

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JANUARY 16, 2017
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER CHARLES H. BROWN, SR.**
- A. 3. INVOCATION BY COUNCIL MEMBER CHARLES H. BROWN, SR.**
- A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 19, 2016**

Special Presentations

- B. 1. SPECIAL PRESENTATION**
Recognizing Retiring Library Services Administrator Jacqueline Banfield

Proclamations

- C. 1. PROCLAMATION**
"Dr. Martin Luther King, Jr. Day" – January 16, 2017

Public Hearing

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5999**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District at 3603 Loy Lake Road, being 1.569 acres in the Hillard Jennings Survey, Abstract No. 639 (Ibrahim Abu Sarris Family, LP, Owners; Aaron Cole, Prospective Buyer; Homeyer Engineering, Inc., Civil Engineer; Bates Martin Architects, Architect; 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
- D. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6000**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties Within the R-1 (One Family Residential) District in the 500 Block of East Northcreek Drive, being 1.029 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647 (Young Enterprises, LP, Owners; Daniel Worrell, Representative; and Helvey-Wagner Surveying, Inc., Surveyors)

- D. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6001**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Automobile Sales in a C-1 (Retail Business) District at 3412 West Houston Street, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625 (David Henry, Owner; Andre Laub, Applicant/Tenant; and Laura Daniel, Dream to Life Designs, Designer); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00
- D. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6002**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Retail Brew Pub in a C-2 (General Commercial) District at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat (Randy Derzapf, Owner; Cellarman's American Pub, Inc., Tenant; and David Baca Studio, LLC, Architect); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00
- D. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6003**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Sales, Parts and Service for Motorsports Vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763 (MLJ Real Estate, LP, Owners; Honda-Polaris Dealership, Tenant; Eden Consulting, Chuck Cooley, Representative; 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

Close Public Hearing and Consider Adoption of Ordinances

- D. 6. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 5999, 6000, 6001, 6002 and 6003
- D. 7. CONSENT AGENDA**
Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Resolutions

- E. 1. RESOLUTION NO. 6173**
Expressing Support for the Low Income Housing Tax Credit Application of Sari & Company concerning the Property located at 120 West King Street in Sherman, Texas, for the Year 2017
- E. 2. RESOLUTION NO. 6174**
Authorizing Execution of an Interlocal Agreement between the City of Sherman and the Sherman-Denison Metropolitan Planning Organization for the Creation of a Thoroughfare Plan covering the Entire Metropolitan Planning Area
- E. 3. RESOLUTION NO. 6175**
Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation and Declaring Expectation to Reimburse Expenditures with Proceeds of Future Debt
- E. 4. RESOLUTION NO. 6176**
Approving the Greater Texoma Utility Authority's Intention to Contract with MWH Constructors, Inc. for Construction of the City of Sherman Water Treatment Plant Expansion Project

E. 5. RESOLUTION NO. 6177

Finding and Determining the Qualifications for a Tax Increment Reinvestment Zone; Initiating the Formation of the Tax Increment Reinvestment Zone #5 and Approving the Zone's Preliminary Reinvestment Zone Financing Plan

E. 6. RESOLUTION NO. 6178

Finding and Determining the Qualifications for a Tax Increment Reinvestment Zone; Initiating the Formation of the Tax Increment Reinvestment Zone #6 and Approving the Zone's Preliminary Reinvestment Zone Financing Plan

E. 7. * RESOLUTION NO. 6179

Awarding a Bid to and Authorizing Execution of a Contract with Cabot Norit Americas, Inc. for the Filtration Supply for Granular Activated Carbon

Requests to Advertise

F. 1. REQUEST TO ADVERTISE

Purchase of a Patrol Vehicle for the Police Department under the FEMA Alternative Project Program

F. 2. REQUEST TO ADVERTISE

Purchase of an Ambulance for the Fire Department under the FEMA Alternative Project Program

Change Orders

G. 1. * CHANGE ORDER NO. 2

Meadows Circle Paving Project; Lynn Vessels Construction; \$6,349.75 Increase

Other Business

H. 1. * OTHER BUSINESS

Approve the Quarterly Investment Reports for Quarter Ended December 31, 2016

H. 2. OTHER BUSINESS

Amending Final Plat Approval of West Canyon Creek Estates, Section 3, being 105.102 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Properties, LTD, Owners; City of Sherman, Developer; and Brockette/Davis/Drake, Inc., Surveyor (2700-2800 blocks of Shady Oaks Lane and 3300-3600 blocks of Canyon Creek Drive)

H. 3. * OTHER BUSINESS

Final Plat Approval of Sherman Carwash Addition, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639; Ibrahim Abu Sarris Family, LP, Owners; Aaron Cole, Developer; Homeyer Engineering, Inc., Civil Engineer; and Underwood Drafting and Surveying, Surveyor (3600 block of Loy Lake Road and 900 block of East Pecan Grove Road)

