

April 5, 2021

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

CALL TO ORDER

CALL TO ORDER

The Council reviewed the Minutes of the Regular City Council Meeting of March 15, 2021. Council Member Melton moved to approve the Minutes, as presented; Second by Council Member Holland; All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

There were no citizen's comments.

CITIZEN'S COMMENTS

The Council reviewed the Consent Agenda. Council Member Howeth asked to remove Item F-3, entitled “Final Plat Approval of Mora’s Addition, a Replat of the West 104 foot of Lots 21 thru 24, Block 7 of the W.P. Carter’s Addition, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763 also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter’s Addition, located at 1103 and 1105 North Broughton Street,” from the Consent Agenda for consideration in its regular order of business.

CONSENT AGENDA

Council Member Stevenson moved to approve the Consent Agenda, with the exception of Item F-3, which will be considered in its regular order of business; Second by Council Member Steele; All present voted AYE.

FINAL PLAT APPROVAL OF MORA'S ADDITION, A REPLAT OF THE WEST 104 FOOT OF LOTS 21 THRU 24, BLOCK 7 OF THE W.P. CARTER'S ADDITION, BEING 0.239 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 ALSO BEING THE WEST 104 FOOT OF LOTS 21-24, BLOCK 7 OF W.P. CARTER'S ADDITION; M&G HOMEBUILDERS, LLC, OWNER; MARTIN COVARRUBIAS, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (1103 & 1105 NORTH BROUGHTON STREET)

**APPROVE FINAL PLAT
MORA'S ADDITION
(1103 & 1105
N. BROUGHTON ST)
DENIED**

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Council Member Howeth asked to remove Item F-3 from the Consent Agenda for consideration in its regular order of business.

She expressed her concern for this and other additions that are being located on Broughton Street. Rob Rae, Director of Development Services, said the property is supposed to be replated into two lots.

The challenge is that there is an easement and a creek, running through the property. When the applicant filed for the replat, he also initiated the process of getting variances and exceptions for the lot. She said this lot probably isn't deep enough to allow parking in the rear.

She said this will be another situation where there will only be parking in the front, and since they will need enough parking for the number of bathrooms, it will end up being a concrete front yard. She said this is already happening up and down Broughton Street and it is a narrow street.

Council Member Howeth said she has been trying to get the intersection of Broughton and Brockett Streets widened so there is enough room for emergency vehicles, especially fire trucks, to turn the corner.

She said she was not opposed to the development, but was opposed to the way the parking was handled.

Mayor Plyler confirmed that if the driveways faced Richards Street, they would only be able to provide one parking space, therefore the applicant designed the driveways to face Broughton Street. He asked if the staff was concerned about problems with the depth of the lots and widening the street.

Mr. Rae said it was a concern to the staff, especially on the 15 foot setback. The reason for a 20 or 25 foot setback is to have room for the parking. In this case, the option is to provide a circle drive and a different combination of the three or four spaces that are required per lot. He said it is a difficult situation compared to the other houses that front on Broughton Street.

Council Member Howeth said one Planning and Zoning Commission Member did express concern that this will become a "concrete front yard." She would like at least some greenspace in the front yard. She added that she was happy about the development in this area, but was concerned about the amount of concrete that would be placed in the front yard, and the difficulty of vehicles traveling this street because of its width.

Mayor Plyler asked about the Planning and Zoning Commission vote on the issue. Mr. Rae said they tabled it because the Site Plan they submitted was not detailed enough for them to make a decision. The applicant will appear at the April 20, 2021, P&Z Meeting to clarify their Site Plan. Council Member Howeth said

she would like to see the circular drive before she approves the request.

Ryan Pittman, Attorney, explained that this request would be subject to the 30-day “shock clock,” and unless the applicant is at the meeting and requests that it be tabled, the Council would have to act on it tonight.

Robby Hefton, City Manager, verified that if they vote against the Final Plat tonight, the applicant would have to start over with the Planning and Zoning Commission, and bring another Plat forward.

Council Member Steele confirmed that if it was only one lot, they could face Richards Street, and meet the setback requirements. Council Member Howeth said Richards Street is not a busy street.

ACTION TAKEN.

Motion by Council Member Howeth to deny the Final Plat of Mora’s Addition, located at 1103 and 1105 North Broughton Street, as presented. Second by Council Member Melton.

VOTING AYE: Holland, Howeth, Melton, Steele.

VOTING NAY: Stevenson.

MOTION CARRIED TO DENY.

