying the Specific Use Permit to the applicant. The ordinance lists the tenant as Xfactor Cars, however the applicant's name is actually Bell's Quality AutoCare.

A representative was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6484.

Mayor Plyler introduced Ordinance No. 6487 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-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 200 BLOCK WEST PARK AVENUE, BEING LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 31 OF THE REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40, AND 41 OF SOUTH SIDE ADDITION (BARTON CAPITAL LTD, OWNER; JACOB CRAFT, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A

ORD 6487
(200 BLOCK OF
W. PARK)

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

Mr. Rae said this item was for a zone change from an M-1 District to an R-1 District, to allow for single-family homes. The applicant intends to construct rear-entry garages, with no driveways on Park Avenue. The staff has also discussed adding no parking signs on the street to address concerns. The Planning and Zoning commission recommended approval of the Zone Change.

Joshua Craft, 7924 Kodak Drive, Plano

Mr. Craft was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6487.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6478

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 118.87 ACRES GENERALLY LOCATED SOUTH OF FM 1417 AND BETWEEN THE BURLINGTON NORTHERN SANTA FE RAILROAD AND LUELLA ROAD, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNERS; 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 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 6478
ANNEXATION
LUELLA CROSSING

Council Member Teamann said the request is for single family, with a variance for patio homes. Since the City now has a patio home designation, he asked why these were being done with a Specific Use Variance, instead of the patio home zoning. Mr. Rae said this was the same process as in the past.

He said Item D-9, Ordinance 6486, was the Specific Use Permit for these patio homes. Robby Hefton, City Manager, said the Council has talked about approving a Patio Home designation, but it hasn't been approved yet.

Ordinance 6485

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 200-600 BLOCKS LUELLA ROAD, BEING 96.173 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329 (HMI-SHERMAN 2 LLC, OWNER; KIMLEY-HORN AND ASSOCIATES, INC., ENGINEER; AND WALKER, WARREN, AND JORDAN SURVEYING AND MAPPING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6485
ZONE CHANGE
(200-600 BLOCKS
LUELLA ROAD)

Ordinance 6486

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 441 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT IN THE 200-600 BLOCKS LUELLA ROAD, BEING 96.173 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329 (HMI-SHERMAN 2 LLC, OWNER; KIMLEY-HORN AND ASSOCIATES, INC., ENGINEER; AND WALKER, WARREN, AND JORDAN SURVEYING AND MAPPING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6486
SUP FOR
PATIO HOMES
(200-600 BLOCKS
LUELLA ROAD)

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance Nos. 6478, 6485, and 6486, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6479

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6395 AND SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT AN AMENDMENT TO THE SPECIFIC USE PERMIT TO ALLOW AN EDUCATIONAL FACILITY/PRESCHOOL IN A C-1 (RETAIL BUSINESS) DISTRICT AT 106B NORTH SUNSET BOULEVARD, BEING LOT 3, BLOCK 1, SECOND REPLAT PART OF BLOCK 2, WESTWOOD VILLAGE (OWNER'S MANUAL FOR LIFE, MASTERKEY EDUCATION FACILITY, OWNER; AND JARROD PARMAN, BLUESTONE PARTNERS, LLC, REPRESENTATIVE) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6479
SUP FOR PRESCHOOL
(106B N. SUNSET)

ACTION TAKEN.

Motion by Deputy Mayor Howeth to adopt Ordinance No. 6479, as presented. Second by Council Member Holland.

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

Ordinance 6480

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 COMMUNICATION TOWER IN THE BLALOCK INDUSTRIAL PARK AT 2600 WEST TRAVIS STREET, BEING 10 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (CITY OF SHERMAN, OWNER; CHRISTOPHER PICKERING, REPRESENTATIVE; FORREST UNTERBRINK, ENEERTECH, GRADUATE ENGINEER; NATHAN ROSS, VALMONT STRUCTURES, PROFESSIONAL ENGINEER; AND UNDERWOOD DRAFTING AND 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 6480
SUP FOR
COMMUNICATIONS
TOWER
(2600 W. TRAVIS ST)

Ordinance 6481

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 6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200 BLOCKS OF AKERS ROAD, BEING 20.123 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 (JAMESTOWN SQUARE, LLC, OWNER; COPE EQUITIES, DEVELOPER; KIMLEY-HORN AND ASSOCIATES, ENGINEER/SURVEYOR; DBA ARCHITECTS, ARCHITECTS; CALEB JONES, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6481
ZONE CHNGE
(6000-6400 BLOCKS
OF S. HWY 75 &
100-200 BLOCKS
OF AKERS ROAD)

Ordinance 6482

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 6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200 BLOCKS OF AKERS ROAD, BEING 20.392 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 (JAMESTOWN SQUARE, LLC, OWNER; COPE EQUITIES, DEVELOPER; KIMLEY-HORN AND ASSOCIATES, ENGINEER/SURVEYOR; DBA ARCHITECTS, ARCHITECTS; SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6482
ZONE CHANGE
(6000-6400 BLOCKS
OF S. HWY 75 &
100-200 BLOCKS
OF AKERS ROAD)

Ordinance 6483

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

ORD 6483
SUP FOR EVENT
CENTER
(5116 TEXOMA PKWY)