H. 4. * OTHER BUSINESS

Final Plat Approval of Magnolia Village, being 12.00 acres in the James H. Clark Survey, Abstract No. 275; Young Enterprises, LP, Owners; Daniel Worrell, Representative; and Helvey-Wagner Surveying, Surveyor (300-500 blocks of East Northcreek Drive)

I. CITIZEN REQUESTS

J. MEDIA QUESTIONS

K. COUNCIL COMMENTS

Executive Session

L. 1. EXECUTIVE SESSION

In Accordance with Chapter 551, Government Code, V.T.C.S. (Open Meetings Law), "The City Council Will Now Hold a Closed Executive Meeting Pursuant to the Provisions of the Open Meetings Law, Chapter 551, Government Code, Vernon's Texas Codes Annotated, in Accordance with the Authority Contained in the Following Sections:

Section 551.071 Consultation with City Attorney concerning Pending or Contemplated Litigation

Section 551.087 Deliberation Regarding Economic Development Negotiations:
(a) 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

The Council reconvenes into General Session

M. 1. OPEN MEETING

Reconvene into Open Meeting and Consider Action, if any, on items discussed in Executive Session

N. ADJOURNMENT

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on January 13, 2017 at 10:30 a.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of January, 2017
City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the City Council.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of “Citizens Requests”, “Media Questions”, and “Council Concerns” may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda.

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

David Plyler

Deputy Mayor

Jason Sofey

Council Members

Kevin Couch, Council-At-Large, PL #1

Jason Sofey, Council-At-Large, PL #2

Shawn C. Teamann, Council – District #1

Terrence R. Steele, Council – District #2

Pamela L. Howeth, Council – District #3

Charles H. Brown, Sr., Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. A. 4.

Meeting Date: 01/16/2017

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 19, 2016

Attachments

December 19, 2016

Water Tank Video

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SHERMAN, TEXAS, PROVIDING FOR A PERMANENT “STOP” SIGN ON CORNERSTONE DRIVE AT LAMBERTH ROAD WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Mr. Philpott said a complaint was received, and based on the increase in traffic on Lamberth Road, the staff did feel that a stop sign was warranted. It was installed on a 90 day trial and no additional calls or complaints have been received. This is the final step in order to make the stop sign permanent.

No citizens appeared before the City Council to discuss Ordinance No. 5997.

Mayor Plyler introduced Ordinance No. 5998 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 PERMANENT MAKE-UP (TATTOO STUDIO) AT IVY’S LASH & NAIL BAR IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT AT 1711 NORTH F.M. 1417 (HERITAGE PARKWAY), SUITE 500, BEING PART OF BLOCK 1, WESTERN HILLS ADDITION, SECTION 5 (SPAVINAW DEVELOPMENT, LLC, OWNERS; IVY’S LASH & NAIL BAR, TENANT; AND IVY NGUYEN, REPRESENTATIVE); 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 5998
SUP FOR TATTOO
STUDIO
(1711 N. FM 1417)

Scott Shadden, Director of Development Services, said the State of Texas requires that tattoo parlors be permitted and the City requires a Specific Use Permit. The owner has agreed that the tattoos will be limited to only the facial area and that the SUP will be limited to the current owners and is not transferable.

No citizens appeared before the City Council to discuss Ordinance No. 5998.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5996

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF THE PLATTED RIGHT-OF-WAY BEING EAST DUGAN STREET, A PORTION OF NORTH LUCKETT AVENUE WITHIN THE CHARLES CARTER SURVEY, ABSTRACT NO. 229, A PORTION OF BLEDSOE STREET RUNNING BETWEEN DUGAN STREET AND RICHARDS STREET, AND A PORTION OF PORTER STREET RUNNING BETWEEN

ORD 5996
ABANDON ROW
AROUND AUSTIN
COLLEGE

BROCKETT STREET AND PACIFIC STREET, RIGHTS-OF-WAY TO BE MAINTAINED AS A UTILITY EASEMENT; CONVEYING THE INTEREST OF SAID RIGHTS-OF-WAY TO THE ABUTTING AND ADJACENT PROPERTY OWNER, AUSTIN COLLEGE.

Ordinance 5997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR A PERMANENT “STOP” SIGN ON CORNERSTONE DRIVE AT LAMBERTH ROAD WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 5997
STOP SIGN ON
CORNERSTONE DR.

Ordinance 5998

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 PERMANENT MAKE-UP (TATTOO STUDIO) AT IVY’S LASH & NAIL BAR IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT AT 1711 NORTH F.M. 1417 (HERITAGE PARKWAY), SUITE 500, BEING PART OF BLOCK 1, WESTERN HILLS ADDITION, SECTION 5 (SPAVINAW DEVELOPMENT, LLC, OWNERS; IVY’S LASH & NAIL BAR, TENANT; AND IVY NGUYEN, REPRESENTATIVE); 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 5998
SUP FOR TATTOO
STUDIO
(1711 N. FM 1417)

Council Member Couch verified that the SUP is limited to the current owner and would not transfer if someone else leased the facility. Any new owner would need to reapply for the SUP.

