

STATE OF TEXAS § May 15, 2023
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 15, 2023.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR JOSH STEVENSON.
 COUNCIL MEMBERS DOBBS, HOLLAND, HOWETH, MARROQUIN,
 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 Henry Marroquin.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Called City Council Meeting of April 19, 2022, the Called City Council Meeting of May 26, 2022, the Called City Council Meeting of June 7, 2022, the Called City Council Meeting of June 16, 2022, the Called City Council Meeting of September 22, 2022, and the Regular City Council Meeting of May 1, 2023. Deputy Mayor Stevenson moved to approve the Minutes, as presented; Second by Council Member Holland; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

SPECIAL PRESENTATION

RECOGNIZING THE HEROIC, LIFE SAVING EFFORTS OF SHERMAN POLICE OFFICERS KARA PETERS AND TYLER CARROLL

Jason Jeffcoat, Police Chief, recognized Police Officers Kara Peters and Tyler Carroll, for going above and beyond with lifesaving efforts. On January 22, 2023, a female was found unresponsive in her car. After administering doses of Narcan and administering CPR, the victim was resuscitated and Sherman Fire transported her to the hospital for further treatment. Both officers received the "Life Saving Award."

LIFE SAVING EFFORTS
BY POLICE OFFICERS

PROCLAMATION

"MENTAL HEALTH AWARENESS MONTH" -- MAY 2023

Mayor Plyler presented a proclamation to Brett Smith, Tim Millerick, Gail Utter, and Sylvia Cave, members of the Texoma Behavioral Health Leadership Team, designating May 2023 as "Mental Health Awareness Month."

MENTAL HEALTH
AWARENESS MONTH
(MAY 2023)

CITIZEN'S COMMENTS

REPLAT FOR STONEWOOD ESTATES, 320 AND 328 ARAPAHO WEST TRAIL

Mitzi Wineinger, 216 Arapaho West, said she attended the Planning and Zoning Meeting where the Replat for Stonewood Estates was originally discussed. Several neighbors expressed concern about

REPLAT FOR
STONEWOOD ESTATES
(320 & 328 ARAPAHO
WEST)

the lots in the Replat and how “skinny” they would be for the neighborhood. They also have restrictive covenants in that development. At the P&Z Meeting, they were told the Replat met the “minimum zone requirements” and could not be denied.

She later saw a Herald Democrat newspaper article on a Washington Street development that was denied because of the same reasons. She asked why one Replat was denied and the other could not be denied.

REPLAT FOR STONEWOOD ESTATES, 320 AND 328 ARAPAHO WEST TRAIL

Ben Crouse, 920 Brown Road, is also the owner of Ben Crouse, LLC, owner of the property. He explained that the lots are one-third acre, which is larger than most lots in that area. There was a Home Owners Association in Stonewood Estates, that is no longer in existence.

REPLAT FOR STONEWOOD ESTATES, 320 AND 328 ARAPAHO WEST TRAIL

Ms. Wineinger said she has a copy of the covenant, and it doesn’t expire for 30 years, but it is set up to automatically renew every 10 years. She said all the requirements are still in place.

CONSENT AGENDA

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

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

CONSENT AGENDA

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

Council Member Teamann asked to remove Item H-7, entitled “Replat for Stonewood Estates,” from the Consent Agenda, for discussion in its regular order of business.

The Council reviewed the Consent Agenda. Council Member Teamann moved to approve the Consent Agenda, except for Item H-7, subject to the Staff Review Letter. Item H-7 will be considered in its regular order of business. Second by Council Member Dobbs. All present voted AYE.

REPLAT FOR STONEWOOD ESTATES BLOCK 1, LOTS 21 & 22 AND PART OF LOTS 20 & 23, CONSISTING OF 1.136 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT 763, BEING PART OF LOT 23, ALL OF LOTS 21 AND 22, AND A PORTION OF LOT 20 IN BLOCK ONE OF THE REPLAT OF LOTS 20 THROUGH 29, BLOCK ONE AND ALL OF BLOCK FOUR STONEWOOD ESTATES AND CURRENTLY

REPLAT FOR
STONEWOOD ESTATES
(320 & 328 ARAPAHO
WEST)

REPLAT FOR
STONEWOOD ESTATES
(320 & 328 ARAPAHO
WEST)

CONSENT AGENDA

CONSENT AGENDA

APPROVE REPLAT
STONEWOOD
ESTATES
(320 & 328 ARAPAHO
WEST TRAIL)

ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; BEN CROUSE, LLC, OWNER; PRESTON TRAIL LAND SURVEYING, SURVEYOR (320 & 328 ARAPAHO WEST TRAIL)

Council Member Teamann asked to remove Item H-7 for discussion in its regular order of business.