TO ALLOW A MEETING HALL (EVENT CENTER) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 5116 TEXOMA PARKWAY, BEING 0.722 ACRES AND BEING PART OF D.C. SHELP SURVEY, ABSTRACT NO. 1097 (RUBEN ALVAREZ, ZULA INVESTMENTS, LLC, OWNER; KENT HUGHLETT, REPRESENTATIVE/ARCHITECT; AND UNDERWOOD DRAFTING & 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 6487

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 200 BLOCK WEST PARK AVENUE, BEING LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 31 OF THE REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40, AND 41 OF SOUTH SIDE ADDITION (BARTON CAPITAL LTD, OWNER; JACOB CRAFT, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6487
ZONE CHANGE
(200 BLOCK OF
W. PARK AVE)

Council Member Stevenson asked about the business that was previously at that location. Mr. Rae said there was a powersports dealership at that location, but it has been closed for some time. Currently there is a car sales business on the other part of this lot. He reiterated that this SUP will be tied to the applicant.

Council Member Teamann asked about other requirements in the Staff Review Letter, such as one to screen the cars on the lot.

ACTION TAKEN.

Motion by Council Member Teamann to approve Resolution Nos. 6480, 6481, 6482, 6483, and 6887, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6484

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 AN AUTOMOBILE REPAIR SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 3908 TEXOMA PARKWAY, BEING 0.648 ACRES AND 1.279 ACRES IN THE SAMUEL McGLOTHLIN SURVEY, ABSTRACT NO. 811 AND THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639 (MLJ REAL ESTATE, LP, OWNER; SHANE MARQUEZ, XFACTOR CARS, TENANT; AND UNDERWOOD DRAFTING AND 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 6484
SUP FOR AUTO
REPAIR SHOP
(3908 TEXOMA PKWY)

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ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6484, but to tie it to the applicant, and to change the name of the applicant to Bell's Quality AutoCare. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

Mayor Plyler asked to read the caption of Resolution 6888 and 6889 together.

RESOLUTION NO. 6888 – AUTHORIZING EXECUTION OF THE COMMERCIAL MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND SPARKS SHEPARD VENTURES, LLC., FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE COMMERCIAL PORTION OF THE MIXED-USE PLANNED DEVELOPMENT KNOWN AS SHEPHERD'S PLACE, BEING AN APPROXIMATE 140.550-ACRES LOCATED ON THE SOUTHWEST CORNER OF SHEPHERD DRIVE AND U.S. HIGHWAY 75 IN THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF THE COMMERCIAL MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND SPARKS SHEPARD VENTURES, LLC. FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE COMMERCIAL PORTION OF THE MIXED-USE PLANNED DEVELOPMENT KNOWN AS SHEPHERD'S PLACE, BEING AN APPROXIMATE 140.550-ACRE DEVELOPMENT LOCATED ON THE SOUTHWEST CORNER OF SHEPHERD DRIVE AND U.S. HIGHWAY 75 IN THE CITY OF SHERMAN. TEXAS.

RES 6888
SHEPHERD'S PLACE
COMMERCIAL
MASTER
DEVELOPMENT
AGREEMENT

RESOLUTION NO. 6889 – AUTHORIZING EXECUTION OF A RESIDENTIAL MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND SPARK SHEPARD VENTURES, LLC, FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE RESIDENTIAL PORTION OF THE MIXED-USE PLANNED DEVELOPMENT KNOWN AS SHEPHERD'S PLACE, BEING AN APPROXIMATE 391.322-ACRE RESIDENTIAL DEVELOPMENT SOUTH OF WEST SHEPHERD DRIVE IN THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND SPARK SHEPARD VENTURES, LLC, FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE RESIDENTIAL PORTION OF THE MIXED-USE PLANNED DEVELOPMENT KNOWN AS SHEPHERD'S PLACE, BEING AN APPROXIMATE 391.322-ACRE RESIDENTIAL DEVELOPMENT SOUTH OF WEST SHEPHERD DRIVE IN THE CITY OF SHERMAN, TEXAS.

RES 6889
SHEPHERD'S PLACE
RESIDENTIAL
MASTER
DEVELOPMENT
AGREEMENT

Clint Philpott, Assistant City Manager, said these two items are for approval of a Master Development Agreement for Shepherd's Place. The first resolution was for the commercial portion of the Planned Development, and includes setting up a Tax Reinvestment

COUNCIL MINUTES – MAY 16, 2022

Zone, the extension of water lines along Shepherd's Drive, and sewer lines from Finisar, about 1,300 feet, to serve the entire zone. It also includes the extension of Shepherd Road.

The residential portion is about 400 acres, and includes a Tax Reinvestment Zone. At the next Council Meeting, the Council will consider a request for them to create a Municipal Utility District, to help pay for some infrastructure in the development.

Council Member Teamann asked if the agreement was specific to the developer and non-transferrable to outside developers. Ryan Pittman, City Attorney, said it is an agreement that runs with the land. He said it does include a provision for the City to review any land transfers.

Council Member Teamann said the City has a timeline to start the projects, and he asked if there was a timeline for the developer, or any penalties or expiration date if he doesn't start the projects.