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance Nos. 5996, 5997 and 5998, as presented. Second by Council Member Howeth.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Mayor Plyler said he was abstaining from voting on the Consent Agenda because he has a special business relationship concerning Item F-6, entitled “Replat Approval of Lots 2R and 3 of Sherman Industrial Development Addition, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition, and also being Lot 2F of the Replat of Lots 1 and 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park; Sherman Economic Development

CONSENT AGENDA

COUNCIL MINUTES – DECEMBER 19, 2016

Corporation and J.P. Hart Lumber Company, LLC, Owners; and Underwood Drafting and Surveying, Surveyor (407 Progress Drive).”

Deputy Mayor Sofey moved to approve the Consent Agenda, as presented. Second by Council Member Couch. All present voted AYE.

RESOLUTIONS

RESOLUTION NO. 6166 – CONFIRMING THE EMPLOYMENT OF THE SHERMAN POLICE DEPARTMENT’S POLICE CHIEF
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CONFIRMING THE EMPLOYMENT OF THE SHERMAN POLICE DEPARTMENT’S POLICE CHIEF.

**RES 6166
CONFIRMING NEW
POLICE CHIEF**

Robby Hefton, City Manager, said the City has received notification that Otis Henry, Police Chief, is retiring. He introduced Zach Flores as the new Police Chief, saying the action should be confirmed by vote of the City Council.

There will be an actual swearing-in, pinning, and oath of office ceremony in early January 2017. He added that the City Charter and State law both require that the City Council confirm the City Manager’s action appointing Mr. Flores as Police Chief.

Mr. Flores introduced his wife Lindsey and thanked the City Manager and the City Council for their support. He said he looked forward to the opportunity to return to the Police Department and continue the positive things that were implemented by Chief Henry. He also hoped to implement other positive changes in the future that will help the officers. He thanked the City staff and the officers for all the support he has received this past week.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to adopt Resolution No. 6166, as presented. Second by Council Member Teamann.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6167 – AUTHORIZING THE EXECUTION OF A THIRD OPTION TERM ON AN AGREEMENT FOR THE OPTION TO PURCHASE REAL PROPERTY
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF A THIRD OPTION TERM ON AN AGREEMENT FOR THE OPTION TO PURCHASE REAL PROPERTY.

**RES 6167
OPTION TO PURCHASE
REAL PROPERTY**

Mr. Hefton said this is the third option period for land in the southwest part of Sherman. This option period would run

from January through the end of March 2017. At the end of this period, there will be only one option period left, through the end of June 2017.

The staff is still evaluating the property, however as Sherman grows westward, the need to obtain land for City purposes is also growing.

He asked the Council to consider extending the purchase option on this property for another three months.

ACTION TAKEN.

Motion by Council Member Couch to adopt Resolution No. 6167, as presented. Second by Council Member Steele.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6168 – RELATING TO GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2017 (CITY OF SHERMAN PROJECT), APPROVING THE ISSUANCE THEREOF AND THE FACILITIES TO BE CONSTRUCTED OR ACQUIRED BY SUCH AUTHORITY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RELATING TO GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2017 (CITY OF SHERMAN PROJECT), APPROVING THE ISSUANCE THEREOF AND THE FACILITIES TO BE CONSTRUCTED OR ACQUIRED BY SUCH AUTHORITY.

RES 6168
GTUA BONDS
WTP IMPROVEMENTS

Mark Gibson, Director of Utilities, said when plans for the Water Treatment Plant improvements were initiated, the 2008 recession was in effect and the cost estimates and construction prices for the project were based on those situations.

Since that time, there has been an economic recovery and the contractors are busy, so prices have increased and there is a shortage of construction personnel and materials.

He said the staff is now asking for additional funding to begin the project and get the bid underway. There were six bidders at the pre-bid conference, however only two contractors actually bid. Other contractors said they were too busy to bid on the project.

Mr. Gibson said the staff felt that the best option for the City was to take the bids they received and move forward. He did not think they would receive additional bids if the project was rebid.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution

No. 6168, as presented. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6169 – AUTHORIZING EXECUTION OF ADVANCE FUNDING AGREEMENT (“AFA”) AMENDMENT #1 BETWEEN THE CITY OF SHERMAN AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR PROJECT MANAGEMENT SERVICES RENDERED BY A LOCAL GOVERNMENT [FM 131 (TRAVIS STREET) FROM FM 691 SOUTH TO US 75] FOR TERMINATION OF SAID AFA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT (“AFA”) AMENDMENT #1 BETWEEN THE CITY OF SHERMAN AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR PROJECT MANAGEMENT SERVICES RENDERED BY A LOCAL GOVERNMENT [FM 131 (TRAVIS STREET) FROM FM 691 SOUTH TO US 75] FOR TERMINATION OF SAID AFA.