He explained that this was a Site Plan change. The land is zoned SF-6, (Single-Family), with 60-foot lots. The Council can't legally deny a Site Plan change, as long as it follows all the current ordinances for SF-6. The difference in the other item mentioned was that it was an actual Zone Change SF-6 to an R-5, and that is allowable to be denied.

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to approve the Replat for Stonewood Estates, subject to the Staff Review Letter, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED, SUBJECT TO THE STAFF REVIEW LETTER.

Mayor Plyler asked that the captions of Ordinances No. 6590 and 6591 be ready together.

Mayor Plyler introduced Ordinance No. 6590 and called for a public hearing:

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 78 ACRES GENERALLY LOCATED NORTH OF POST OAK CREEK, SOUTH OF THREE OAKS, PHASE II, AND ALONG THE BURLINGTON SANTA FE RAILROAD, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280. PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6590
ANNEXATION
CITY OF SHERMAN
EAST STREET
PROPERTY

Mayor Plyler introduced Ordinance No. 6591 and called for a public hearing:

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 25.08 ACRES GENERALLY LOCATED NORTH OF POST OAK CREEK, EAST OF U.S. HIGHWAY 75 AND SOUTH OF THREE OAKS, PHASE II, ADJACENT TO THE SHERMAN CITY

ORD 6591
ANNEXATION
THREE OAKS
PHASE III

LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/ REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

Clint Philpott, Assistant City Manager, said both properties are adjacent to each other, and south of Park Street, between South Travis Street and the Railroad.

The first property is owned by the City and will be used for open space and park space on the south end of Sherman. The second property is part of Phase 1 and 2 of Three Oaks Development.

No citizens appeared before the City Council to discuss Ordinance Nos. 6590 and 6591.

Mayor Plyler introduced Ordinance No. 6592 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF DEDICATED RIGHT OF WAY IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A-2" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, SAID RIGHT OF WAY BEING ESTABLISHED IN INSTRUMENT NUMBER 2022-15606 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS.

ORD 6592
ABANDON ROW
HERITAGE RANCH

Wayne Lee, Director of Engineering, said this will abandon a strip of right-of-way that lies outside of the Heritage Ranch Planned Development, in order to extend and align Murphy Lane.

He added that Agenda Item G-4, later in the meeting, will acquire some additional right-of-way for the alignment.

No citizens appeared before the City Council to discuss Ordinance No. 6592.

Mayor Plyler introduced Ordinance No. 6593 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.169 ACRES, BEING A PART OF THE GEORGE PILANT SURVEY, ABSTRACT NO. 963 AND BEING THE SOUTH 25 FEET OF LOT 3 AND THE NORTH 27.5 FEET

ORD 6593
ZONE CHANGE
(1013 S. FIRST ST)

OF LOT 4, BLOCK 2 OF W.D. FITCH ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1013 SOUTH FIRST STREET, HERETOFORE ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN AN R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, (JASON EARNHART, EARNHARTBUILT, LLC, OWNER AND COPLEY LAND SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Rob Rae, Director of Development Services, said this item is to rezone to construct a Single-Family home. The Planning and Zoning Commission recommended approval of the Zone Change, which does conform to the City's Master Plan.

Jonathan Earnhart, 110 S. Houston, Denison

Mr. Earnhart appeared representing the applicant, and said they would like to plat the property into one lot for residential development. He was available if the Council had any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6593.