Mr. Philpott said the term of the agreement is 25 years, and he said the sooner they establish values, the sooner they will get a return on their money. There's not a specific date that they should begin construction by, but it does incentivize them to start as soon as possible.

Council Member Teamann said there was "no value on the ground" and no payment for the upgrades. It's being paid through the General Fund.

Mr. Philpott said, with most agreements, the City would put the infrastructure in as the developer puts his in, but this is a unique situation because of Texas Instruments. He said that the sewer won't be initially built, but the road will be needed sooner because of the Texas Instruments project.

Deputy Mayor Howeth asked about an estimate as to when the project might be started. A representative from the audience said it would start as quickly as possible.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution Nos. 6888 and 6889, as presented. Second by Deputy Mayor Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6890 – FOR THE COMMITMENT AND ENDORSEMENT OF TEXOMA AREA PARATRANSIT SYSTEM, INC. (TAPS) NEW ADMINISTRATIVE/OPERATIONS FACILITY AND FUTURE TRANSIT TERMINAL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, FOR THE COMMITMENT AND ENDORSEMENT OF TEXOMA AREA PARATRANSIT SYSTEM, INC. (TAPS) NEW

RES 6890
TAPS ANNUAL
FUNDING

ADMINISTRATIVE/OPERATIONS FACILITY AND FUTURE TRANSIT TERMINAL.

Shellie White, 6104 Texoma Parkway

Ms. White is the General Manager of Texoma Area Paratransit System, TAPS, and appeared representing the organization. She presented an overview about TAPS.

TAPS provides safe, inexpensive, reliable transportation service to the public within their service area. They especially meet the needs of the elderly, handicapped, and economically disadvantaged.

The fares they charge for rides depend on age and destination, and range from \$1 to \$8. There is no application requirement at this time. In 2021, they completed 12,586 trips in the City of Sherman, and carried 13,205 passengers. The total service miles for the year were 114,566 miles, with 5,745 total service hours. Ms. White said they transport approximately 2.3 passengers per hour, and travel approximately 9.1 miles per trip.

TAPS mainly serves the elderly or disabled at 75%, but also serves the general public at 26%. Forty three percent of their rides are for employment purposes, with 15% being for medical purposes, and 19% being for dialysis. In 2021, they served 701 unique Sherman residents.

Ms. White explained that TAPS receives funding allocations from the Federal Transit Administration and the Texas Department of Transportation. For every dollar received from FTA for operating expenses, they must match with either State or Local funds. The allocation they receive from TxDOT, usually also comes to about 26% of their expenses. The remaining 24% must come from local contributions.

In 2021, the operating expenses for Sherman were \$560,000. FTA funds covered \$280,000 and State funds covered \$145,600. The remaining \$134,400 had to be covered by local contributions or donations.

Ms. White said TAPS has been approved for funding from TxDOT and FTA to build a new terminal. They are also looking for support for the project, from the communities that they serve.

Mr. Hefton said the proposed resolution is to show the Council's support for TAPS to build this new terminal.

Council Member Stevenson asked about the process to request a ride through TAPS. Ms. White said those requesting a ride would need to call 48 hours in advance to book a ride.

Council Member Teamann confirmed that TAPS does not offer "fixed routes" at the present time. They did at one time, and hope that they may be able too again, with the new terminal.

Deputy Mayor Howeth said she serves as secretary/treasurer on the TAPS Board of Directors. They serve several other counties,

besides Grayson County. She said they have previously had problems keeping drivers, but they have recently given them a pay increase to attract more drivers.

She added that, for about two years, during the COVID Pandemic, TAPS did not charge anyone for rides, to try and help local residents. Ms. White said they also delivered Meals-On-Wheels during that time period.

Deputy Mayor Howeth expressed her appreciation, that TAPS decided to build their new terminal in Sherman.

ACTION TAKEN.

Motion by Council Member Teamann to approve Resolution No. 6890, supporting the Texoma Area Paratransit System, and their efforts to locate their new terminal in Sherman, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

ABSTAIN: Howeth.

MOTION CARRIED.

RESOLUTION NO. 6891 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH HAYES CONSTRUCTION, LLC, BASED ON AN INVITATION TO BID FOR THE 15" SEWER MAIN ALONG EAST SERVICE ROAD HWY. 75

RES 6891
HWY 75 SERVICE
ROAD SEWER MAIN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH HAYES CONSTRUCTION, LLC, BASED ON AN INVITATION TO BID FOR THE 15" SEWER MAIN ALONG EAST SERVICE ROAD HWY 75.

CONSENT AGENDA.

RESOLUTION NO. 6892 – AUTHORIZING THE PURCHASE OF ADDITIONAL CONSOLES AND RECONFIGURATION OF EXISTING CONSOLES FOR THE SHERMAN POLICE DEPARTMENT DISPATCH FROM XYBIX THROUGH HOUSTON GALVESTON AREA COUNCIL

RES 6892
POLICE DEPT
CONSOLES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF ADDITIONAL CONSOLES AND RECONFIGURATION OF EXISTING CONSOLES FOR THE SHERMAN POLICE DEPARTMENT DISPATCH FROM XYBIX THROUGH HOUSTON GALVESTON AREA COUNCIL.

