

STATE OF TEXAS

§

March 18, 2019

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 March 18, 2019.

MEMBERS PRESENT:

MAYOR DAVID PLYLER; DEPUTY MAYOR SHAWN TEAMANN.
COUNCIL MEMBERS HOLLAND, MELTON, STEELE, STEVENSON.

MEMBERS ABSENT:

COUNCIL MEMBER HOWETH.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance was led by Anthony Vellotti and Preston Velotti, Cub Scout, Pack #7, and the Invocation was given by Council Member Sandra Melton.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of March 4, 2019. Council Member Melton moved to approve the Minutes, as presented; Second by Deputy Mayor Teamann. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 6184 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 A 9.758 ACRE TRACT OF LAND ON WEST WASHINGTON STREET, WEST OF F.M. 1417 (HERITAGE PARKWAY), ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION; PROVIDING FOR A MUNICIPAL SERVICE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6184
ANNEXATION
W. WASHINGTON ST.

Brandon Shelby, City Attorney, said this annexation ordinance relates to the two public hearings that were held at the last City Council Meeting. This is a residential development and the annexation was requested by the property owner. The property will come into the City as R-1 zoning.

No citizens appeared before the City Council to discuss Ordinance No. 6184.

Mayor Plyler introduced Ordinance No. 6185 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT "NO PARKING" SIGNS RESTRICTING PARKING ALONG THE NORTH AND SOUTH SIDES OF WEST HOUSTON STREET (S.H.

ORD 6185
NO PARKING SIGNS
(W. HOUSTON ST.)

56) FROM FRIENDSHIP ROAD TO RIDGEVIEW ROAD WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY.

Clint Philpott, Director of Engineering, said the City has received complaints and has some safety concerns about vehicles parking on both sides of S.H. 56, on the shoulders.

The staff recommends the installation of “no parking” signs along this stretch of the highway. The Texas Department of Transportation requires a City ordinance before they will approve the location of the signs.

No citizens appeared before the City Council to discuss Ordinance No. 6185.

Mayor Plyler introduced Ordinance No. 6186 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED “ZONING ORDINANCE”, AT EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, ADDING A NEW SECTION 6.11 TO BE ENTITLED “PD (PLANNED DEVELOPMENT) DISTRICT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6186
ZONING ORDINANCE
PLANNED
DEVELOPMENT
DISTRICT

Robby Hefton, City Manager, said several months ago the City received interest from developers in developing large tracts of land, hundreds of acres at a time. From a development standpoint, the City has not been in that position before.

After discussion, the staff decided to incorporate a tool called “Planned Unit Development” to be able to work with these developers. Since this was a new area, the staff wanted to hire Halff Associates, Inc. to address these issues and prepare the appropriate ordinances. These ordinances are a result of that work, done in conjunction with the staff.

He said Ordinance Nos. 6186, 6187, and 6188 all deal with the Planned Unit Development, and he recommended considering approval of these ordinances together.

Scott Shadden, Director of Development Services, said the Planning and Zoning Commission appointed a subcommittee to work with Halff Associates to develop the regulations. The recommendation was then approved by the entire Commission and recommended to the City Council. The Planned Unit Development would deal with large developments, over 200 acres.

Mark Dennis, Senior Project Manager, Halff Associates, Inc.

Mr. Dennis discussed the benefits of a Planned Unit Development for a City, including its consistency with the Comprehensive Plan and its transparent fee structuring for the

developer. He said it streamlines the development of large tracts of land and allows for increased flexibility to encourage design creativity. The application submission process would have a targeted review process with multiple levels of plan review.

Jordan Maddox, Senior Planner , Halff Associates, Inc.

Mr. Maddox discussed the Development Plan, which would be specific to Sherman. It contains all the standards for compliance and ensures a level of consistency. It includes the types of uses and how they will integrate together. This plan would come up through the staff, be reviewed by the Planning and Zoning Commission, and would be approved by the City Council.

The Conceptual Plan is the broad based, land use, circulation plan and would come to the Council through the various projects. The Detailed Site Plan would include precise locations and uses, and integrated detail.

Mr. Hefton said this process of planning and managing planned developments is long-term, and most of the developments will take years to “build out.” As part of the evaluation process, he said the staff does plan to use Halff Associates, as a third party resource, to help evaluate the applications as they are received.

The structure of these planned developments was designed with the elements that were wanted for Sherman, and they will help determine if the applications comply with the ordinance and the desire of what is wanted in the community.

No citizens appeared before the City Council to discuss Ordinance No. 6186.

Mayor Plyler introduced Ordinance No. 6187 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED “SUBDIVISION REGULATION”, EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 26, ENTITLED, “MODIFICATION OF DESIGN REQUIREMENTS, MINIMUM IMPROVEMENTS AND SUBDIVISION REGULATIONS”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6187
SUBDIVISION
REGULATIONS
DESIGN
REQUIREMENTS

No citizens appeared before the City Council to discuss Ordinance No. 6187.

Mayor Plyler introduced Ordinance No. 6188 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ENTITLED “BUILDING REGULATIONS”, ARTICLE 3.14, ENTITLED “PERMIT, DEVELOPMENT AND

ORD 6188
BUILDING
REGULATIONS
FEES

COUNCIL MINUTES – MARCH 18, 2019

REGISTRATION FEES”, AT SECTION 3.14.009, ENTITLED “ZONING REQUEST FEES”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

No citizens appeared before the City Council to discuss Ordinance No. 6188.