Mayor Plyler introduced Ordinance No. 6594 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14 AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE REPAIR, BODY WORK, OR PAINTING AND BOAT/RECREATIONAL VEHICLE (RV) RENTAL, STORAGE, AND REPAIR IN A C-2 (RETAIL BUSINESS) DISTRICT, LOCATED AT 4613 NORTH FM 1417, BUILDING #200 AND #300 (HERITAGE PARKWAY), CONSISTING OF 20.45 ACRES, BEING A PART OF THE ALFRED HUME SURVEY, ABSTRACT NO. 522, THE BENJAMIN J. HUTSON SURVEY, ABSTRACT NO. 496 AND THE JAMES L. ATCHISON SURVEY, ABSTRACT NO. 21, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS (KELSON COMMERCIAL PROPERTIES, OWNER; ANNIE BURDETTE, CLEAR EDGE AUTO & MARINE, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6594
SUP FOR
AUTO REPAIR
(4613 N. FM 1417)

Mr. Rae said this item was for a Specific Use Permit to allow an auto and boat repair shop at this location. It is an existing structure that is currently being used as a pool company.

The Planning and Zoning Commission recommended approval of this item, with the condition that it be tied to the applicant, Clear Edge Auto & Marine, and that it shall expire in one year, at which time they will be required to renew it. The request is compatible with the City's Master Plan.

COUNCIL MINUTES – MAY 15, 2023

Brett Burdette, 1319 Preston Drive

Mr. Burdette is the applicant and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6594.

Mayor Plyler introduced Ordinance No. 6595 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND, CONSISTING OF 0.233 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 1 OF BEALL AND STANLEY ADDITION ALSO BEING LOT 2, POLANI ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 208 WEST McLAIN STREET, HERETOFORE ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-2F (DUPLEX RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, (MUHAMMED POLANI, LOXDON GROUP, INC., OWNERS; AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6595
ZONE CHANGE
(208 W. McLAIN ST)

Mr. Rae said this Zone Change is for a R-6 to a R-2F (Duplex Residential) Zoning Classification. The applicant would like to Replat the property into two lots. There is currently a Single-Family home on one of the lots, and they would like to build two units on the other lot, that is currently vacant.

The Planning and Zoning Commission recommended approval of the Zone Change, which does conform to the City's Master Plan.

Muhammed Polani, 3645 Capston Lane, Plano, Texas

Mr. Polani appeared representing the applicant, and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6595.

Mayor Plyler introduced Ordinance No. 6596 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 3.896 ACRES BEING PART OF THE G.W. McGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S. McGLOTHLIN SURVEY, ABSTRACT NO. 808, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2450 NORTH FRISCO ROAD, HERETOFORE ZONED C-2 (GENERAL COMMERCIAL) DISTRICT AND R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, (USOW, LLC, OWNERS; KENT HUGHLETT (REPRESENTATIVE); AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A

ORD 6596
ZONE CHANGE
(2450 N. FRISCO RD)

PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this item is for a Zone Change from a R-6 to a C-2. In 2020, the owner received a Zone Change on the bottom part of this property, and was later able to acquire this portion. They would now like to include this additional portion in the development. If approved, the entire site would be zoned C-2.

The Planning and Zoning Commission recommended approval of the Zone Change, which does conform to the City's Master Plan.

No citizens appeared before the City Council to discuss Ordinance No. 6596.

The Public Hearing was closed.

Ordinance 6590

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 78 ACRES GENERALLY LOCATED NORTH OF POST OAK CREEK, SOUTH OF THREE OAKS, PHASE II, AND ALONG THE BURLINGTON SANTA FE RAILROAD, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280. PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6590
ANNEXATION
CITY OF SHERMAN
EAST STREET
PROPERTY

Ordinance 6591

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 25.08 ACRES GENERALLY LOCATED NORTH OF POST OAK CREEK, EAST OF U.S. HIGHWAY 75 AND SOUTH OF THREE OAKS, PHASE II, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT ARE OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF

ORD 6591
ANNEXATION
THREE OAKS
PHASE III

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.

Ordinance 6592

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF DEDICATED RIGHT OF WAY IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A-2" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, SAID RIGHT OF WAY BEING ESTABLISHED IN INSTRUMENT NUMBER 2022-15606 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS.