Mayor Plyler introduced Ordinance No. 6367 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 24.415 ACRES GENERALLY LOCATED EAST OF U.S. HWY 75, SOUTH OF PARK STREET AND ALONG EAST SHERMAN STREET, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN’S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN’S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6367
ANNEXATION
THREE OAKS
PHASE 2

Clint Philpott, Assistant City Manager, said this annexation for 24 acres is requested by the property owner. His subdivision plan is for 85 lots, and it will include water, sewer, and street extensions. The developer is following the City’s subdivision ordinance.

COUNCIL MINUTES – APRIL 5, 2021

No citizens appeared before the City Council to discuss Ordinance No. 6367.

Mayor Plyler introduced Ordinance No. 6368 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 RENEW A SPECIFIC USE PERMIT TO ALLOW NEW AND USED TIRE SALES AND REPAIR, GENERAL MAINTENANCE WITH ALIGNMENTS AND OIL CHANGES IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 207 AND 209 SOUTH DEWEY AVENUE, BEING 1.091 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963 DESCRIBED AS LOTS 3, 4 AND PART OF LOT 5 INCLUDING THE ALLEY LYING BETWEEN LOTS 3 AND 4, BLOCK 3, J.P. LOVING'S 2ND ADDITION (MIGUEL A. AVALOS, OWNER; MIGUEL AVALOS, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

**ORD 6368
RENEWAL OF SUP
TIRE SALES &
REPAIR
(207 & 209 DEWEY
AVENUE)**

Mr. Rae said this Specific Use Permit was approved on March 16 2020, for a 12 month period. He said he had met with the requestor, who has done everything the City has asked, including keeping the site clean, and has installed a 6-foot perimeter fence.

They have received one complaint about noise, and two citizens spoke at the last Planning and Zoning Commission Meeting in support of the business.

The Planning and Zoning Commission voted to approve the SUP, with no conditions on a timeframe.

No other citizens appeared before the City Council to discuss Ordinance No. 6368.

Mayor Plyler introduced Ordinance No. 6369 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 MULTI-FAMILY RESIDENTIAL COMPLEX (ASPIRE AT SHERMAN APARTMENTS) IN A C-1 (RETAIL BUSINESS) DISTRICT AT 1111 GALLAGHER DRIVE, BEING LOT 1, BLOCK 1, JACKSON WALKER ADDITION, BEING A REPLAT OF ALL OF LOT 7, BLOCK 1, GLECKLER PLAZA ADDITION AND ALL OF LOTS 5 & 6, BLOCK 1, OF THE PARTIAL REPLAT OF GLECKLER PLAZA ADDITION (ASPIRE TWO, LLC, OWNER; RYAN JOHNSON, REPRESENTATIVE; COVENANT DEVELOPMENT, DEVELOPER; CROSS ARCHITECTS, ARCHITECT; CROSS ENGINEERING CONSULTANTS, CIVIL ENGINEER; LEE ENGINEERING, CIVIL ENGINEER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE

**ORD 6369
SUP FOR MULTI-
FAMILY APARTMENTS
(1111 GALLAGHER
DR)**

COUNCIL MINUTES – APRIL 5, 2021

GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Mr. Rae said this is a Specific Use Permit for a multi-family complex with 234 units, in a C-1 District.

The Planning and Zoning Commission approved this SUP. There were three letters of objection, and two people spoke at the Planning and Zoning Meeting, one in favor and one with an objection.

Ryan Johnson, 5523 W. Houston Street

Mr. Johnson appeared representing Covenant Development, and said they have been working for almost a year on this project and the demolition of the old Medical Plaza Hospital is now complete. The development will be a more productive use of the property.

No other citizens appeared before the City Council to discuss Ordinance No. 6369.

Mayor Plyler introduced Ordinance No. 6370 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 ATHLETIC FIELD (OUTDOOR COMMERCIAL AMUSEMENT) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/(COLLEGE PARK) OVERLAY DISTRICT AT 1360 EAST LEWIS STREET, BEING LOTS 1-3, BLOCK 4, LUCKETT PARK ADDITION, AND LOTS 4-6, BLOCK 4, MILDRED HEIGHTS ADDITION (THE BOYS AND GIRLS CLUB OF SHERMAN, INC., OWNER; TODD YOUNG, YOUNG ENTERPRISES, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

**ORD 6370
SUP FOR ATHLETIC
FIELD
(1360 E. LEWIS ST)**

Mr. Rae said this is a Specific Use Permit for an Athletic Field for the Boys and Girls Club, in an R-1 District. They are proposing to build a seven-on-seven football field, with soccer fields.