Mayor Plyler introduced Ordinance No. 6189 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED “ZONING ORDINANCE”, EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, AT SECTION 11, ENTITLED “SCHEDULE OF FEES, CHARGES AND EXPENSES”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

**ORD 6189
ZONING FEES**

Mr. Shadden said Ordinance Nos. 6189, 6190, 6191, and 6192 all update the fee schedule and consolidate all fees into one schedule.

No citizens appeared before the City Council to discuss Ordinance No. 6189.

Mayor Plyler introduced Ordinance No. 6190 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED “SUBDIVISION REGULATION”, EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 5, ENTITLED “PRELIMINARY PLAT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

**ORD 6190
SUBDIVISION
REGULATIONS
PRELIMINARY PLATS**

No citizens appeared before the City Council to discuss Ordinance No. 6190.

Mayor Plyler introduced Ordinance No. 6191 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED “SUBDIVISION REGULATION”, EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 6, ENTITLED “FINAL PLAT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

**ORD 6191
SUBDIVISION
REGULATIONS
FINAL PLATS**

No citizens appeared before the City Council to discuss Ordinance No. 6191.

Mayor Plyler introduced Ordinance No. 6192 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE

**ORD 6192
SUBDIVISION
REGULATIONS
REPLATTING**

OF ORDINANCES, ENTITLED "SUBDIVISION REGULATION", EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 8, ENTITLED "REPLATTING"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

No citizens appeared before the City Council to discuss Ordinance No. 6192.

Mayor Plyler introduced Ordinance No. 6193 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, SECTION 6.8.3, "COLLEGE PARK OVERLAY DISTRICT", AT SUBSECTION (4)(F); PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6193
ZONING ORDINANCE
COLLEGE PARK
OVERLAY DISTRICT

Mr. Shadden said recently the staff was asked to review the College Park Overlay District, specifically the requirement for overhead doors and front entry garages.

After review by the subcommittee, they recommended that the City remove the prohibition for overhead doors and front entry garages in the College Park Overlay District. He said there were also letters of support received for removing these prohibitions.

No citizens appeared before the City Council to discuss Ordinance No. 6193.

Mayor Plyler introduced Ordinance No. 6194 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, SECTION 8, ENTITLED "ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS, CERTIFICATES OF ZONING COMPLIANCE, TEMPORARY USE PERMITS, AND SPECIFIC USE PERMITS", AT SUBSECTION (5)(A) TO AMEND THE REQUIREMENTS FOR LIQUOR STORES AND PAWN SHOPS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6194
ZONING ORDINANCE
TYPES OF PERMITS;
LIQUOR STORES &
PAWN SHOPS

Mr. Shadden said during the legal consultation with Allen Taylor, Founding Partner at Taylor, Olson Adkins, Srula and Elam, LLP, he recommended that, in order to comply with the Local Government Code, the City remove pawn shops and liquor stores from the Specific Use Permit list. He also suggested that pawn shops be included in the C-2 zoning list. Ordinance Nos. 6194 and 6195 make these changes.

COUNCIL MINUTES – MARCH 18, 2019

No citizens appeared before the City Council to discuss Ordinance No. 6194.

Mayor Plyler introduced Ordinance No. 6195 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, AT SECTION 6.5, ENTITLED "C-2 (GENERAL COMMERCIAL) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

**ORD 6195
ZONING ORDINANCE
C-2 DISTRICT**

No citizens appeared before the City Council to discuss Ordinance No. 6195.

Mayor Plyler introduced Ordinance No. 6196 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, SECTION 7, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS", AT SUBSECTION (13), ENTITLED "SCREENING DEVICE", TO AMEND THE REQUIREMENTS FOR A SCREENING DEVICE", PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

**ORD 6196
ZONING ORDINANCE
SCREENING DEVICE**

Mr. Shadden said this ordinance is an update to the fencing or screening ordinance, and it clarifies which side of the street is considered the "front" street. As an example, he mentioned Taylor Street across from Fairview Park. The ordinance clarifies how close the fence can be located to the street.

No citizens appeared before the City Council to discuss Ordinance No. 6196.

Mayor Plyler introduced Ordinance No. 6197 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 BOTTLING WORKS FOR B4C DISTILLERY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT AT 5110 MARSHALL STREET, BEING 3.39 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 (PAUL LANE, OWNER; AND BRIAN RODER, APPLICANT); 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 6197
SUP FOR DISTILLERY
(5110 MARSHALL ST.)**

COUNCIL MINUTES – MARCH 18, 2019

Mr. Shadden said this concerns the manufacturing district on Marshall Street. The plan is to bottle alcohol for shipping, which requires a Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6197.

Mayor Plyler introduced Ordinance No. 6198 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 TWO-SIDED NON-DIGITAL, 300 SQUARE FOOT BILLBOARD IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT AT 600 EAST LAMBERTH ROAD, BEING PART OF LOTS 6-8 AND ALL OF LOTS 4 AND 5, BLOCK 4, DR. J.H. CARRWAY'S SUBDIVISION AND A 0.75 ACRE TRACT IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, CONTAINING 5.855 ACRES (REMINGTON SHERMAN AUTOMOTIVE, LLC, OWNERS; BRETT EDMONSON, THE RATLIFF GROUP, LLC, REPRESENTATIVE/ENGINEER; AND NCA PARTNERS, ARCHITECT); 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 6198
SUP FOR TWO-SIDED,
NON-DIGITAL
BILLBOARD
(600 E. LAMBERTH RD.)