Mr. Philpott explained that the agreement was originally set up so the City of Sherman could manage the engineering and design of the widening of Travis Street, from US Hwy 75 to FM 691.

Since that time, Grayson County has hired former City Public Works Director Clay Barnett as their County Engineer. As part of that transition, the County agreed to take over the management of this project.

The first step would be for the City to cancel the Advance Funding Agreement with the Texas Department of Transportation and allow Grayson County to take over. He said there will probably be similar projects in the future where the City will receive help from the County.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution

No. 6169, as presented. Second by Deputy Mayor Sofey.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6170 – AUTHORIZING THE EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 2 TO RESOLUTION NO. 6095 CONTRACT FOR ENGINEERING SERVICES FOR THE WIDENING OF F.M. 1417 (HERITAGE PARKWAY) FROM WASHINGTON STREET TO JUST SOUTH OF U.S. HIGHWAY 82 PROJECT WITH H.W. LOCHNER, INC.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

RES 6169

DESIGN OF FM 131
FROM FM 691 SOUTH
TO US 75 PROJECT

RES 6170

FM 1417 WIDENING
PROJECT, FROM
WASHINGTON ST.
TO SOUTH OF
US HWY 82

SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 2 TO RESOLUTION NO. 6095 CONTRACT FOR ENGINEERING SERVICES FOR THE WIDENING OF F.M. 1417 (HERITAGE PARKWAY) FROM WASHINGTON STREET TO JUST SOUTH OF U.S. HIGHWAY 82 PROJECT WITH H.W. LOCHNER, INC.

Mr. Philpott said this supplemental agreement is an extension of a contract with Lochner Engineering, who is handling the schematic design and right-of-way for the FM 1417 project, from SH 56 to US Hwy 82.

This is the next step in the process and would include right-of-way maps and property acquisition.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6170, as presented. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6171 – AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FROM ROBERTO MOLINA VELAZQUEZ AND NEOMY DELCARMEN RIVERA FOR THE CONVEYANCE OF PROPERTY LOCATED AT 232 KESSLER BOULEVARD, BEING LOT TWELVE (12) OF PARKVIEW ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 306, PAGE 155 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FROM ROBERTO MOLINA VELAZQUEZ AND NEOMY DELCARMEN RIVERA FOR THE CONVEYANCE OF PROPERTY LOCATED AT 232 KESSLER BOULEVARD, BEING LOT TWELVE (12) OF PARKVIEW ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 306, PAGE 155 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.

CONSENT AGENDA.

RES 6171
WARRANTY DEED
(232 KESSLER)

RESOLUTION NO. 6172 – AUTHORIZING EXECUTION OF A DEED WITHOUT WARRANTY TO AUSTIN COLLEGE FOR VARIOUS RIGHTS-OF-WAY AND ALLEYS PREVIOUSLY CONVEYED TO AUSTIN COLLEGE, SAID RIGHTS-OF-WAY TO BE MAINTAINED AS UTILITY EASEMENTS, AND COMBINING CONVEYANCES FROM PREVIOUS DOCUMENTS FROM THE CITY OF SHERMAN INTO ONE DEED WITHOUT WARRANTY FOR CLARIFICATION OF OWNERSHIP

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEED WITHOUT WARRANTY TO AUSTIN COLLEGE FOR VARIOUS RIGHTS-OF-WAY AND ALLEYS PREVIOUSLY CONVEYED

RES 6172
DEED WITHOUT
WARRANTY TO
AUSTIN COLLEGE
FOR VARIOUS
RIGHTS-OF-WAY

TO AUSTIN COLLEGE, SAID RIGHTS-OF-WAY TO BE MAINTAINED AS UTILITY EASEMENTS, AND COMBINING CONVEYANCES FROM PREVIOUS DOCUMENTS FROM THE CITY OF SHERMAN INTO ONE DEED WITHOUT WARRANTY FOR CLARIFICATION OF OWNERSHIP.
CONSENT AGENDA.

REQUEST TO ADVERTISE

ANNUAL SERVICES FOR FINISH, ROUGH AND RIGHT-OF-WAY MOWING

The City Council approved the request to advertise for the annual mowing of City boulevards, islands, street right-of-ways, and other City properties.
CONSENT AGENDA.

REQ TO ADVERTISE
FINISH, ROUGH &
ROW MOWING

CHANGE ORDER NO. 4R2

APPROVING THE GREATER TEXOMA UTILITY
AUTHORITY'S INTENTION TO EXECUTE CHANGE ORDER
NO. 4R2 FOR CONSTRUCTION OF THE SHERMAN
WASTEWATER TREATMENT PLANT HEADWORKS LIFT
STATION REPLACEMENT AND ELECTRICAL UPGRADE

The City Council approved the Greater Texoma Utility Authority's intention to execute Change Order No. 4r2 for construction of the Sherman Wastewater Treatment Plant Headworks Lift Station Replacement and Electrical Upgrade.