At the City Council Meeting on March 1, 2021, they abandoned the alley that separated the property, so the entire site is included. The Planning and Zoning Commission recommended approval of the SUP.

No citizens appeared before the City Council to discuss Ordinance No. 6370.

Mayor Plyler introduced Ordinance No. 6371 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, REPEALING ORDINANCE NO. 6358, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW (72) PATIO

**ORD 6371
SUP FOR PATIO
HOMES
(2100 BLOCK OF
W. MOORE ST)**

HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 2100 BLOCK OF WEST MOORE STREET, LOTS 1-19, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-22, BLOCK F AND LOTS 1-22, BLOCK G OF THE PROPOSED THE GROVE ADDITION (SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this ordinance is to amend a Specific Use Permit that was approved by the City Council on February 1, 2021, to allow 48 patio homes. The developer would like to increase that to 72 patio homes. He has also provided over 14 acres to dedicate to the City for open space.

The Planning and Zoning Commission recommended approval of the SUP.

No citizens appeared before the City Council to discuss Ordinance No. 6371.

Mayor Plyler introduced Ordinance No. 6372 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 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 4000-4300 BLOCKS OF HUMMINGBIRD DRIVE AND THE 700 BLOCK SWAN RIDGE DRIVE, BEING LOTS 14-38, BLOCK 11, LOTS 1-14, BLOCK 12, LOTS 6-10 AND 16-23, BLOCK 13 OF THE PROPOSED THE PRESERVE ADDITION, PHASE III (WESTAR HOME BUILDERS, OWNER; RON WESTERVELT, REPRESENTATIVE; AND UNDERWOOD DRAFTING SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6372
SUP FOR PATIO
HOMES
(4000-4300 BLOCK
OF HUMMINGBIRD DR
& 700 BLOCK OF SWAN
RIDGE DR)

Mr. Rae said this Specific Use Permit is to allow 50 patio homes in a R-1 District, in The Preserve, Phase III.

The Planning and Zoning Commission recommended approval of the SUP, with one voting against it, due to his concerns about open space.

Ron Westervelt, 1716 Davy Lane, Denison

Mr. Westervelt appeared representing the applicant, and said they originally requested a SUP for 57 patio homes. They are now requesting for 50 patio homes.

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No other citizens appeared before the City Council to discuss Ordinance No. 6372.

Mayor Plyler introduced Ordinance No. 6373 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 AT 213 EAST HILL STREET, BEING 0.172 ACRES OF LAND IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (ROBERTO MERAZ, OWNER; 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 6373
ZONE CHANGE
(213 E. HILL ST)**

Mr. Rae said this request was for a zone change from C-2 to R-1, so the property owner can build a home on the site.

The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6373.

Mayor Plyler introduced Ordinance No. 6374 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 4601 NORTH TRAVIS STREET, BEING 21.799± ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 (BMT GLOBAL LLC, OWNER; HOWARD AKIN, JR., PROSPECTIVE BUYER; HUMPHREYS & PARTNERS ARCHITECTS, LP, ARCHITECT; 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 6374
ZONE CHANGE
(4601 N. TRAVIS ST)**

Mr. Rae said this request was for a zone change from an R-1 District to an R-2 District, to allow the developer to build 260 units at this location.

The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6374.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6367

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF

**ORD 6367
ANNEXATION
THREE OAKS**

SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 24.415 ACRES GENERALLY LOCATED EAST OF U.S. HWY 75, SOUTH OF PARK STREET AND ALONG EAST SHERMAN STREET, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

PHASE 2

Ordinance 6368

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO RENEW A SPECIFIC USE PERMIT TO ALLOW NEW AND USED TIRE SALES AND REPAIR, GENERAL MAINTENANCE WITH ALIGNMENTS AND OIL CHANGES IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 207 AND 209 SOUTH DEWEY AVENUE, BEING 1.091 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963 DESCRIBED AS LOTS 3, 4 AND PART OF LOT 5 INCLUDING THE ALLEY LYING BETWEEN LOTS 3 AND 4, BLOCK 3, J.P. LOVING'S 2ND ADDITION (MIGUEL A. AVALOS, OWNER; MIGUEL AVALOS, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6368
RENEWAL OF SUP
TIRE SALES &
REPAIR
(207 & 209 DEWEY
AVENUE)

Council Member Steele looked at the previous minutes where this Specific Use Permit was granted and it addressed keeping the facility clean and screening through the current fence. He asked if there was any requirement that they screen the existing fence that faces the street.