Mr. Shadden said this is a request for a billboard at the Chevrolet dealer. The existing billboard is in the process of being removed, and the new one will be located south of the present site. The Board of Adjustment granted a variance for the distance, and they are now asking for the Specific Use Permit for the billboard

No citizens appeared before the City Council to discuss Ordinance No. 6198.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6184

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX A 9.758 ACRE TRACT OF LAND ON WEST WASHINGTON STREET, WEST OF F.M. 1417 (HERITAGE PARKWAY), ADJACENT TO THE SHERMAN CITY LIMIT AND IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION; PROVIDING FOR A MUNICIPAL SERVICE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6184
ANNEXATION
W. WASHINGTON ST.

Ordinance 6185

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT "NO PARKING" SIGNS RESTRICTING PARKING ALONG THE NORTH AND SOUTH SIDES OF WEST HOUSTON STREET (S.H.

ORD 6185
NO PARKING SIGNS
(W. HOUSTON ST.)

56) FROM FRIENDSHIP ROAD TO RIDGEVIEW ROAD WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY.

Ordinance 6186

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", AT EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, ADDING A NEW SECTION 6.11 TO BE ENTITLED "PD (PLANNED DEVELOPMENT) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6186
ZONING ORDINANCE
PLANNED
DEVELOPMENT
DISTRICT

Ordinance 6187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED "SUBDIVISION REGULATION", EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 26, ENTITLED, "MODIFICATION OF DESIGN REQUIREMENTS, MINIMUM IMPROVEMENTS AND SUBDIVISION REGULATIONS"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6187
SUBDIVISION
REGULATIONS
DESIGN
REQUIREMENTS

Council Member Steele asked about the wording in the ordinance that "the subdivision shall be served by an approved water supply." He asked if this meant the subdivision might be served by another water supply instead of the City.

Mr. Philpott said the intent is that any planned development would be served by the City of Sherman, within the City's CCN (Certificate of Convenience and Necessity). However there may be areas that are outside the City's control, as far as the water provider's CCN. If that's the case, water would need to be provided by that CCN, as regulated by the Texas Commission on Environmental Quality.

Minutes amended by Council Member Melton to reflect that she asked about water sales prior to questions being asked (amended at 4/1/2019 Council Mtg)

Council Member Stevenson said that the City would want the development from a planned development, even if they didn't have the water rights. Mr. Philpott said the City can request the rights from the other water supplier, but couldn't guarantee that would happen.

Mr. Hefton added that there are situations where a user can petition for dual CCN service, meaning it could be served by either water supply. However, as long as the development is in the City limits and in the City's CCN, water will be provided by the City's water utilities.

Ordinance 6188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ENTITLED "BUILDING REGULATIONS",

ORD 6188
BUILDING
REGULATIONS
FEES

ARTICLE 3.14, ENTITLED “PERMIT, DEVELOPMENT AND REGISTRATION FEES”, AT SECTION 3.14.009, ENTITLED “ZONING REQUEST FEES”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Ordinance 6189

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED “ZONING ORDINANCE”, EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, AT SECTION 11, ENTITLED “SCHEDULE OF FEES, CHARGES AND EXPENSES”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6189
ZONING FEES

Ordinance 6190

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED “SUBDIVISION REGULATION”, EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 5, ENTITLED “PRELIMINARY PLAT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6190
SUBDIVISION
REGULATIONS
PRELIMINARY PLATS

Ordinance 6191

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED “SUBDIVISION REGULATION”, EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 6, ENTITLED “FINAL PLAT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6191
SUBDIVISION
REGULATIONS
FINAL PLATS

Ordinance 6192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED “SUBDIVISION REGULATION”, EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, AT SECTION 8, ENTITLED “REPLATTING”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6192
SUBDIVISION
REGULATIONS
REPLATTING

Ordinance 6193

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED “ZONING ORDINANCE”, EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, SECTION 6.8.3, “COLLEGE PARK OVERLAY DISTRICT”, AT SUBSECTION (4)(F); PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6193
ZONING ORDINANCE
COLLEGE PARK
OVERLAY DISTRICT

Ordinance 6194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, SECTION 8, ENTITLED "ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS, CERTIFICATES OF ZONING COMPLIANCE, TEMPORARY USE PERMITS, AND SPECIFIC USE PERMITS", AT SUBSECTION (5)(A) TO AMEND THE REQUIREMENTS FOR LIQUOR STORES AND PAWN SHOPS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6194
ZONING ORDINANCE
TYPES OF PERMITS;
LIQUOR STORES &
PAWN SHOPS

Ordinance 6195

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, AT SECTION 6.5, ENTITLED "C-2 (GENERAL COMMERCIAL) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6195
ZONING ORDINANCE
C-2 DISTRICT

Ordinance 6196

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", EXHIBIT A, GENERAL ZONING ORDINANCE NO. 2280, SECTION 7, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS", AT SUBSECTION (13), ENTITLED "SCREENING DEVICE", TO AMEND THE REQUIREMENTS FOR A SCREENING DEVICE", PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6196
ZONING ORDINANCE
SCREENING DEVICE

Ordinance 6197

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 BOTTLING WORKS FOR B4C DISTILLERY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT AT 5110 MARSHALL STREET, BEING 3.39 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 (PAUL LANE, OWNER; AND BRIAN RODER, APPLICANT); 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 6197
SUP FOR DISTILLERY
(5110 MARSHALL ST.)