ORD 6592
ABANDON ROW
HERITAGE RANCH

Ordinance 6593

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.169 ACRES, BEING A PART OF THE GEORGE PILANT SURVEY, ABSTRACT NO. 963 AND BEING THE SOUTH 25 FEET OF LOT 3 AND THE NORTH 27.5 FEET OF LOT 4, BLOCK 2 OF W.D. FITCH ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1013 SOUTH FIRST STREET, HERETOFORE ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN AN R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, (JASON EARNHART, EARNHARTBUILT, LLC, OWNER AND COPLEY LAND SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6593
ZONE CHANGE
(1013 S. FIRST ST)

Council Member Howeth commended the owner for the "unusual roof line" they are currently building on a property.

Ordinance 6594

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14 AND GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE REPAIR, BODY WORK, OR PAINTING AND BOAT/RECREATIONAL VEHICLE (RV) RENTAL, STORAGE, AND REPAIR IN A C-2 (RETAIL BUSINESS) DISTRICT, LOCATED AT 4613 NORTH FM 1417, BUILDING #200 AND #300 (HERITAGE PARKWAY), CONSISTING OF 20.45 ACRES, BEING A PART OF THE ALFRED HUME SURVEY, ABSTRACT NO. 522, THE BENJAMIN J. HUTSON SURVEY, ABSTRACT NO. 496 AND THE JAMES L. ATCHISON SURVEY, ABSTRACT NO. 21, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS (KELSON COMMERCIAL PROPERTIES, OWNER; ANNIE BURDETTE, CLEAR EDGE AUTO & MARINE, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING

ORD 6594
SUP FOR
AUTO REPAIR
(4613 N. FM 1417)

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

Ordinance 6595

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND, CONSISTING OF 0.233 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 1 OF BEALL AND STANLEY ADDITION ALSO BEING LOT 2, POLANI ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 208 WEST McLAIN STREET, HERETOFORE ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-2F (DUPLEX RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, (MUHAMMED POLANI, LOXDON GROUP, INC., OWNERS; AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6595
ZONE CHANGE
(208 W. McLAIN ST)

Ordinance 6596

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 3.896 ACRES BEING PART OF THE G.W. McGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S. McGLOTHLIN SURVEY, ABSTRACT NO. 808, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2450 NORTH FRISCO ROAD, HERETOFORE ZONED C-2 (GENERAL COMMERCIAL) DISTRICT AND R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, (USOW, LLC, OWNERS; KENT HUGHLETT (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 6596
ZONE CHANGE
(2450 N. FRISCO RD)

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to adopt Ordinance Nos. 6590, 6591, 6592, 6593, 6594, 6595, and 6596, as presented.

Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7073 -- AUTHORIZING EXECUTION OF AN AGREEMENT WITH DAVID DOWNTAIN, D/B/A RP SHERMAN PROPERTIES II, LLC UNDER THE CITY OF SHERMAN'S DOWNTOWN BUILDING IMPROVEMENT GRANT PROGRAM FOR RENOVATIONS AT 207 S. TRAVIS STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH DAVID DOWNTAIN, D/B/A RP SHERMAN

RES 7073
DOWNTOWN BLDG
IMPROVEMENT
GRANT
(207 S. TRAVIS ST)

PROPERTIES II, LLC UNDER THE CITY OF SHERMAN'S DOWNTOWN BUILDING IMPROVEMENT GRANT PROGRAM FOR RENOVATIONS TO 207 S. TRAVIS STREET.

Nate Strauch, Community and Support Services Manager, showed proposed changes to the façade of 207 S. Travis Street, the latest downtown project for David Downtain. Mr. Downtain has applied for the Downtown Building Improvement Grant for the renovations.

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to approve Resolution No. 7073, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7074 -- APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD THE GUARANTEED MAXIMUM PRICE TWO (GMP 2.00) FOR GARNEY COMPANIES, INC. FOR THE 36-INCH WEST SHERMAN WATER MAIN PROJECT
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD THE GUARANTEED MAXIMUM PRICE TWO (GMP 2.00) FOR GARNEY COMPANIES, INC. FOR THE 36-INCH WEST SHERMAN WATER MAIN.

RES 7074
36" WEST SHERMAN
WATER MAIN
PROJECT

Tom Pruitt, Utility Engineer, proposed to award the bid, in conjunction with the Greater Texoma Utility Authority, for the guaranteed maximum price for the 36-inch West Sherman Water Main project. Approval would allow Garney Companies, Inc., to begin some of the preliminary work on the project. Bid Package 3 should be done in May 2023, and Package 4, in August 2023.