CONSENT AGENDA.

RESOLUTION NO. 6893 – AUTHORIZING THE PURCHASE OF REMOTE PSAP HARDWARE REFRESH FOR THE NEW SHERMAN POLICE DEPARTMENT HEADQUARTERS FROM AT&T THROUGH THE HOUSTON-GALVESTON AREA COUNCIL

RES 6893
POLICE DEPT
PSAP HARDWARE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF REMOTE PSAP HARDWARE REFRESH FOR THE NEW SHERMAN POLICE

DEPARTMENT HEADQUARTERS FROM AT&T THROUGH THE HOUSTON GALVESTON AREA COUNCIL.
CONSENT AGENDA.

RESOLUTION NO. 6894 – AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT WITH JAMES L. MATHIS, II FOR THE ENCROACHMENT OF AN EXISTING POLE SIGN WITHIN THE PROPOSED PLATTED 15 FOOT UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF MATHIS ADDITION, APPROVED BY CITY COUNCIL ON MAY 16, 2022, TO BE FILED IN THE PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 5920 TEXOMA PARKWAY 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 JAMES L. MATHIS, II FOR THE ENCROACHMENT BY A MAXIMUM OF 12 FEET FOR AN EXISTING POLE SIGN WITHIN THE PROPOSED PLATTED 15 FOOT UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF MATHIS ADDITION, APPROVED BY CITY COUNCIL ON MAY 16, 2022, TO BE FILED IN THE PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 5920 TEXOMA PARKWAY IN THE CITY OF SHERMAN.

CONSENT AGENDA.

RES 6894
ENCROACHMENT
FOR POLE SIGN
(5920 TEXOMA PKWY)

RESOLUTION NO. 6895 – AUTHORIZING THE PURCHASE OF A NEW 2023 CHEVROLET 5500 CREW CAB WITH DUMP BED FROM LAKE COUNTRY CHEVROLET FOR USE BY THE WEST HILL CEMETERY CREW THROUGH TIPS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2023 CHEVROLET 5500 CREW CAB WITH DUMP BED FROM LAKE COUNTRY CHEVROLET FOR USE BY THE WEST HILL CEMETERY CREW THROUGH TIPS.

CONSENT AGENDA.

RES 6895
VEHICLE PURCHASE
FOR CEMETERY
SERVICES

RESOLUTION NO. 6896 – 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 1010 EAST EPSTEIN STREET 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 1010 EAST EPSTEIN STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).

CONSENT AGENDA.

RES 6896
RESIDENTIAL
PROPERTY TAX
ABATEMENT
(1010 E. EPSTEIN)

RESOLUTION NO. 6897 – 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 1014 EAST EPSTEIN STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

RES 6897
RESIDENTIAL
PROPERTY TAX
ABATEMENT
(1014 E. EPSTEIN)

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 1014 EAST EPSTEIN STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

OTHER BUSINESS

CONSIDER APPROVAL OF THE ANNEXATION SCHEDULING PLAN FOR ADOPTION OF APPROXIMATELY 150.434 ACRES OF LAND LOCATED SOUTH OF W LAMBERTH ROAD, WEST OF CARRIAGE ESTATES ROAD AND NORTH OF SAND CREEK ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OR SHERMAN'S EXTRA TERRITORIAL JURISDICTION; AND DIRECTING THE DEPARTMENT OF ENGINEERING SERVICES TO DEVELOP A SERVICE PLAN FOR THE AREA TO BE ANNEXED UPON APPROVAL OF THE ANNEXATION SCHEDULING PLAN

ANNEXATION
HICKORY HILL

Mr. Philpott said this item would set the annexation schedule for this 150 acre tract. They have also submitted an application for a Planned Development, which will be heard by the Planning and Zoning Commission at their meeting tomorrow. It is anticipated that the Planned Development zoning and the annexation will take place on June 6, 2022. This item is just to set the schedule for the annexation.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Annexation Scheduling Plan for the Annexation of Hickory Hill, approximately 150.434 acres, located South of W Lamberth Road, West of Carriage Estates Road, and North of Sand Creek, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

FINAL PLAT APPROVAL FOR SCHNEIDER FARM SUBDIVISION, BEING 23.071 ACRES IN THE JEREMIAH McDANIEL SURVEY, ABSTRACT NO. 774, AND THE R.M. WILLIAMSON SURVEY, ABSTRACT NO. 1300 IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION (ETJ); CHAPMAN TILLET CONSTRUCTION, LLC, OWNER AND WILLIAM DAVIS FINNEY, DATA LAND SERVICES, SURVEYOR (100-500 BLOCKS OF SCHNEIDER ROAD IN ETJ)

APPROVE FINAL PLAT
SCHNEIDER FARM
SUBDIVISION
(100-500 BLOCKS OF
SCHNEIDER RD)

The City Council approved the Final Plat of Schneider Farm Subdivision, a 23.071 acre tract, located in the 100 to 500 blocks of Schneider Road in the City's Extraterritorial Jurisdiction. The owner would like Final Plat approval 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 MATHIS ADDITION, BEING 0.559 ACRES IN THE JAMES B. SHANNON SURVEY, ABSTRACT NO. 1085; JAMES MATHIS, OWNERS AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (5920 TEXOMA PARKWAY)

The City Council approved the Final Plat of the Mathis Addition, a 0.559 acre tract, located at 5920 Texoma Parkway. The property is zoned a C-2 (General Commercial) District, and the owner would like to plat the property into one lot for commercial development.