Council Member Melton confirmed that the items listed in the Staff Review Letter must be followed if they are granted the Specific Use Permit. For example, the parking lot would need to be a paved surface.

Mr. Shadden said the ordinance would be approved, subject to the Staff Review Letter, so all items in the letter would be part of the Specific Use Permit.

Deputy Mayor Teamann asked if any changes had been made to what was allowed for the “hard surface.” Mr. Shadden said the ordinance states concrete, asphalt, or binder pavement. He asked about an asphalt, pea gravel, with painted stipes. He said it was considered a “dust-free” surface.

Council Member Steele verified that they will be bottling and not manufacturing. Mr. Shadden said he understood they would make the alcohol in Savoy, truck it to this location, “cut it” at this location, bottle it, and ship it. Council Member Melton asked what “cut it” meant.

Brian Roder, 976 CR 1200, Savoy

Mr. Roder is the applicant, and he explained that this site will include quality testing and proof adjustments. The alcohol coming in will be at different “proofs” and will need to be adjusted to what the label says. There will be “water processes” or water filtration, done at this location.

Mr. Roder confirmed that the alcohol will not be made here, but will be made in an unincorporated area of Fannin County. The Texas Alcohol Beverage Commission has approved that location and he will be permitted through them for this location too. Mr. Shadden confirmed that there are also a number of requirements through TABC.

Ordinance 6198

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A TWO-SIDED NON-DIGITAL, 300 SQUARE FOOT BILLBOARD IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT AT 600 EAST LAMBERTH ROAD, BEING PART OF LOTS 6-8 AND ALL OF LOTS 4 AND 5, BLOCK 4, DR. J.H. CARRWAY'S SUBDIVISION AND A 0.75 ACRE TRACT IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, CONTAINING 5.855 ACRES (REMINGTON SHERMAN AUTOMOTIVE, LLC, OWNERS; BRETT EDMONSON, THE RATLIFF GROUP, LLC, REPRESENTATIVE/ENGINEER; AND NCA PARTNERS, ARCHITECT); 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 6198
SUP FOR TWO-SIDED,
NON-DIGITAL
BILLBOARD
(600 E. LAMBERTH RD.)

Council Member Melton said she understood the requestor asked for a larger digital sign than what is listed on the ordinance, and a Variance has already been granted. She asked if these requirements would apply to the new owner.

Mr. Shadden said the Board of Adjustments denied the request on the size of the sign. At the Planning and Zoning

COUNCIL MINUTES – MARCH 18, 2019

Commission Meeting the motion was made to make it contingent on not being a digital sign. Council Member Melton added, "and the smaller size." Mr. Shadden confirmed that the sign will be 300 square foot and non-digital. Deputy Mayor Teamann confirmed that the original sign was larger than 300 square foot.

Council Member Melton confirmed that, if the current ordinance is approved, the sign that is there now will be removed. The current owner owns the sign that is there now, but the new sign would be for the new owner. She asked how the City could assure that the current sign will be removed. Mr. Shadden said they would not approve a permit for the new sign, until the old sign has been removed.

Minutes amended by Council Member Melton to show that the billboard that is there now is not owned by the current business (amended at 4/1/2019 Council Mtg)

ACTION TAKEN.

Motion by Council Member Melton to approve Ordinance Nos. 6184, 6185, 6186, 6187, 6188, 6189, 6190, 6191, 6192, 6193, 6194, 6195, 6196, 6197, and 6198, as presented.

Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6465 – DECLARING THE CITY'S INTENTION TO REIMBURSE ITSELF FROM THE PROCEEDS OF CAPITAL LEASE FINANCING FROM U.S. BANCORP GOVERNMENT LEASING & FINANCE, INC. FOR THE LEASE-PURCHASE FINANCING OF CAPITAL EQUIPMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DECLARING THE CITY'S INTENTION TO REIMBURSE ITSELF FROM THE PROCEEDS OF CAPITAL LEASE FINANCING FROM U.S. BANCORP GOVERNMENT LEASING & FINANCE, INC. FOR THE LEASE-PURCHASE FINANCING FOR CAPITAL EQUIPMENT.

RES 6465
REIMBURSEMENT
FOR CAPITAL
EQUIPMENT

RESOLUTION NO. 6466 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH U.S. BANCORP GOVERNMENT LEASING & FINANCE, INC. FOR THE LEASE-PURCHASE FINANCING OF CAPITAL EQUIPMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH U.S. BANCORP GOVERNMENT LEASING & FINANCE, INC. FOR THE LEASE-PURCHASE FINANCING OF CAPITAL EQUIPMENT.

RES 6466
LEASE-PURCHASE
OF CAPITAL
EQUIPMENT

COUNCIL MINUTES – MARCH 18, 2019

Mary Lawrence, Director of Finance, said both resolutions relate to the City's request to the proposal for financing for the \$1.1 million worth of Street Department equipment.

The first resolution allows the City to reimburse itself from the lease proceeds. A couple of pieces of the equipment have already been purchased.

The second resolution awards the bid to U.S. Bancorp Government Leasing & Finance, Inc. Their rate for the seven year lease is 2.84%, the lowest rate received. The equipment is expected to last from 10 to 15 years.

Council Member Melton asked for clarification on the reimbursement to the City. Ms. Lawrence said the leasing company asked for this resolution. The City has already paid for two of the five pieces of equipment that will be purchased.