ACTION TAKEN.

Motion by Council Member Howeth to approve Resolution No. 7074, as presented. Second by Deputy Mayor Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7075 -- AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC. FOR DESIGN OF THE NORTHWEST AND SOUTHWEST TRANSMISSION PIPELINE
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC. FOR DESIGN OF THE NORTHWEST AND SOUTHWEST TRANSMISSION PIPELINE.

RES 7075
NORTHWEST &
SOUTHWEST
TRANSMISSION
PIPELINE

Mr. Pruitt said this amendment to the Professional Services Agreement with Freese and Nichols, would add 2,250 liner feet of additional line on the south end of the waterline along Shepherd Drive. There were also some "special services" for the easement

documents, the Corps of Engineers, and archaeological investigation services. The elevated tank was also added to the additional services.

Council Member Teamann asked if that money was included in the contingency and was pre-budgeted. Robby Hefton, City Manager, said this was the engineering portion of the project. Mr. Pruitt said there was a contingency of \$9.4 million.

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to approve Resolution No. 7075, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7076 -- AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE NEGOTIATIONS AND TO FINALIZE AND EXECUTE DOCUMENTS FOR THE ACQUISITION OF REAL PROPERTY AND LEGACY TITLE HOLDING CORPORATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE NEGOTIATIONS AND TO FINALIZE AND EXECUTE DOCUMENTS FOR THE ACQUISITION OF REAL PROPERTY FROM LEGACY TITLE HOLDING CORPORATION.

RES 7076
ROW FOR HERITAGE
RANCH PROJECT

Mr. Lee said this Resolution is associated with Agenda Item F-3, abandoning a portion of the right-of-way in proposed Heritage Ranch. This is the acquisition of additional right-of-way for the extension and realignment of Murphy Lane.

ACTION TAKEN.

Motion by Council Member Teamann to approve Resolution No. 7076, as presented. Second by Deputy Mayor Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7077 -- AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH BELT CONSTRUCTION OF TEXAS, LLC BASED ON AN INVITATION TO BID FOR THE 2022 SOUTH SIDE INDUSTRIAL SEWER LINE, PHASE 1

¹
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH BELT CONSTRUCTION OF TEXAS, LLC, BASED ON AN INVITATION TO BID FOR THE 2022 SOUTH SIDE INDUSTRIAL SEWER LINE, PHASE 1.

RES 7077
SOUTH SIDE
INDUSTRIAL SEWER
LINE, PHASE 1

Mr. Pruitt said it was determined that the low bidder was capable and competent to complete the South Side Industrial Sewer Line. This will be Phase 1 of two phases. The bid is in budget, and is a 365-day contract.

COUNCIL MINUTES – MAY 15, 2023

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to approve Resolution No. 7077, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7078 -- AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH CIVICPLUS, LLC, A KANSAS LIMITED LIABILITY COMPANY, FOR GOVERNMENT SOFTWARE SERVICES

RES 7078
GOVERNMENT
SOFTWARE PROGRAM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A CONTRACT WITH CIVICPLUS, LLC, A KANSAS LIMITED LIABILITY COMPANY, FOR GOVERNMENT SOFTWARE SERVICES.

CONSENT AGENDA.

RESOLUTION NO. 7079 -- AUTHORIZING THE PURCHASE OF TWO NEW 40YD FRONT LOAD TRUCKS FROM BOND EQUIPMENT COMPANY FOR THE SOLID WASTE DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)

RES 7079
SOLID WASTE
DEPT FLEET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF TWO NEW 40YD FRONT LOAD TRUCKS FROM BOND EQUIPMENT COMPANY FOR THE SOLID WASTE DEPARTMENT THROUGH BUYBOARD.

CONSENT AGENDA.