CHANGE ORDER
WWTP HEADWORKS
LIFT STATION

The change order encompasses seven changes to the project. Two changes involved altering the project's monorail hoist system; two changes involved altering wet well plugs to increase worker safety; and three changes involved rerouting and relocating a proposed water line and proposed force main around or under existing underground piping on the site.

The change order results in an increase in the project price of \$26,174, yielding a revised contract amount of \$4,603,513.94.
CONSENT AGENDA.

OTHER BUSINESS

CONSIDER THE APPLICATION OF LUKE BAIO TO ENROLL
HIS BUSINESS, DON'S BBQ SHERMAN, LLC, INTO THE
SHERMAN DOWNTOWN OCCUPANCY INCENTIVE GRANT
PROGRAM

Nate Strauch, Communications Manager, said this is the third application for the Downtown Occupancy Incentive Grant. He said Don's BBQ Sherman, LLC has satisfied the requirements for the grant. He introduced owners Luke Baio and Gary Morrison.

DOWNTOWN
OCCUPANCY
INCENTIVE GRANT

Mr. Baio said the new restaurant is associated with Don's BBQ in Whitesboro, which has been in operation since 1976. He has been close friends with the Stone family for about 15 years and worked at their BBQ restaurant for over five years.

He became General Manager of Don's BBQ and wanted to expand the operation because of the quality of the food and the success of the original location.

Mr. Morrison is his partner and father-in-law, and has operated his own landscape business for 13 years, but has been interested in the restaurant industry.

He said they are excited to be joining the thriving downtown area in Sherman and said their Texas style BBQ and family style atmosphere will be "part of a draw" that brings people to downtown Sherman.

Council Member Couch asked how the restaurant would "flow." Mr. Baio said their restaurant will be "fast casual." Customers would come through the line and they will be served the food. They can then seat themselves or take the food to go. He said it would be fast and convenient.

Council Member Couch asked if they planned to offer delivery service to the downtown area. Mr. Baio said that was in their two or three year plan.

Mr. Hefton asked when the restaurant would be open. Mr. Baio said it was supposed to be open November 1, 2016, however he expected it to open mid to late January 2017. Mr. Hefton confirmed that they should be open during the first quarter of 2017 for sure.

Council Member Couch confirmed that the location would be 219 North Travis in the old Blue Door Café location. They are currently working to remodel the site.

Mayor Plyler said this item will also be discussed in Executive Session.

WATER TOWER VIDEO

Mr. Strauch introduced a short video of the new elevated water tower being raised into place. He said it took about three hours to raise the tank.

WATER TOWER VIDEO

REPLAT APPROVAL OF LOTS 1R AND 3R, BLOCK 1 OF THE REPLAT OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION, BEING 5.39 ACRES IN THE RUEBEN HENDRIX SURVEY, ABSTRACT NO. 504 AND BEING ALL OF LOTS 1R AND 3R, BLOCK 1 OF THE REPLAT OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION, A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763; ALCOHOLIC SERVICES OF TEXOMA, INC., OWNERS; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE)

APPROVE REPLAT
HELEN PERKINS
ADDITION
(2407 TEXOMA PKWY
& 1515 BAKER DR.)

The City Council approved the Replat of Lots 1R and 3R, Block 1 of the Relpat of Lot 2, Block 1, of the Helen Perkins Addition, being 5.39 acres in the Rueben Hendrix Survey,

Abstract No. 504, and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, of the Helen Perkins Addition, a part of the J.B. McAnair Survey, Abstract No. 763.

The property, being 5.39 acres, is located at 2407 Texoma Parkway and 1515 Baker Drive, and is owned by Alcoholic Services of Texoma, Inc. The owners would like to replat two of the lots into three 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 SKYLINE BUSINESS PARK ADDITION, BLOCK 1, LOT 2R1 AND LOT 2R2, SKYLINE BUSINESS PARK ADDITION, REPLAT OF LOT 1, BLOCK 1, BEING ALL OF LOT 2, BLOCK 1, SKYLINE BUSINESS PARK ADDITION, REPLAT OF LOT 1, BLOCK 1; RINGTAIL TUTOR, LLC, OWNERS; AND PRESTON TRAIL LAND SURVEYING, LLC, SURVEYOR [2013 AND 2017 NORTH F.M. 1417 (HERITAGE PARKWAY)]

APPROVE REPLAT
SKYLINE BUSINESS
PARK ADDITION
(2013 & 2017 N.
FM 1417)

The City Council approved the Replat of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1, being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1.

The property is located at 2013 and 2017 North FM 1417, between Skyline Drive and Lamberth Road. Canyon Creek Pet Hospital and Prime Lending are the tenants. The owners would like to replat one lot into two lots for commercial development.