For the City to use a lease for that equipment, they will reimburse the City for what they've already paid. As the new equipment is received, the City will pay for it, and they will reimburse the City. It allows the City to actually write the check for the equipment, control the payment better, and make sure the vendor is paid on time.

Council Member Melton verified that this procedure was planned during the budget process. Ms. Lawrence said this is the usual way that the City handles lease of the equipment.

Mr. Hefton said most of the time, lenders don't want you to spend money until the financing is in place. This is a mechanism that allows the City to purchase the equipment and put it into service, before financing is in place. There is a timeframe where this is allowed. Ms. Lawrence said it's a "60 day look-back." She said it helps with timing because some of the equipment must be ordered with a long lead time.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution Nos. 6465 and 6466, as presented. Second by Deputy Mayor Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6467 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC. FOR ENGINEERING SERVICES FOR DESIGN OF THE SHERMAN WASTEWATER TREATMENT PLANT PRIMARY CLARIFIER #1 EQUIPMENT REPLACEMENT AND SLUDGE TRANSFER STATION REHABILITATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC. FOR ENGINEERING SERVICES FOR DESIGN OF THE SHERMAN WASTEWATER TREATMENT PLANT

RES 6467
DESIGN OF WWTP
PRIMARY CLARIFIER
#1 & SLUDGE
TRANSFER STATION

PRIMARY CLARIFIER #1 EQUIPMENT REPLACEMENT AND
SLUDGE TRANSFER STATION REHABILITATION.
CONSENT AGENDA.

PAYMENT APPROVAL

APPROVAL OF CITY PARTICIPATION IN NORTH TEXAS
MUNICIPAL WATER DISTRICT PLANNING FOR FUTURE
UPGRADE AND EXPANSION OF LAKE TEXOMA PUMP
STATION

The City Council approved payment for the City's participation with the North Texas Municipal Water District in a project to plan for future upgrades and expansions of the Lake Texoma Pump Station. The result of the project will be a planning report that identifies and phases future improvements for the pump station.

As a partner in the project, the City of Sherman, through the Greater Texoma Utility Authority, will be responsible for 20% of the cost of the common items related to the pump station planning process. Cost to the City for this portion of the project planning will be \$59,074. The total project cost is \$492,285.

CONSENT AGENDA.

OTHER BUSINESS

RECOGNITION OF CITY OF SHERMAN AWARD: "2018
ACHIEVEMENT OF EXCELLENCE IN LIBRARIES AWARD"

Mayor Plyler introduced Melissa Eason, Library Services Administrator," and members of her staff. He announced that the Texas Municipal Library Directors Association has awarded the Sherman Public Library their "2018 Achievement of Excellence in Libraries Award" for the second consecutive year. This year, only 51 libraries out of 548 in Texas were awarded this honor.

Ms. Eason introduced her staff in attendance, Donna Tanner, Melissa Salazar, Rebecca Gaskill, and Susan McGinn. Staff members that were unable to attend or working were Michael Miller, Brenda McKee, Anissa Knight, Susan Banner, and Marilyn Johnson-Berry.

Ms. Eason said the award is to recognize the types of programs and services that are offered through the Library, as well as the outreach and the way they work with other organizations in the community. This award was for FY 2017-2018, when the Library was in the temporary building. She outlined several programs that were held during that time.

ACCEPT ANNUAL AUDIT REPORT FOR YEAR ENDED
SEPTEMBER 30, 2018 FROM PATTILLO, BROWN AND HILL,
LLP

Mayor Plyler introduced John Manning, CPA and Partner, Patillo, Brown & Hill, LLP, to present the Annual Audit Report for the year ended September 30, 2018. He said the Audit Committee had "accepted" the draft report earlier in the month.

PAYMENT APPROVAL
PLANNING FOR
FUTURE LAKE
TEXOMA PUMP
STATION EXPANSION

EXCELLENCE IN
LIBRARIES AWARD

ANNUAL AUDIT

The Audit consists of three documents, the Comprehensive Annual Financial Report (CAFR), the Single Audit Report, and a SAS 114 Letter. The Audit received an “unmodified opinion,” which means the report did not have to be modified for errors or omissions, and that there are controls in place.

He said the only change this year was the implementation of the GASB Statement 75, requiring an accrued liability for post-retirement and healthcare benefits. The City implemented it this year, and even with that liability added, the City still has a positive net position in both water/sewer and general government, which is a good sign of financial stability.

The City is required to have a minimum of 60 days in fund balance, and is in excess of that amount. He said the City does a very good job of staying within their budget and making sure that expenditures were approved prior to being done.

The City also spent over \$750,000 worth of Federal funds, which requires a Single Audit. Two were required this year; the Highway Planning and Construction Audit and the Flood Mitigation Assistance from FEMA. Neither of those audits yielded any material weaknesses or certificates of deficiency.

Mr. Manning said the City does a very good job and the staff was very accommodating.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Annual Audit for the year ended September 30, 2018, as presented. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

RECEIVE QUARTERLY REPORT ON THE SHERMAN CULTURAL DISTRICT

Ginger Nye, Director of the Austin College Center for Community & Regional Development, presented a Quarterly Report on the Sherman Cultural District, and appeared on behalf of the Sherman Cultural District Advisory Council.

She discussed the mission and vision of the Cultural District and it's charge to promote arts-based tourism and economic growth, and engage all people in the creative life of the community.