He thought that was what needed to be screened. He did not feel they were keeping all their items screened. He said there was a food trailer, tires, and a used car on the property that were not screened behind the property. He did say it looked better than it did prior to their business locating there. He felt the chain link fence needed to be screened too.

Mr. Rae said he would review the original conditions and if that was what was required, they will contact the owner. Mr. Hefton said the questions are, is there a current requirement, absent something in a staff review letter, that would require businesses in general to provide this type of screen.

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Secondly, what was the discussion about this a year ago. He said he reviewed the original minutes and there was a discussion about screening next to the residential property. He asked, if it wasn't specified then, are they able to add screening to the front, in this Specific Use Permit. Mr. Rae said the Council could add a condition to the Specific Use Permit.

Council Member Steele felt they had "made their point" with these owners, and they have made some improvements to make the site look better. He felt there were many similar businesses that were in violation of this requirement.

He referenced one business that added screening to their chain link fence so the items stored couldn't be seen from the street. He felt the City needed to be consistent in what is allowed.

Mr. Rae said the ordinance does include the requirement that no outdoor storage be visible from the street, so it can be enforced.

Council Member Howeth felt this applicant had done a nice job of keeping the area picked up and looking neat. She felt that "screening" didn't just mean a fence. It might include the plastic slatting that actually hides what is inside the fence. Mr. Rae verified that a chain link fence is "not good enough" for the type of screening that the Council wants.

Council Member Stevenson felt that the ordinance should define "screening" a little bit better.

Ordinance 6369

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A MULTI-FAMILY RESIDENTIAL COMPLEX (ASPIRE AT SHERMAN APARTMENTS) IN A C-1 (RETAIL BUSINESS) DISTRICT AT 1111 GALLAGHER DRIVE, BEING LOT 1, BLOCK 1, JACKSON WALKER ADDITION, BEING A REPLAT OF ALL OF LOT 7, BLOCK 1, GLECKLER PLAZA ADDITION AND ALL OF LOTS 5 & 6, BLOCK 1, OF THE PARTIAL REPLAT OF GLECKLER PLAZA ADDITION (ASPIRE TWO, LLC, OWNER; RYAN JOHNSON, REPRESENTATIVE; COVENANT DEVELOPMENT, DEVELOPER; CROSS ARCHITECTS, ARCHITECT; CROSS ENGINEERING CONSULTANTS, CIVIL ENGINEER; LEE ENGINEERING, CIVIL 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.

Council Member Melton asked if this apartment complex was open to anyone. Mr. Johnson verified that it is open to anyone.

Ordinance 6370

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE

ORD 6369
SUP FOR MULTI-
FAMILY APARTMENTS
(1111 GALLAGHER
DR)

ORD 6370
SUP FOR ATHLETIC
FIELD
(1360 E. LEWIS ST)

PERMIT TO ALLOW AN ATHLETIC FIELD (OUTDOOR COMMERCIAL AMUSEMENT) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/(COLLEGE PARK) OVERLAY DISTRICT AT 1360 EAST LEWIS STREET, BEING LOTS 1-3, BLOCK 4, LUCKETT PARK ADDITION, AND LOTS 4-6, BLOCK 4, MILDRED HEIGHTS ADDITION (THE BOYS AND GIRLS CLUB OF SHERMAN, INC., OWNER; TODD YOUNG, YOUNG ENTERPRISES, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Ordinance 6371

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, REPEALING ORDINANCE NO. 6358, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW (72) PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 2100 BLOCK OF WEST MOORE STREET, LOTS 1-19, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-22, BLOCK F AND LOTS 1-22, BLOCK G OF THE PROPOSED THE GROVE ADDITION (SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6371
SUP FOR PATIO
HOMES
(2100 BLOCK OF
W. MOORE ST)

Council Member Melton said she thought the staff was going to present an ordinance for patio homes. But Ordinance Nos. 6371 and 6372 both deal individually with patio homes. Council Member Steele agreed saying they were spending a lot of time and effort on patio homes, when that's what the market wants.

Mr. Rae said the staff was in the process of updating the patio home ordinance, and has met with the Planning and Zoning Commission Subcommittee in March 2021.

A recommendation will be on the Planning and Zoning Commission's agenda on April 20, 2021. Then a draft ordinance will be presented to the City Council for consideration in May 2021.