OTHER BUSINESS

FINAL PLAT OF EARNHARTBUILT'S 12TH ADDITION, BEING A REPLAT OF THE SOUTH 25 FEET OF LOT 3 AND THE NORTH 27.5 FEET OF LOT 4, BLOCK 2 OF W.D. FITCH ADDITION, CONSISTING OF 0.169 ACRES, BEING A PART OF THE GEORGE PILANT SURVEY, ABSTRACT NO. 963 AND BEING THE SOUTH 25 FEET OF LOT 3 AND THE NORTH 27.5 FEET OF LOT 4, BLOCK 2 OF W.D. FITCH ADDITION AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; JASON EARNHART, EARNHARTBUILT, LLC, OWNER AND COPLEY LAND SURVEYING, SURVEYOR (1013 SOUTH FIRST STREET)

APPROVE FINAL PLAT
EARNHARTBUILT'S
12TH ADDITION
(1013 S. FIRST ST)

Mr. Rae said this Final Plat is related to Agenda Item F-4, the Zone Change for 1013 South First Street, and needed to be considered after the Zone Change.

ACTION TAKEN.

Motion by Council Member Teamann to approve the Final Plat of Earnhartbuilt's 12th Addition, subject to the Staff Review Letter, as presented. Second by Deputy Mayor Stevenson.

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

VOTING NAY: None.

MOTION CARRIED, SUBJECT TO THE STAFF REVIEW LETTER.

REPAIR AND REWORK OF THE SHEPARD 1 TRINITY WELL UNDER EMERGENCY DESIGNATION

SHEPARD 1 TRINITY
WELL REPAIRS

Mr. Pruitt said the Shepard well went down and that made a total of four wells and the Ida Road Pump Station that are out of service, which is causing a shortage of groundwater. Because of that, this well will be repaired under the emergency designation, at a cost of \$730,000, in 90 days.

ACTION TAKEN.

Motion by Council Member Howeth to approve the repair and rework of the Shepard 1 Trinity Well, under the emergency designation, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

REPAIR AND REWORK OF THE DORCHESTER 9 TRINITY WELL UNDER EMERGENCY DESIGNATION

DORCHESTER 9
TRINITY WELL
REPAIRS

Mr. Pruitt said the Dorchester well is also down and really needed in service, as summer comes on. The contractor recommends complete rehabilitation, under the emergency designation, at a cost of \$316,800, in 30 days.

Council Member Teamann said the water wells will be in greater demand in the future, and asked if the staff has considered bonding for repairs instead of taking it from the Utility Fund. Mr. Hefton said they are currently looking at the possibility of drilling other wells or ways to increase capacity. However, the lifecycle of the well repairs is only 10 to 15 years, and normally you would not bond for this length of repair. You might bond for drilling a new well.

ACTION TAKEN.

Motion by Council Member Teamann to approve the repair and rework of the Dorchester 9 Trinity Well, under the emergency designation, as presented. Second by Deputy Mayor Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

FINAL PLAT OF GOINS ADDITION, CONSISTING OF 0.293 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT 963, AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; CHARLES AND BRENDA GOINS, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (122 NORTH LEE STREET)

APPROVE FINAL PLAT
GOINS ADDITION
(122 N. LEE ST)

The City Council approved the Final Plat of Goins Addition, a 0.293-acre tract, located at 122 North Lee Street. The property is currently zoned R-6 (Single Family Residential) District. 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 THE STAFF REVIEW LETTER.

REPLAT FOR SHERMAN FIRE STATION #1 ADDITION, CONSISTING OF 1.137 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT 56, BEING A PART OF LOTS 1 AND 3, AND ALL OF LOTS 2, 4, AND 6, IN BLOCK 10 OF THE ORIGINAL TOWN PLAT AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT; CITY OF SHERMAN, OWNER AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR (318 SOUTH TRAVIS STREET)

APPROVE REPLAT
SHERMAN FIRE
STATION #1 ADDITION
(318 S. TRAVIS ST)

The City Council approved the Replat of the Sherman Fire Station #1 Addition, a 1.137-acre tract, located at 318 South Travis Street. The property is currently zoned C-1 (Retail Business) District. The owner, the City of Sherman, would like to plat the property into one lot for commercial development.