After being named a Texas Cultural District by the Texas Commission on the Arts, a celebration was held on November 30, 2018 to kick-off the activities. She highlighted activities including the “Unwrap the Arts!” boxes that appeared throughout the downtown area and the Winter Art Exhibit, and showed ads with 10 different cultural happenings between February and April 2019.

**QUARTERLY REPORT
ON CULTURAL
DISTRICT**

The Winter Art Exhibit was held in February 2019 with a goal “to put art in front of eyes that weren’t looking for it.” They hoped to have a dozen participating artists and businesses, but had more than 40 artists participating and 15 host businesses.

Ms. Nye outlined a five-year timeline for the Cultural District and listed possible projects and strategies to enhance their mission. She said they would also like to include “photo stops” throughout the District, and showed examples of some from Dallas. Another idea was to enhance landmarks such as grain elevators, by painting them with murals.

She also invited citizens to check out events listed on the Cultural District’s website at ShermanArts.org.

RECEIVE PRESENTATION FROM PARKS AND RECREATION MANAGER THERESA HUTCHINSON CONCERNING THE CITY OF SHERMAN’S TRAILS PROGRAM AND A POTENTIAL GRANT APPLICATION FOR FEDERAL FUNDS TO EXPAND THE CITY’S TRAIL SYSTEM

PARK TRAILS PROGRAM

Theresa Hutchinson, Parks and Recreation Manager, discussed the City’s trails program and a potential grant for Federal funds to expand the trail system. She outlined the current trail system, including the bicycle boulevards that were installed about a year ago, the trails in individual parks, and the Binkley Bike Trail, which features over 70 miles of trails. She said Binkley Bike Trail is currently ranked number 19 out of over 700 trails in Texas.

The Trail Master Plan suggests areas where possible trails could be located, including easements, abandoned rail beds, and creek beds. The goal is to create connectivity across Sherman by linking schools, parks, retail areas, and downtown.

Ms. Hutchinson also addressed an electric easement that was donated to the City about a year ago. A second easement is attached to this easement and could also be used as a trail. An abandoned rail bed that crosses Sherman and continues north to SH 691, would be a great opportunity for a central Sherman trail. It also connects to the bike boulevards.

Mike Donnan, Professional Engineer and President, Hayter Engineering, Inc.

Mr. Donnan said there is a potential grant through the Texas Department of Transportation to use Federal funding for a trail project that would provide a safe route to school. The program is called “Transportation Alternatives” and promotes citizens using both pedestrian mode and bicycles, instead of vehicular traffic.

A spinoff of the program is the “Safe Routes to Schools” program, which promotes an avenue for school-aged children, kindergarten through 8th grade, to either walk or ride their bikes to school.

This particular project would provide accessibility and an alternate mode of transportation, from Country Ridge Estates and Pebblebrook to the Lighthouse Early Development School and Sory Elementary School.

Grant funding for this program would pay 100% of the cost, making it highly competitive. There is also funding through the Metropolitan Planning Organization, and Mr. Donnan felt that it would be more advantageous for Sherman to apply to the statewide program rather than compete against the DFW Metroplex cities. The award percentage for applicants is higher in the statewide competition rather than the MPO competition.

Council Member Melton asked what led them to select this school for the trail program. Ms. Hutchinson said it had to be within a two mile radius. She said this trail would link over 450 homes in Pebblebrook, plus all the homes in Country Ridge, to an elementary school.

She asked if the City wouldn't start working on the east side of Sherman with this type of program. Ms. Hutchinson said this one "popped out" because of all the new development. The City also owns all this land, which puts them ahead of the game.

Council Member Stevenson asked about the physical requirements of the trail. Ms. Hutchinson said it would be a seven foot wide, concrete path, with signage.

Council Member Holland felt it was a great idea, but asked how the trail would be publicized to parents. Ms. Hutchinson said the School District is in favor of the trail and it would be a beginning step toward connectivity.

Council Member Steele confirmed that the cost would be around \$860,000 and that it would be 1.67 miles long. Mr. Hefton confirmed that the application process is a two-part process with the first part due April 12, 2019. The staff would then meet with TxDOT and review the project, and the final detailed application is due in August 2019. Final selection for the award would be made in December 2019.

Mr. Hefton confirmed that the award was for 100% of the project cost, but asked if there was any allocation needed from the City or a resolution of support needed. Deputy Mayor Teamann confirmed that additional City monetary support would not increase Sherman's chances of getting the grant.

Mr. Donnan said TxDOT is still in the last stages of finalizing the criteria, so more will be known after that time.

CONSIDER REQUEST OF THE TEXOMA SOCIETY OF CELTS TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE "3RD ANNUAL SHERMAN CELTIC FESTIVAL AND HIGHLAND GAMES" DURING MARCH 23-24, 2019

CLOSE STREETS
FOR CELTIC FESTIVAL
(MARCH 23-24, 2019)

COUNCIL MINUTES – MARCH 18, 2019

Sarah McRae, Tourism/Main Street Manager, presented the request of the Texoma Society of Celts to temporarily close Fallon Drive, between Blue Flame Road and Frisco Road, to ensure pedestrian safety. The street closure is for the 3rd Annual Sherman Celtic Festival and Highland Games on March 23 and 24, 2019.

ACTION TAKEN.

Motion by Council Member Holland to approve the request of the Texoma Society of Celts to close certain streets for the 3rd Annual Sherman Celtic Festival and Highland Games, on March 23 and 24, 2019, as presented. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

CONSIDER APPROVAL OF THE ANNEXATION SCHEDULING PLAN FOR ADOPTION OF 56.07 ACRES ALONG FALLON DRIVE, EAST OF TEXOMA PARKWAY (STATE HIGHWAY 91), ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL 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
FALLON DRIVE

Mr. Shelby said for this annexation, both public hearings and the adoption are at regularly scheduled Council Meetings.