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

FINAL PLAT APPROVAL OF PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE 3, BEING 18.2762 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, IN TRACT 4.1 OF BLALOCK INDUSTRIAL PARK; SHERMAN ECONOMIC DEVELOPMENT CORPORATION, OWNERS; AND BROCKETTE/DAVIS/DRAKE, INC., SURVEYOR (3100-3200 BLOCKS OF NORTHGATE DRIVE)

APPROVE FINAL PLAT
PROGRESS PARK ONE
(3100-3200 BLOCKS
NORTHGATE DR.)

The City Council approved the Final Plat of Progress Park One, Northgate Drive, Phase 3, in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park.

The property, being 18.2762 acres, is located in the 3100 to 3200 blocks of Northgate Drive in Progress Park of Blalock Industrial Park, off West FM 1417, and is owned by the Sherman Economic Development Corporation. The owners would like to plat part of an existing tract and dedicate a

portion of right-of-way for the extension of Northgate Drive. The extension of Northgate Drive is a project related to the Travis Street extension westward from US 75 to FM 1417.

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

FINAL PLAT APPROVAL OF THE GARDENS AT O'HANLON RANCH, BEING 7.529 ACRES IN THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 120; LAMBERTH CROSSING JOINT VENTURE, OWNERS; CROSS ENGINEERING CONSULTANTS, INC., CIVIL ENGINEER; AND PRESTON TRAIL LAND SURVEYING, LLC, SURVEYOR (2100-2400 BLOCKS OF SHADY OAKS LANE, 2300 BLOCKS OF NORWOOD STREET, AND 2600-2800 BLOCKS OF WEST LAMBERTH ROAD)

The City Council approved the Final Plat of The Gardens at O'Hanlon Ranch, in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120.

The property, being 7.529 acres, is located in the 2100 to 2400 blocks of Shady Oaks Lane, the 2300 block of Norwood Street, and the 2600 to 2800 blocks of West Lamberth Road, and is owned by Lamberth Crossing Joint Venture.

A Specific Use Permit to allow patio homes in a C-O (Office) District was approved at the September 6, 2016 City Council Meeting for this property. The owners would like to plat the property into 19 lots for residential patio homes and two lots for commercial office development.

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

REPLAT APPROVAL OF LOTS 2R AND 3 OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION, BEING 73.024 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 AND BEING ALL OF LOT 3, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION, AND ALSO BEING LOT 2R OF THE REPLAT OF LOTS 1 AND 2, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION IN TRACT 3 OF BLALOCK INDUSTRIAL PARK; SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND J.P. HART LUMBER COMPANY, LLC, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (407 PROGRESS DRIVE)

The City Council approved the Replat of Lots 2R and 3 of Sherman Industrial Development Addition in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition, and also being Lot 2R of the Replat of Lots 1 and 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park.

APPROVE FINAL PLAT
GARDENS AT
O'HANLON RANCH
(2100-2400 BLOCKS
OF SHADY OAKS LN.,
2300 BLOCK OF
NORWOOD, & 2600-
2800 BLOCKS OF
W. LAMBERTH RD.)

APPROVE REPLAT
SHERMAN INDUSTRIAL
DEVELOPMENT
ADDITION
(407 PROGRESS DR.)

COUNCIL MINUTES – DECEMBER 19, 2016

The property, being 73.024 acres, is located at 407 Progress Drive, on the northwest corner of Howe Drive and Progress Drive in the Blalock Industrial Park, and is owned by Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC. The owners would like to replat the property into three lots for industrial development.

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

REPLAT APPROVAL OF J.H. CARRAWAY'S SUBDIVISION, BLOCK 2, LOT 1R, BEING A PART OF LOT 1, BLOCK 2, J.H. CARRAWAY'S SUBDIVISION, BEING 0.242 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING PART OF LOT 1, BLOCK 2, DR. J.H. CARRAWAY'S SUBDIVISION; JOHN MABARY, OWNER; AND PRESTON TRAIL LAND SURVEYING, LLC, SURVEYOR (701 EAST LAMBERTH ROAD)

APPROVE REPLAT
J.H. CARRAWAY'S
SUBDIVISION
(701 E. LAMBERTH RD.)

The City Council approved the Replat of J.H. Carraway's Subdivision, Block 2, Lot 1R, being a part of Lot 1, Block 2, J.H. Carraway's Subdivision, in the J.B. McAnair Survey, Abstract No. 763, also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision.

The property, being 0.242 acres, is located at 701 East Lamberth Road, on the northeast corner of Lamberth Road and Masters Street, and is owned by John Mabary. The owner would like to replat the property into one lot for commercial development of an office building.

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

FINAL PLAT APPROVAL OF THE METHODIST CHURCH ADDITION, BEING 4.602 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763; FIRST UNITED METHODIST CHURCH OF SHERMAN, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (401 NORTH ELM STREET, 215 WEST MULBERRY STREET, AND 400 NORTH CROCKETT STREET)

APPROVE FINAL PLAT
METHODIST CHURCH
ADDITION
(401 N. ELM, 215 W.
MULBERRY & 400
N. CROCKETT)

The City Council approved the Final Plat of the Methodist Church Addition, in the J.B. McAnair Survey, Abstract No. 763.