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

FINAL PLAT OF SONOMA ACRES, LOTS 1, 2, 3, 4, BLOCK A, CONSISTING OF 5.001 ACRES IN THE ELIJAH N. DEEVER SURVEY, ABSTRACT 358 AND CURRENTLY ZONED R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; GERARDO SOLIS, SONOMA CONSTRUCTION, LLC, OWNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (801 PLEASANT HOME ROAD)

APPROVE FINAL PLAT
SONOMA ACRES
(801 PLEASANT
HOME RD)

The City Council approved the Final Plat of Sonoma Acres, a 5.001-acre tract, located at 801 Pleasant Home Road. The property is currently zoned R-6 (Single-Family Residential) District. The owner would like to plat the property into four lots for residential development.

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

REPLAT FOR GLOBALWAFERS AMERICA, LLC., CONSISTING OF 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625, AND LOCATED IN THE BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT; GLOBALWAFERS AMERICA, LLC, OWNER; KIMLEY-HORN AND ASSOCIATES, INC., SURVEYOR (3200 BLOCK NORTHGATE DRIVE)

APPROVE REPLAT
GLOBALWAFERS
AMERICA
(3200 BLOCK
NORTHGATE DR)

The City Council approved the Replat for GlobalWafers America, LLC., a 142.972-acre tract, located in the 3200 block of Northgate Drive. The property is currently located in the Blalock Industrial Park PD (Planned Development) District/FM Highway 1417 Overlay District. The owner would like to plat the property into one lot for commercial development.

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

FINAL PLAT OF SHERMAN PARK APARTMENTS, CONSISTING OF 32.580 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT; JUSTIN WEBB, SHERMAN PARKS APARTMENTS, LP, OWNER AND CALEB JONES, KIMLEY-HORN AND ASSOCIATES, SURVEYOR (1300-1500 WEST TAYLOR STREET)

APPROVE FINAL PLAT
SHERMAN PARK
APARTMENTS
(1300-1500 W.
TAYLOR ST)

The City Council approved the Final Plat of Sherman Park Apartments, a 32.580-acre tract, located at 1300 to 1500 West Taylor Street. The property is currently zoned MF-30 (Multi-Family Residential) District. The owner would like to plat the property into two lots for a multi-family development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

FINAL PLAT OF MORA ON FIRST ADDITION, CONSISTING OF 0.191 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963 AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; M&G HOMEBUILDERS, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (620 AND 622 SOUTH FIRST STREET)

APPROVE FINAL PLAT
MORA ON FIRST
ADDITION
(620 & 622 S. FIRST ST)

The City Council approved the Final Plat of Mora on First Addition, a 0.191 acre tract, located at 620 and 622 South First Street. The property was originally zoned R-6 (Single Family Residential) District. The City Council approved a Zone Change on March 20, 2023, to R-4 (Patio Home Residential) District. The owner would like to plat the property into two lots for residential development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

FINAL PLAT OF REDDY ADDITION, CONSISTING OF 14.644 ACRES OUT OF THE DAVID HARRISON SURVEY, ABSTRACT NO. 581, A.C. SMITH SURVEY, ABSTRACT 1561, W.S. THURMAN SURVEY, ABSTRACT NO. 1265 AND WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT; HIMABINDU GOLLA TERRAIN LOT, LLC, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (6000 BLOCK NORTH HIGHWAY 75)

APPROVE FINAL PLAT
REDDY ADDITION
(6000 BLOCK N.
HWY 75)

The City Council approved the Final Plat of Reddy Addition, a 14.644 acre tract, located in the 6000 block of North Highway 75. The property is currently zoned C-2 (General Commercial) District. The owner would like to plat the property into six lots for commercial development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

REPLAT FOR AARON'S ADDITION, CONSISTING OF 6.558 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT 504 AND BEING LOT 2, BLOCK 1, OF AARON'S ADDITION AND CURRENTLY ZONED MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT; AVANT

APPROVE REPLAT
AARON'S ADDITION
(3012 TEXOMA PKWY)

CAPITAL, LLC, OWNER; HELVEY-WAGNER SURVEYING, INC.,
SURVEYOR (3012 TEXOMA PARKWAY)

The City Council approved the Replat for Aaron's Addition, a 6.558 acre tract, located at 3012 Texoma Parkway. The property is currently zoned MF-30 (Multi-Family Residential) District. The owner would like to plat the property into two lots for residential development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