APPROVE FINAL PLAT
MATHIS ADDITION
(5920 TEXOMA PKWY)

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 PEBBLEBROOK, PHASE 4, BEING 37.441 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; CARBET PROPERTIES LLC, OWNER; JACOB TUDOR, REPRESENTATIVE; McMANUS & JOHNSON CONSULTING ENGINEERS, LLC, ENGINEER AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (2000-2300 BLOCKS OF WEST MOORE STREET)

The City Council approved the Final Plat of Pebblebrook, Phase 4, a 37.441 acre tract, located in the 2000 to 2300 blocks of West Moore Street. The property is zoned an R-1 (One-Family Residential) District, and the owner would like to plat the property into 133 lots for residential development.

APPROVE FINAL PLAT
PEBBLEBROOK,
PHASE 4
(2000-2300 BLOCKS
W. MOORE STREET)

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 GARCIA GRIBBLE ADDITION, BEING 0.209 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963; HERIBERTO GARCIA, LLC, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (501 SOUTH GRIBBLE STREET)

The City Council approved the Final Plat of Garcia Gribble Addition, a 0.209 acre tract, located at 501 South Gribble. 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.

APPROVE FINAL PLAT
GARCIA GRIBBLE
ADDITION
(501 S. GRIBBLE ST)

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 TRAVIS STREET DOLLAR GENERAL ADDITION, BEING 1.352 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667; HP INVESTMENTS, OWNER; JOHN FLIPPO, REPRESENTATIVE; AND CHANEY ENGINEERING, INC., SURVEYOR (2112 SOUTH TRAVIS STREET)

The City Council approved the Final Plat of Travis Street Dollar General Addition, a 1.352 acre tract, located at 2112 South Travis Street. The property is zoned C-1 (Retail Business) District, and the owner would like to plat the property into one lot for commercial development.

APPROVE FINAL PLAT
TRAVIS STREET
DOLLAR GENERAL
ADDITION
(2112 S. TRAVIS ST)

COUNCIL MINUTES – MAY 16, 2022

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 FOR GARSON RETREAT, BEING 8.418 ACRES IN THE DANIEL C. SHELPS SURVEY, ABSTRACT NO. 1092; SCOTT WEISMANN III, OWNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (6350 THERESA DRIVE)

APPROVE FINAL PLAT
GARSON RETREAT
(6350 THERESA DR)

The City Council approved the Final Plat of the Garson Retreat, an 8.418 acre tract, located at 6350 Theresa Drive. 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, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL FOR BEL AIR VILLAGE MULTIFAMILY PHASE I, BEING 4.936 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329; RONNY GUERRERO, BEL AIR VILLAGE SFR, LLC, OWNER AND MICHAEL CARLISLE, KIMLEY-HORN, SURVEYOR (300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)

APPROVE FINAL PLAT
BEL AIR VILLAGE
MULTIFAMILY, PHASE 1
(300-1000 BLOCKS
EAST FM 1417)

The City Council approved the Final Plat of Bel Air Village Multifamily Phase I, a 4.936 acre tract, located in the 300 to 1000 blocks of East FM 1417. The owner requested approval of the Final Plat for development of the Bel Air Village Planned Development for a multi-family 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.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

PARKS AND RECREATION ADVISORY BOARD (2)

ACTION TAKEN.

Motion by Council Member Teamann to reappoint Brantley Blackburn and Shane Martin to the Parks and Recreation Advisory Board, for a term from May 8, 2022 to May 8, 2024, as presented. Second by Deputy Mayor Howeth.

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

VOTING NAY: None.

MOTION CARRIED

PARKS & REC
BOARD

COUNCIL COMMENTS

CONGRATULATIONS TO DR. TYSON BENNETT ON HIS APPOINTMENT

Mayor Plyler congratulated Dr. Tyson Bennett on his appointment as Superintendent of the Sherman Independent School District.

SISD
SUPERINTENDENT

ANNOUNCEMENTS

Mayor Plyler announced the following:

ANNOUNCEMENTS

COUNCIL MINUTES – MAY 16, 2022

- The Sherman Public Library's Summer Reading Program starts June 1, 2022, with the kick-off party on June 4, from 1:00 p.m. until 4:00 p.m. This year's theme is "Oceans of Possibilities." Sign up online at the Beanstack website and app, Sherman.beanstack.com/reader365. Summer reading will last from June 1 until July 31, 2022.
- Sherman Chamber of Commerce will host a ribbon cutting for the Travis Street First United Bank on May 27, 2022, at 3:00 p.m.
- Texoma Community Center will sponsor a Memorial Day ceremony at West Hill Cemetery on May 30, 2022, at 10:00 a.m.
- Hot Summer Nights debuts on June 2, 2022, with a concert by Diamond Rio. The concert series will continue every Thursday in June and July.