Council Member Stevenson verified that a patio home can be a minimum lot size width of 40 feet, or anything larger. There is no maximum size. Council Member Stevenson verified that if the lot size was 60 feet, they would be able to fit within an R-1 or SF-1 District.

Council Member Melton verified that the lot size for the patio homes under Ordinance 6371 is 50 feet, and for Ordinance 6372 it is 60 feet.

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Mr. Rae said the developers on these projects are looking for exceptions for the setbacks to allow their builder to develop on the property.

Council Member Steele verified that the new patio home ordinance will address both the lot size and the setback.

Council Member Melton asked where the driveways would be located under Ordinance 6371. Mr. Rae said the driveways will be front-facing, but will not be facing Moore Street.

Ordinance 6372

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 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 4000-4300 BLOCKS OF HUMMINGBIRD DRIVE AND THE 700 BLOCK SWAN RIDGE DRIVE, BEING LOTS 14-38, BLOCK 11, LOTS 1-14, BLOCK 12, LOTS 6-10 AND 16-23, BLOCK 13 OF THE PROPOSED THE PRESERVE ADDITION, PHASE III (WESTAR HOME BUILDERS, OWNER; RON WESTERVELT, REPRESENTATIVE; AND UNDERWOOD DRAFTING SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6372
SUP FOR PATIO
HOMES
(4000-4300 BLOCK
OF HUMMINGBIRD DR
& 700 BLOCK OF SWAN
RIDGE DR)

Ordinance 6373

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 AT 213 EAST HILL STREET, BEING 0.172 ACRES OF LAND IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (ROBERTO MERAZ, OWNER; 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 6373
ZONE CHANGE
(213 E. HILL ST)

Ordinance 6374

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 4601 NORTH TRAVIS STREET, BEING 21.799± ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 (BMT GLOBAL LLC, OWNER; HOWARD AKIN, JR., PROSPECTIVE BUYER; HUMPHREYS & PARTNERS ARCHITECTS, LP, ARCHITECT; 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 6374
ZONE CHANGE
(4601 N. TRAVIS ST)

Council Member Melton verified that the traffic from this site will come out onto Travis Street. Mr. Rae said there would be one point of ingress and egress from the site.

Council Member Melton asked if there was a plan to widen Travis Street in the near future. Mr. Hefton said there is a list of Texas Department of Transportation projects for the next 30 years, and it is on the list, but not at the top of the list.

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance Nos. 6367, 6368, 6369, 6370, 6371, 6372, 6373, and 6374, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6725 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PLUMMER ASSOCIATES, INC. FOR THE POST OAK WASTEWATER TREATMENT PLANT CONDITION ASSESSMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PLUMMER ASSOCIATES, INC. FOR ENGINEERING SERVICES FOR THE POST OAK WASTEWATER TREATMENT PLANT CONDITION ASSESSMENT.

**RES 6725
POST OAK WWTP
CONDITION
ASSESSMENT**

Tom Pruitt, Utility Engineer, said this contract is for a Condition Assessment on the Post Oak Wastewater Treatment Plant, and will include the anaerobic digesters, lagoon liners, trickling filters, Primary Clarifier #3, the electrical power system, the bar screens, and the blower building.

The assessment will not include the aeration basins, Primary Clarifier #1 and #2, and the biological clarifiers. These items were recently renovated or are currently under rehabilitation.

With approval, the engineering proposals should be complete by December 17, 2021.

Council Member Melton asked for additional clarification. Mr. Pruitt said the engineers will evaluate the Wastewater Treatment Plant, looking at structures and mechanisms, determine how well it works, and prioritize what is needed for future growth or failure of the system.

Council Member Melton questioned that the City was going to spend \$200,000 for someone to determine “what could happen” and what the City would need to do if it does happen. Mr. Pruitt said it was a very detailed look into the system and the structure.

Mayor Plyler asked if they would take into account the future capacity that would be needed for projects already approved. Mr. Pruitt said they would look at population projections, but would not look at where Sherman is growing.

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Mr. Hefton said the City's Utility Master Plan will address where the City is growing. Council Member Howeth verified that this is an assessment, not a Master Plan. Council Member Melton confirmed that the City has never done this type of condition assessment before.

Mr. Philpott said the City has plant staff that has an idea of what needs to be replaced, but they don't have the time to perform an in-depth, detailed plan as to what needs to be replaced and at what time.

Council Member Melton confirmed that any projects needed would not necessarily be done by the same people doing the assessment. Mr. Philpott said each project would be based on the company that "was the right fit" for the project. They are not guaranteed any projects that might be needed. He added that the reason for the planning now is because of the amount of growth that Sherman is experiencing.