The requested annexation is off of Fallon Drive, and the expanding industry at that location would like to be inside the City limits. The City is working with the Sherman Economic Development Corporation to help the development along.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Annexation Scheduling Plan for the annexation of 56.07 acres along Fallon Drive, east of Texoma Parkway, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

SITE PLAN APPROVAL FOR SHERMAN CROSSROADS, LTD, OWNERS; AND JOHN PIMENTEL, QUIKTRIP CORPORATION, APPLICANT UNDER ORDINANCE NO. 2252, ARTICLE IV, SECTION 410 (2)(J), BEING 2.027 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO BEING A PART OF LOT 1, BLOCK 2, SHERMAN CROSSROADS, PHASE II TO ALLOW A QUIKTRIP CONVENIENCE STORE AND FUELING STATION IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT AT 3624 SOUTH U.S. HIGHWAY 75

APPROVE SITE PLAN
SHERMAN
CROSSROADS
(3624 S. HWY 75)

Mr. Shadden said the request is for approval of a Site Plan at the southwest corner of FM 1417 and US Hwy 75 at Sherman

COUNCIL MINUTES – MARCH 18, 2019

Crossroads Addition for QuikTrip. The facility will be a 5,000 square foot convenience store, with 20 fueling stations.

The request complies with the Blalock Overlay District, with no exceptions or variances. The Planning and Zoning Commission recommended approval, subject to the Staff Review Letter.

ACTION TAKEN.

Motion by Council Member Melton to approve the Site Plan for Sherman Crossroads, Ltd., located at 3624 South U.S. Highway 75, as presented. Second by Deputy Mayor Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

REPLAT APPROVAL OF PRESTON CLUB, THE CLASSICS SUBDIVISION, BLOCK 1, LOTS 7R AND 9R, BEING 0.764 ACRES IN THE DANIEL BICKENBACK SURVEY, ABSTRACT NO. 128 AND ALL OF BLOCK 1, LOTS 7, 8 AND 9, PRESTON CLUB, THE CLASSICS SUBDIVISION; JAMES AND TINA HARMON AND JERRY O. & SHERYL L. VAUGHAN REVOCABLE LIVING TRUST, OWNERS; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (3014, 3018 AND 3022 PRESTON CLUB DRIVE)

The City Council approved the Replat of Preston Club, The Classics Subdivision, located at 3014, 3018, and 3022 Preston Club Drive. The 0.764 acre tract is zoned an R-1 (One Family Residential) District, and the owners would like to repat three lots into two lots.

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

REPLAT APPROVAL OF LOT 4B, BLOCK 1, CRESCENT OAKS PLAZA, BEING 1.690 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND LOT 4B OF THE REPLAT OF LOT 4, BLOCK 1, CRESCENT OAKS PLAZA; SWBE LLC AND YOUNG ENTERPRISES, LP, OWNERS; JONES CARTER ENGINEERING, CIVIL ENGINEER/SURVEYOR; AND WES JOHNSTON, DEVELOPER (1611 NORTH U.S. HIGHWAY 75)

The City Council approved the Replat of Lot 4B, Block 1, Crescent Oaks Plaza, located at 1611 North U.S. Hwy 75. The 1.690 acre tract is zoned C-2 (General Commercial) District and M-1 (Light Manufacturing) District. The owners would like to replat 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.

REPLAT APPROVAL OF LOTS 1 AND 2, DAVIDSON ADDITION, BEING 10.254 ACRES IN THE BENJAMIN LINDSAY SURVEY, ABSTRACT NO. 733; ANGEL RIDGE PROPERTIES, LLC,

APPROVE REPLAT
PRESTON CLUB,
THE CLASSICS
(3014, 3018 & 3022
PRESTON CLUB DR.)

APPROVE REPLAT
CRESCENT OAKS
PLAZA
(1611 N. HWY 75)

APPROVE REPLAT
(8001 S. HWY 75)

OWNERS; AND HELVEY-WAGNER SURVEYING, INC.,
SURVEYOR (8001 SOUTH U.S. HIGHWAY 75)

The City Council approved the Replat of Lots 1 and 2, Davidson Addition, located at 8001 South U.S. Hwy 75, between Shepherd Drive and FM 902. The 10.254 acre tract is zoned C-1 (Retail Business) District, and is also located in the O-1 (75 & 82) Overlay District. The owners would like to replat the property into two lots for commercial development.

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

REPLAT APPROVAL OF MILDRED HEIGHTS ADDITION,
BLOCK 5, LOTS 1R AND 2R, BEING PART OF LOT 1 AND ALL
OF LOT 2, BLOCK 5, MILDRED HEIGHTS ADDITION,
CONTAINING 0.334 ACRES IN THE C. CARTER SURVEY,
ABSTRACT NO. 229; JOHN AND ZAIDA BURDETT AND
TAMMY REEDER SALES AKA TAMMY RAY, OWNERS; AND
PRESTON TRAIL LAND SURVEYING, INC., SURVEYOR (1318
NORTH LUCKETT STREET AND 1322 EAST TUCK STREET)

The City Council approved the Replat of Mildred Heights Addition, located at 1318 North Lockett Street and 1322 East Tuck Street. The 0.334 acre tract is zoned an R-1 (One Family Residential) District, and is also located in the College Park Overlay District.