The property, being 4.602 acres, is located at 401 North Elm Street, 215 West Mulberry Street, and 400 North Crockett Street. First United Methodist Church is the tenant. The owner would like to replat the property into two lots.

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

FINAL PLAT APPROVAL OF PARKHAVEN ESTATES, PHASE 1, BEING 5.392 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; KRITT CONCRETE, LLC, OWNERS; CROSS ENGINEERING CONSULTANTS, INC., CIVIL ENGINEER; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (600-800 BLOCKS OF BAKER PARK DRIVE)

APPROVE FINAL PLAT
PARKHAVEN ESTATES
(600-800 BLOCKS OF
BAKER PARK DR.)

The City Council approved the Final Plat of Parkhaven Estates, Phase 1, in the Elizabeth Jones Survey, Abstract No. 625.

The property, being 5.392 acres, is located in the 600 to 800 blocks of Baker Park Drive, between Calgary Drive and Center Street, and is owned by Kritte Concrete, LLC. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into 23 lots for residential development.

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

FINAL PLAT APPROVAL OF ELLISON ADDITION, BEING 3.289 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763; COOL WATER DEVELOPMENT, LLP AND DARYL ELLISON, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (230 AND 300 EAST SYCAMORE STREET)

APPROVE FINAL PLAT
ELLISON ADDITION
(230 & 300 E.
SYCAMORE ST.)

The City Council approved the Final Plat of Ellison Addition in the J.B. McAnair Survey, Abstract No. 763.

The property, being 3.289 acres, is located at 230 and 300 East Sycamore Street, and is owned by Cool Water Development, LLP and Daryl Ellison. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District, and the owners would like to plat the property into two lots for commercial and industrial development.

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

CONSIDER CANCELANATION OF THE JANUARY 3, 2017 CALLED CITY COUNCIL MEETING

CANCEL JANUARY 3,
2017 CALLED CITY
COUNCIL MEETING

Council Members considered cancelling the January 3, 2017 Called City Council Meeting.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to cancel the January 3, 2017 Called City Council Meeting, as presented. Second by Council Member Steele.

COUNCIL MINUTES – DECEMBER 19, 2016

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

CITIZENS REQUESTS

There were no citizen's requests.

MEDIA QUESTIONS

There were no media questions.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS

KEEP SHERMAN BEAUTIFUL COMMISSION (3)

ACTION TAKEN.

Motion by Council Member Couch to reappoint Zac Grantham and Amanda Phillips to the Keep Sherman Beautiful Commission, for a term from January 1, 2017 to January 1, 2019, as presented. Second by Council Member Teamann.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

NEW ELEVATED WATER TOWER

Council Member Teamann said it was exciting to see the new water tower being constructed and thanked Mr. Strauch for presenting the video.

NEW POLICE CHIEF

Council Member Teamann congratulated Zach Flores on being named Police Chief and said he was excited about his leadership over the department and knew he would bring great things to the department.

DON'S BBQ

Council Member Teamann said Don's BBQ should do very well in Sherman and he appreciated that they wanted to do business in the community. He said it was exciting to see businesses opening up in the downtown area.

CONGRATULATIONS TO FIRE DEPARTMENT CAPTAIN

Council Member Teamann recognized Fire Department Captain Billy Bob Hartsfield, who recently graduated with a Bachelor's Degree.

GROWTH AND QUALITY OF LIFE

Council Member Couch said tonight's meeting summed up was "all encompassing growth." Business, infrastructure, quality of life, and new jobs from J.P. Hart Lumber Company, water treatment expansion, the new water tower, and the Travis Street extension to FM 1417 are all indications of Sherman's priority on growth.

CITIZEN'S REQUESTS

MEDIA QUESTIONS

KEEP SHERMAN

BEAUTIFUL
COMMISSION

NEW ELEVATED
WATER TOWER

NEW POLICE CHIEF

DON'S BBQ

CONGRATULATIONS
TO FIRE DEPT.
CAPTAIN

GROWTH &
QUALITY OF
LIFE

COUNCIL MINUTES – DECEMBER 19, 2016

He added that he appreciated the other City Council Members and the City staff for their priorities. He said it is a “great time to live in Sherman, Texas.”

MERRY CHRISTMAS

Council Member Steele wished everyone a merry and safe Christmas.

MERRY CHRISTMAS

CITY GROWTH

Deputy Mayor Sofey said there are things going on in all aspects of the City and it is very exciting.

CITY GROWTH

THANKS TO POLICE CHIEF OTIS HENRY

Deputy Mayor Sofey thanked Police Chief Otis Henry for his more than 30 years of service to the City of Sherman. The City is also excited with the opportunities presented by the new Police Chief Zach Flores.