Mr. Hefton said this is not being done for power redundancy, because of the recent power loss. That will be done at the next Council Meeting.

Council Member Holland asked if City staff would be able to perform this type of assessment in the future. Mr. Philpott, said it is possible, but the benefit to having an outside company do it is that they see how other plants operate, and what problems those plants have. It's good to have an expert with fresh ideas.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution No. 6725, as presented. Second by Council Member Stevenson.
VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson.
VOTING NAY: None.
MOTION CARRIED.

RESOLUTION NO. 6726 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PARKHILL, SMITH & COOPER, INC. DBA PARKHILL FOR ENGINEERING SERVICES FOR THE WATER SYSTEM EMERGENCY BACKUP POWER PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PARKHILL, SMITH & COOPER INC., DBA PARKHILL FOR ENGINEERING SERVICES FOR THE WATER SYSTEM EMERGENCY BACKUP POWER PROJECT.

**RES 6726
WATER SYSTEM
EMERGENCY
BACKUP POWER
PROJECT**

Mr. Pruitt said this contract would initiate services for the Water Treatment Plant's emergency backup generator, which is in direct response to the February 2021 power outage.

The proposed services will include backup power for the Water Treatment Plant and the Raw Water Pump Station at Lake Texoma. With approval, the contract should be completed by September 31, 2021.

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Council Member Melton asked if they found out why the electricity was turned off. If they knew why the power was turned off, that might solve the problem. There are dual feeds to the facility, and she asked why would the City need to spend the money for this project.

Mr. Pruitt said both power sources were down during the bad weather. Council Member Steele said there could be a storm, a disaster, or anything that could knock out the power. She questioned whether or not it would knock out both feeds. Mr. Hefton said that pump station is so crucial, and they must be able to rely on backup power, if there is a power outage. He said otherwise, damage could be in the “tens of millions of dollars.”

Council Member Melton felt the City staff should be able to say what is needed, instead of hiring a professional company. Mr. Hefton said the staff did not have that expertise.

Mayor Plyler said it is very complicated and should be assessed by a professional. Council Member Melton felt the assessment was for something “that could happen.”

Council Member Stevenson said he understood that, but after losing water and power, he felt the citizens would be willing to pay for the services, not to have that happen again. Mayor Plyler said there were many citizens that depend on power for medical devices and they owe it to the citizens to make sure it doesn't happen again.

Mr. Hefton said there would be additional agenda items for the Council's consideration on construction and implementation of the proposed projects.

Council Member Melton said she wasn't against that, and didn't want to go through that situation again, but felt that City employees should know what it would take to prevent that from happening.

Mr. Pruitt felt this was one of the most efficient ways to assure water. There will not be emergency power to each well site, but in the event of another water/power failure, the valves will be open and the Water Plant will provide water to the entire City.

Council Member Howeth said the City should never have been on the cutoff list for power. Mayor Plyler said the City should not have been on the list, but he wasn't willing to “take a chance” on it.

Mr. Hefton said the City is looking at all types of power coming into the plant, where it comes from and how the dual feeds get switched over. This is not piecemeal, but they are looking at the entire power coming into the plant, and how it will be managed.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution No. 6726, as presented. Second by Council Member Steele.

COUNCIL MINUTES – APRIL 5, 2021

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson.
VOTING NAY: None.
MOTION CARRIED.

OTHER BUSINESS

**RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN
ECONOMIC DEVELOPMENT CORPORATION PRESIDENT KENT
SHARP**

Mayor Plyler said Ken Sharp, Sherman Economic Development Corporation President, was called away on business, so this agenda item will be postponed.

**SEDCO QUARTERLY
PROGRESS REPORT**

**FINAL PLAT APPROVAL OF LLOYD PLYLER ADDITION, BEING
19.950 ACRES IN THE SAMUEL M. McGLOTHLIN SURVEY,
ABSTRACT NO. 811; LLOYD PLYLER CONSTRUCTION, LLC.,
OWNER; AND UNDERWOOD DRAFTING AND SURVEYING,
SURVEYOR (2300-2600 BLOCKS OF GRAYSTONE ROAD AND
THE 3200-3500 BLOCKS OF NORTH FRISCO ROAD)**

Mayor Plyler said for transparency purposes, he was abstaining from the vote.