The owners would like to replat the property to enlarge the lot on Tuck Street. There are existing structures on both lots, and the structures on proposed Lot 1R required variances to be in compliance with current zoning regulations.

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

FINAL PLAT APPROVAL OF HOLTON ADDITION IN THE CITY
OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION, BEING
1.289 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT
NO. 66; ROBERT LADD HOLTON, OWNER; AND UNDERWOOD
DRAFTING AND SURVEYING, SURVEYOR (1744 LADD ROAD)

The City Council approved the Final Plat of Holton Addition in the City's Extra Territorial Jurisdiction, a 1.289 acre tract located at 1744 Ladd Road. The owner would like to replat 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.

CITIZENS REQUESTS

There were no citizen's requests.

APPROVE REPLAT
(1318 N. LUCKETT &
1322 E. TUCK STS.)

APPROVE FINAL PLAT
(1744 LADD RD.)

CITIZENS REQUESTS

MEDIA QUESTIONS

PLANNED DEVELOPMENT ORDINANCE

Richard Todd, Herald Democrat Reporter, said some of these ordinances were to streamline the process and asked how that would affect transparency for the public to get access to exceptions, fees, and input during the process.

Mr. Hefton said each of these planned developments will present their plans in various levels of detail, coming through both the Planning and Zoning Commission and the City Council, which are both public meetings. All documents related to that, will be publicly available, as well.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS

LIBRARY BOARD (1)

MAIN STREET ADVISORY COMMITTEE (3)

PARKS AND RECREATION ADVISORY BOARD (1)
ACTION TAKEN.

Motion by Council Member Melton to reappoint Lisa Hébert to the Library Board for a term from March 20, 2019 to March 20, 2022; to reappoint Sherry Little, Amanda Phillips, and David Gunn to the Main Street Advisory Board for a term from March 31, 2019 to March 31, 2021; and to reappoint Amanda Phillips to the Parks and Recreation Advisory Board for a term from March 21, 2019 to March 21, 2021, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

QUESTIONS AND COMMENTS FROM CITIZENS

Council Member Melton encouraged all citizens to voice any questions or comments they may have about the agenda items.

SHERMAN CULTURAL DISTRICT

Deputy Mayor Teamann told Ms. Nye there might be a “partnership” between calls he receives for old vehicles in a yard and an art display such as “Cadillac Ranch” near Amarillo, Texas.

He congratulated them on the great job they are doing with the Sherman Cultural District. He said it’s just the beginning, but he appreciated their efforts to help advance the Cultural District.

PLANNED
DEVELOPMENT
ORDINANCE

LIBRARY BOARD

MAIN STREET
ADVISORY COMMITTEE
PARKS & REC
BOARD

QUESTIONS &
COMMENTS FROM
CITIZENS

SHERMAN CULTURAL
DISTRICT

ANNUAL CELTIC FESTIVAL

Deputy Mayor Teamann reminded citizens that the Celtic Festival will be held this weekend and encouraged all citizens to attend. He also recognized Rob Ballew, Police Officer and one of the organizers of the event, and the other volunteers that worked so hard organizing the festival.

CELTIC FESTIVAL

PARKS TRAIL SYSTEM

Deputy Mayor Teamann thanked Ms. Hutchinson for her hard work on the grant for the parks trail system.

PARKS TRAIL SYSTEM

CONGRATULATIONS, GREAT WORK

Council Member Holland congratulated everyone on the Cultural District, parks trail system, the Audit, and the Library award. He said it was great work on everyone's part.

CONGRATULATIONS,
GREAT WORK

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Thanked the Tourism staff for organizing the first-ever St. Patrick's Day Parade, which exceeded expectations.
- Sherman Celtic Festival will be held March 23 and 24, 2019, off Fallon Drive, north of Midway Mall.
- The Sherman-Denison MPO will host a public meeting entitled "Moving Forward 2045" on March 21, 2019, at 6:00 p.m., at the Sherman Senior Center. They will solicit public opinion on the future of transportation in Grayson County.
- The lineup for Hot Summer Nights 2019 has been finalized and will be announced at Coffee With the Mayor on April 5, 2019, at the Finley Theater.

ANNOUNCEMENTS

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

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

EXECUTIVE SESSION

SECTION 551.071 -- CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION

SECITON 551.071 -- CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER

THE TEXAS DISCIPLINARY RULES
OF PROFESSIONAL CONDUCT OF
THE STATE BAR OF TEXAS
CLEARLY CONFLICTS WITH THIS
CHAPTER

SECTION 551.087 --

DELIBERATION REGARDING
ECONOMIC DEVELOPMENT
NEGOTIATIONS:
DELIBERATE REGARDING
COMMERCIAL OR FINANCIAL
INFORMATION THAT THE CITY HAS
RECEIVED FROM A BUSINESS
PROSPECT AND DELIBERATE ANY
OFFERS OR INCENTIVES TO THE
BUSINESS PROSPECT

On Motion duly made and carried, the Open Meeting recessed
and reconvened in Executive Session at 6:14 p.m.

On Motion duly made and carried, the Executive Session
recessed at 6:47 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

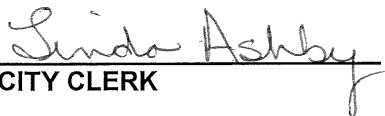
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:48 p.m.

ADJOURNMENT



MAYOR



CITY CLERK