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

EXECUTIVE SESSION

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

TEX. GOV'T CODE § 551.071 --

SEEKING THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT

- (a) Receive Legal Advice *Fuhr v. City of Sherman*, Case No. 4:21-ev-000549-SDJ, in the U.S. District Court for the Eastern District of Texas
- (b) Receive Legal Advice Regarding Threat of Litigation Involving Alleged Civil Rights Claims

TEX. GOV'T CODE § 551.072 --

DELIBERATING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.073 --

DELIBERATING A NEGOTIATED CONTRACT FOR A PROSPECTIVE GIFT OR DONATION TO THE CITY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.074 --

DELIBERATING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR

DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A PUBLIC HEARING

(a) Planning and Zoning Commission (2)

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) Sherman Hospital Project

(b) Project Boston

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 5:33 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:36 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

Council Member Dobbs left during the Executive Session.

PLANNING AND ZONING COMMISSION (2)

ACTION TAKEN.

Motion by Council Member Stevenson to reappoint David Downtain and Bryan Blagg to the Planning and Zoning Commission, for a term from May 2, 2022 to May 2, 2025, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED

PLANNING &
ZONING COMMISSION

COUNCIL MINUTES – MAY 16, 2022

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:38 p.m.

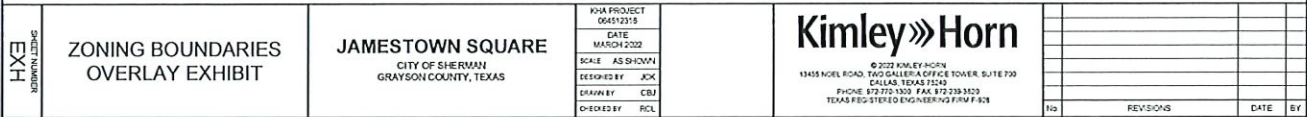


MAYOR



CITY CLERK

ADJOURNMENT



City of Sherman

- Presentation
- May 2022
- Shellie White – General Manager



COMPANY OVERVIEW

Mission - TAPS mission is to provide safe, inexpensive, reliable transportation services to the general public within our service areas with an emphasis on meeting the needs of the elderly, handicapped and economically disadvantaged. We strive to improve the quality of life and stimulate economic development through an effective and efficient transportation service.

Vision – Connecting People to Life

Services – TAPS is **curb to curb** demand response only Monday through Friday 6am to 6pm. Customers should call 48 hours in advance.

Info and Fares

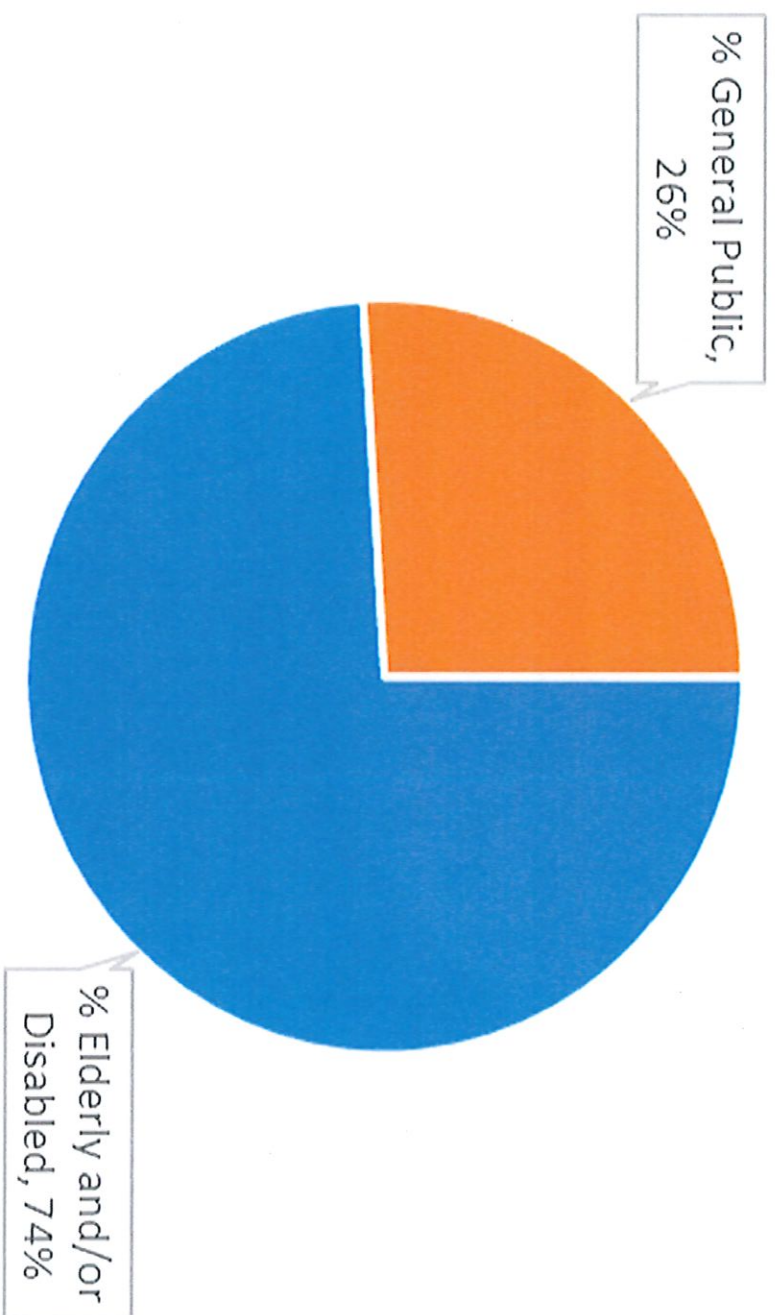
- No Application needed to ride
- Regular links to Sherman/Denison
- Senior group trips
- Flexible scheduling
- Veteran focused trips
- www.tapsbus.com