**APPROVE FINAL PLAT
LLOYD PLYLER
ADDITION
(2300-2600 BLOCKS
OF GRAYSTONE RD
& 3200-3500 BLOCKS
OF N. FRISCO RD)**

Mr. Rae said this item was for Final Plat approval for 13 lots, between one to one-and-a-half acres, off of Graystone Road. The Planning and Zoning Commission approved the item through the Consent Agenda.

Council Member Melton confirmed that the property is zoned C-2, and the owner would like to plat the property into thirteen lots for commercial development. There is no zone change requested.

ACTION TAKEN.

Motion by Council Member Howeth to approve the Final Plat of Lloyd Plyler Addition, located in the 2300 to 2600 blocks of Graystone Road and the 3200 to 3500 blocks of North Frisco Road, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Steele, Stevenson.

VOTING NAY: Melton.

ABSTAIN: Plyler

MOTION CARRIED.

**REPLAT APPROVAL OF ALL OF LOT 7, THE EAST 20 FT. OF LOT
9 AND THE WEST 10 FT. OF LOT 5, BLOCK B, ED MOORE'S FAIR
GROUND ADDITION, BEING 0.288 ACRES IN THE SAMUEL
BLAGG SURVEY, ABSTRACT NO. 56, BEING ALL OF LOT 7 AND
THE EAST 20 FOOT OF LOT 9 AND THE WEST 10 FOOT OF LOT
5, BLOCK B, ED MOORE'S FAIR GROUND ADDITION;
HERIBERTO GARCIA, OWNER; AND HELVEY-WAGNER
SURVEYING, INC., SURVEYOR (420 & 422 WEST TENNESSEE
STREET)**

The City Council approved the Replat of Lot 7, the east 20 feet of Lot 9 and the west 10 feet of Lot 5, Block B, in the Ed Moore's Fair Ground Addition, located at 420 and 422 West Tennessee Street.

**APPROVE REPLAT
ED MOORE'S FAIR
GROUND ADDITION
(420 & 422 W.
TENNESSEE ST)**

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The property is zoned an R-1 (One Family Residential) District, and the owner would like to Replat the property into two 50 foot wide lots for residential development.

The Planning and Zoning Commission recommended that the Replat be approved, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF OBARA AND ODWESSO ADDITION, BEING 1.01 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 652; PETER OBARA AND PAUL ODWESSO, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (1331 WEST MOORE STREET)

The City Council approved the Final Plat of Obara and Odwesso Addition, located at 1331 West Moore Street.

APPROVE FINAL PLAT
OBARA & ODWESSO
ADDITION
(1331 W. MOORE ST)

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

The Planning and Zoning Commission recommended that the Final Plat be approved, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF LOTS 14, 16 & THE W/2 OF 12, A.R. LOVING'S ADDITION, BEING ALL OF LOTS 14 & 16 AND THE WEST 2' OF LOT 12 OF A R LOVING'S ADDITION; THOMAS L. SHIELDS, OWNER; PAUL TERRELL, REPRESENTATIVE, NBS DRAFTING AND DESIGN, DRAFTSMAN AND COPLEY LAND SURVEYING, SURVEYOR (323, 325, 329, 331 AND 333 W. JONES STREET)

The City Council approved the Replat of Lots 14, 16 and the W/2 of 12, in the A.R. Loving's Addition, located at 323, 325, 329, 331, and 333 West Jones Street.

APPROVE REPLAT
A.R. LOVING'S
ADDITION
(323, 325, 329, 331 &
333 W. JONES ST)

The property is zoned a C-2 (General Commercial) District and located in the Central Business District. The owner would like to Replat the property into three lots for commercial and residential development.

The Planning and Zoning Commission recommended that the Replat be approved, subject to the Staff Review Letter.
CONSENT AGENDA.

CONSIDER REQUEST OF THE 2021 EARTH DAY PLANNING COMMITTEE TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE "TEXOMA EARTH DAY RECYCLING EVENT" ON SATURDAY, APRIL 17, 2021

The City Council approved the request of the 2021 Earth Day Planning Committee to temporarily close certain streets for the "Texoma Earth Day Recycling Event" on April 17, 2021.

CLOSE STREETS FOR
EARTH DAY
(APRIL 17, 2021)

The event will be held on the Municipal Building Grounds from 9:00 a.m. until 1:00 p.m. The City will provide delivery and pick up of cones and barricades for street closures around the

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Municipal Building and North Municipal Building Parking Lot closure, from 7:00 a.m. until 1:30 p.m.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF THE GROVE ADDITION, BEING 56.650 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (2100 BLK. WEST MOORE STREET)
The City Council approved the Final Plat of The Grove Addition, located in the 2100 block of West Moore Street.