FINAL PLAT OF POLANI ADDITION, CONSISTING OF 0.824 ACRES
IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING
ALL OF LOT 1 OF BEALL AND STANLEY ADDITION AND PART OF
LOT 5, BLOCK 2, J.B. MOORMAN'S SUBDIVISION AND
CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL)
DISTRICT; MUHAMMED POLANI, LOXDON GROUP, INC., OWNER
AND UNDERWOOD DRAFTING & SURVEYING, INC., SURVEYOR
(208 WEST McLAIN STREET)

APPROVE FINAL PLAT
POLANI ADDITION
(208 W. McLAIN ST)

The City Council approved the Final Plat of the Polani Addition, a 0.824 acre tract, located at 208 West McLain Street. The property is currently zoned R-6 (Single Family Residential) District. The owner would like to plat the property into two lots, keeping one with the existing house and constructing a duplex on the other lot.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

REPLAT OF USOW SHERMAN ADDITION, PHASE TWO,
CONSISTING OF 3.896 ACRES BEING PART OF THE F.W.
McGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S.
McGLOTHLIN SURVEY, ABSTRACT NO. 808 AND CURRENTLY
ZONED C-2 (GENERAL COMMERCIAL) DISTRICT AND R-6
(SINGLE-FAMILY RESIDENTIAL) DISTRICT; USOW, LLC, OWNER
AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (2450 AND
2522 NORTH FRISCO ROAD)

APPROVE REPLAT
USOW SHERMAN
ADDITION
(2450 & 2522 N.
FRISCO RD)

The City Council approved the Replat of USOW Sherman Addition, a 3.896 acre tract, located at 2450 and 2522 North Frisco Road. The property is currently zoned C-2 (General Commercial) District and R-6 (Single-Family Residential) District. The owner would like to plat the property into one lot for commercial development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

FINAL PLAT OF LANGE VETERINARY CLINIC, CONSISTING OF
1.010 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT 763, AND
CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT; G
AND S INVESTING, LLC, OWNER, PRESTON TRAIL LAND
SURVEYING, LAND SURVEYOR (2103 WEST HOUSTON STREET)

APPROVE FINAL PLAT
LANGE VETERINARY
CLINIC
(2103 W. HOUSTON ST)

The City Council approved the Final Plat of Lange Veterinary Clinic, a 1.010 acre tract, located at 2103 West Houston Street. The property is currently zoned C-2 (General Commercial) District. The

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property owner would like to plat the property into one lot for commercial development.

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

CONSENT AGENDA, SUBJECT TO THE STAFF REVIEW LETTER.

COUNCIL COMMENTS

CONGRATULATIONS TO POLICE OFFICERS FOR LIFE SAVING AWARD

Council Member Dobbs thanked Police Officers Kara Peters and Tyler Carroll, for their hard work and saving a life.

CONGRATULATIONS TO POLICE OFFICERS FOR LIFE SAVING AWARD

Council Member Holland also thanked Police Officers Kara Peters and Tyler Carroll.

CINCO DE MAYO EVENT

Council Member Teamann thanked Council Member Henry Marroquin for his part in the Cinco de Mayo event that was recently held downtown.

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Hot Summer Nights will kick off on June 1, 2023, with the Glenn Miller Orchestra. Sherman's signature summer event, held on Thursday nights in June and July.
- Parks and Recreation has several camps lined up this summer, including volleyball and basketball. Sign up at ShermanParks.com
- Sherman Main Street's annual "Imagine the Possibilities" tour, will be held on May 25, 2023, at 5:00 p.m. The tour will visit several newly renovated properties in the Central Business District.

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

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

TEX. GOV'T CODE § 551.071 --

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

- a) Receive legal advice regarding mandatory cybersecurity training and related issues

CONGRATULATIONS
TO POLICE OFFICERS
FOR LIFE SAVING
AWARD

CONGRATULATIONS
TO POLICE OFFICERS
FOR LIFE SAVING
AWARD

CINCO DE MAYO
EVENT

ANNOUNCEMENTS

EXECUTIVE SESSION

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

TEXAS GOV'T CODE § 551.089 --

DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY, NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

The Executive Session was not needed.

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ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:41 p.m.

ADJOURNMENT



MAYOR

CITY CLERK