GET-A-RIDE ON-DEMAND CURB-TO-CURB SERVICE IN-TOWN TRIPS	ONE-WAY	ROUND TRIP
General Public	\$2	\$4
Students 12+, (Children Under 12 with parental permission)	\$1	\$2
Disabled or Senior 60+	\$1	\$2
Get-A-RIDE ON-DEMAND CURB-TO-CURB SERVICE OUT OF TOWN TRIPS	ONE-WAY	ROUND TRIP
General Public	\$3	\$6
Students 12+, Children Under 12 (with parental permission)	\$1.50	\$3
Disabled or Senior 60+	\$1.50	\$3
Get-A-RIDE ON-DEMAND CURB-TO-CURB SERVICE OUT-OF-COUNTY TRIPS	ONE-WAY	ROUND TRIP
General Public	\$4	\$8
Students 12+, Children Under 12 (with parental permission)	\$2	\$4
Disabled or Senior 60+	\$2	\$4

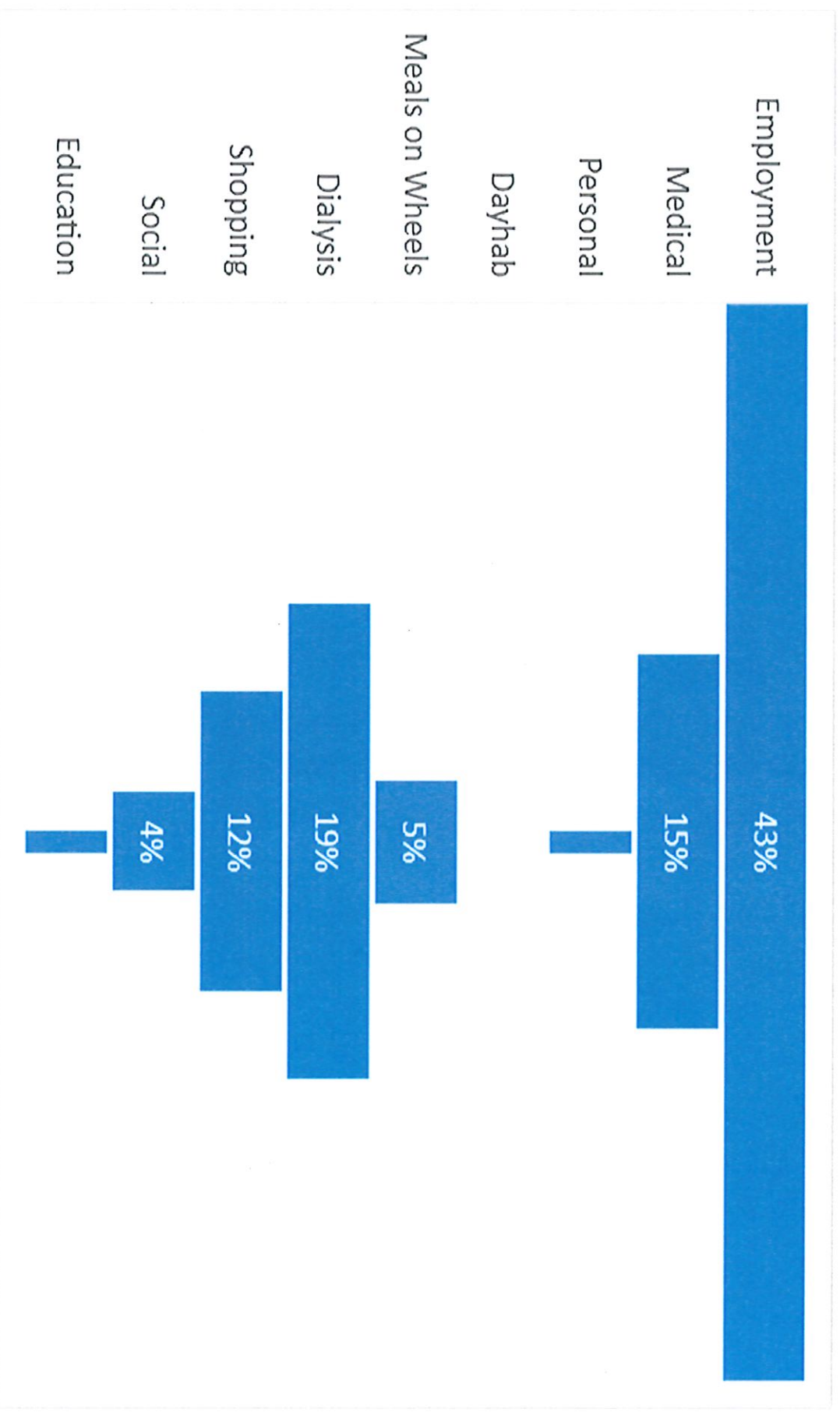
TAPS FY21 Services

Service Totals			
	Total Grayson	City of Sherman	% of Grayson
Completed Trips	22,835	12,586	55%
Passengers Carried	24,249	13,205	54%
Total Service Miles	259,102	114,566	44%