APPROVE FINAL PLAT
GROVE ADDITION

The property is zoned an R-1 (One Family Residential) District. An exception was approved January 12, 2021 to allow six lots to have less than 60 foot lot widths. The layout of the plat changed since it was approved and the owner requested an amendment to the exception to allow eleven lots to have less than 60 foot lot widths to Plat the property into 193 residential lots.

The Planning and Zoning Commission recommended that the Final Plat be approved, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA ADDITION, BEING 3.381 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT B OF THE TAYLOR PLAZA ADDITION; ALTONA, INC., OWNER; GFM ARCHITECTURE, ARCHITECT, ARRIS CONSULTING, ARCHITECT; AND UNDERWOOD DRFTING AND SURVEYING, SURVEYOR (729 EAST TAYLOR STREET)

APPROVE REPLAT
ALTONA'S REPLAT
(729 E. TAYLOR ST)

The City Council approved a Replat of Altona's Replat of Lot B, in the Taylor Plaza Addition, located at 729 East Taylor Street.

The property is zoned a C-2 (General Commercial) District and an M-1 (Light Manufacturing) District. The owner would like to Replat the property into two lots for commercial development of HTeaO, an iced tea business.

The Planning and Zoning Commission recommended that the Replat be approved, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF THE PRESERVE, PHASE III, BEING 16.393 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; WESTAR HOME BUILDERS, OWNER; RON WESTERVELT, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (4000-4300 BLOCKS HUMMINGBIRD DRIVE AND 700 BLOCK SWAN RIDGE DRIVE)

APPROVE FINAL PLAT
THE PRESERVE,
PHASE III
(4000-4300 BLOCKS
HUMMINGBIRD DR
& 700 BLOCK OF
SWAN RIDGE

The City Council approved the Final Plat of The Preserve, Phase III, located in the 4000 to 4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive.

The property is zoned an R-1 (One Family Residential) District. The owner would like to Plat the property into 57 lots for residential development.

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The Planning and Zoning Commission recommended that the Final Plat be approved, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF TEXOMA RENTALS ADDITION, BEING A REPLAT OF LOTS 13, 14, 15, 16, 17, 18 AND 19, BLOCK 5. W. ELLIOTT'S ADDITION, BEING LOTS 13, 14, 15, 16, 17, 18 & 19, BLOCK 5, W. ELLIOTT'S ADDITION; TEXOMA RENT HOUSE LLC, OWNER, AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (608 SOUTH THROCKMORTON STREET)

The City Council approved the Replat of Texoma Rentals Addition, located at 608 South Throckmorton Street.

The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development.

The Planning and Zoning Commission recommended that the Replat be approved, subject to the Staff Review Letter.
CONSENT AGENDA.

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

GROWTH IN SHERMAN

Council Member Stevenson said, at tonight's meeting alone, they approved 123 single-family residences, and 500 multi-family units. Sherman is growing rapidly and is a smart City.

BOYS AND GIRLS CLUB ATHLETIC FIELD

Deputy Mayor Holland recognized the group putting together the Athletic Field for the Boys and Girls Club. He said it was really needed.

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The Sherman Farmers Market will open for the season on April 10, 2021, with a host of home-grown vendors offering all sorts of local food and crafts. It's held each Saturday morning starting at 9:00 a.m. at the corner of Crockett and Houston streets.
- Downtown Sherman Now will host a huge sidewalk sale around the Courthouse Square on April 24, 2021. The event will begin at 9:00 a.m.
- "Craft the Night Away" will be held on June 19, 2021 and is one of Sherman's largest gatherings of the year. This year they will also host a fiddling contest during the event.

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

**APPROVE REPLAT
TEXOMA RENTALS
ADDITION
(608 S.
THROCKMORTON ST)**

MEDIA QUESTIONS

**GROWTH IN
SHERMAN**

**BOYS & GIRLS
CLUB ATHLETIC
FIELD**

ANNOUNCEMENTS

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 REGARDING THE CITY'S RESPONSE TO SEVERE WEATHER THAT OCCURRED IN FEBRUARY 2021

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

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TEX. GOV'T CODE § 551.089 --
DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS
RELATING TO INFORMATION RESOURCES TECHNOLOGY,
NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT
OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF
SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR
SECURITY DEVICES

There was no need for an Executive Session at this meeting.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:00 p.m.

ADJOURNMENT

MAYOR

CITY CLERK