Total Service Hours	12,747	5,745	45%
Passengers Per Hour	1.90	2.30	
Miles Per Trip	11.35	9.10	80%

Breakdown of Persons Served



Connecting People to Life



Items of Interest

701 Unique Clients

**State funding of operations is limited
to 50 cents on the dollar**



...however

Funding Sources

Sources

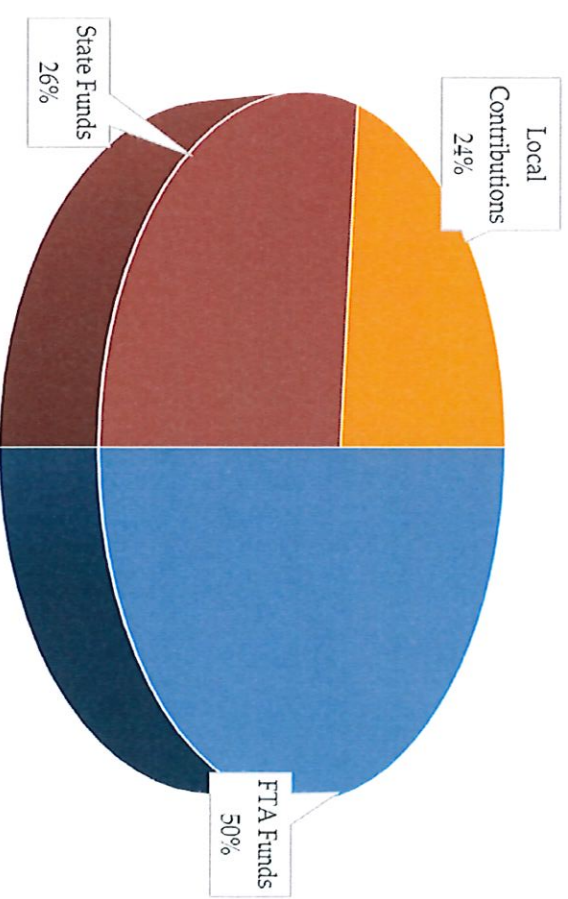
- **State**
- **Federal**
- **Local**

Challenges

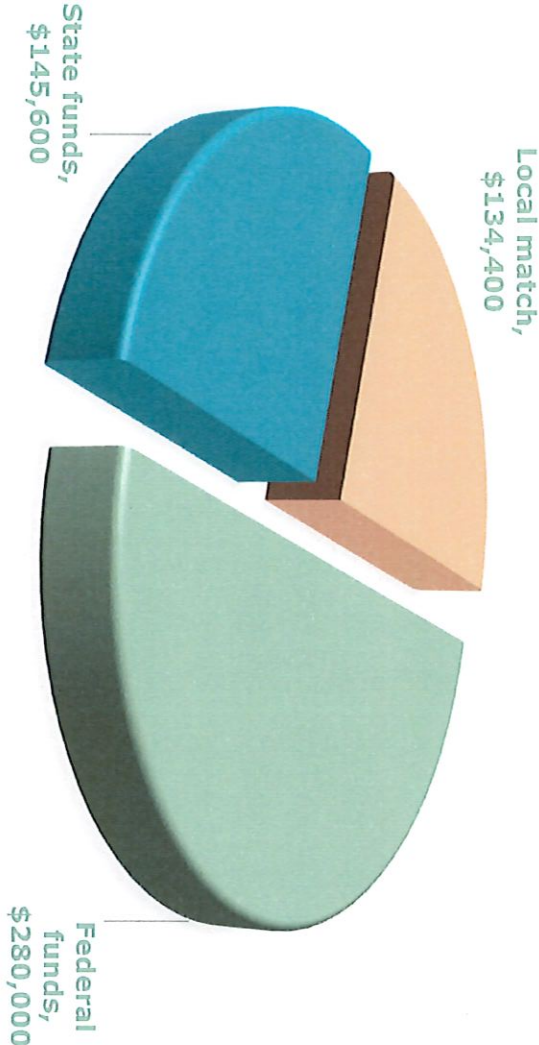
- **State appropriations**
- **Inconsistencies**
- **Not sufficient funds to cover all needs**

Future

- **Collaboration/Partnering**
- **More local contributors**



EXPENSES AND LOCAL MATCH



Total operating expenses	\$560,000	Local match	\$134,000
Federal funds	\$280,000	City of Sherman	\$ 55,125
State funds	\$145,600		
Local match	\$134,400		

Matching Funds



More
Money



More
Rides

Questions