**THANKS TO
POLICE CHIEF
OTIS HENRY**

MERRY CHRISTMAS

Deputy Mayor Sofey wished everyone a Merry Christmas.

MERRY CHRISTMAS

KEY MEMORIAL CHURCH BUILDING

Council Member Howeth said this past weekend, Gail Utter sponsored a neighborhood Christmas party at Key Memorial Church.

**KEY MEMORIAL
CHURCH BUILDING**

Ms. Utter is looking for ideas on how to use this particular facility. She said if anyone has any ideas how the old church building could be used they should contact Ms. Utter or any City Council Member.

MERRY CHRISTMAS

Council Member Howeth wished everyone a Merry Christmas.

MERRY CHRISTMAS

NEW POLICE CHIEF

Council Member Brown said he likes what he sees and is excited about the new Police Chief. He encouraged an “open door policy.”

NEW POLICE CHIEF

CITY GROWTH

Council Member Brown said he was excited about the new water tower and a new BBQ restaurant in Downtown Sherman. He said he liked what was going on in Sherman. He has been a resident for 32 years and he is seeing growth. The City Council is working to make everything better.

CITY GROWTH

MERRY CHRISTMAS

Council Member Brown wished everyone a Merry Christmas and a prosperous New Year. He asked everyone to “remember the reason for the season.”

MERRY CHRISTMAS

ANNOUNCEMENTS

Mayor Plyler announced the following:

ANNOUNCEMENTS

COUNCIL MINUTES – DECEMBER 19, 2016

- City offices will be closed Friday, December 23 and Monday, December 26, and on Monday, January 2, 2017.
- Trash service will not be affected by the holidays and will continue as normal.
- The 2016 Nutcracker Ballet will be held at Kidd-Key Auditorium on December 21 and 22, at 7:00 p.m. Tickets will be sold at the box office each night, starting at 5:00 p.m.
- Sherman Parks and Recreation will be hosting the Second Annual Ball Drop 250 Co-Ed Softball Tournament on January 14, 2017. The deadline to register is January 11, 2017.
- The Sherman Chamber of Commerce Annual Awards Luncheon will be held on February 3, 2017, at Austin College.
- Mayor Plyler wished everyone a very Merry Christmas and a Happy New Year.

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 551.074

**PERSONNEL MATTERS:
CONSIDER THE APPOINTMENT,
EMPLOYMENT, EVALUATION,
DUTIES, DISCIPLINE OR
DISMISSAL OF A PUBLIC
OFFICER OR EMPLOYEE**

SECTION 551.087

**DELIBERATE 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 5:30 p.m.

COUNCIL MINUTES – DECEMBER 19, 2016

On Motion duly made and carried, the Executive Session recessed at 6:26 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

CONSIDER THE APPLICATION OF LUKE BAIO TO ENROLL HIS BUSINESS, DON'S BBQ SHERMAN, LLC, INTO THE SHERMAN DOWNTOWN OCCUPANCY INCENTIVE GRANT PROGRAM

ACTION TAKEN.

Motion by Council Member Couch to approve the application of Luke Baio to enroll Don's BBQ Sherman, LLC, into the Sherman Downtown Occupancy Incentive Grant Program, as presented. Second by Council Member Brown.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.

VOTING NAY: None.

MOTION CARRIED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:27 p.m.

OPEN MEETING

DOWNTOWN
OCCUPANCY
INCENTIVE GRANT

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. B. 1.

Meeting Date: 01/16/2017

Prepared By: Steve Ayers, Director of Public Services

Approved By: Robby Hefton, City Manager

Caption:

SPECIAL PRESENTATION

Recognizing Retiring Library Services Administrator Jacqueline Banfield

Issue:

Recognizing the contributions made by the City of Sherman's Library Services Administrator, Jacqueline Banfield, who is retiring on January 31, 2017.

Background:

The Mayor will take this opportunity to recognize Ms. Banfield's service to the Sherman Public Library and her contributions to the City and its citizens.

Origination:

Mayor David Plyler



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 1.

Meeting Date: 01/16/2017

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

PROCLAMATION

"Dr. Martin Luther King, Jr. Day" – January 16, 2017

Issue:

To present a proclamation designating Monday, January 16, 2017 as "Dr. Martin Luther King, Jr. Day"

Background:

Each year, local organizations in the community sponsor events to celebrate "Dr. Martin Luther King, Jr. Day."

Origination:

The request for this proclamation originated with the City Manager's Office.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

It is the recommendation of the staff to present a proclamation designating Monday, January 16, 2017 as "Dr. Martin Luther King, Jr. Day."

Alternatives:

The Council could choose not to present the proclamation.

Attachments

"Dr. Martin Luther King, Jr. Day" Proclamation

Proclamation

WHEREAS, Dr. Martin Luther King, Jr., clergyman and civil rights leader, worked by peaceful means to bring about social, political and economic equality for all Americans, and

WHEREAS, through many nonviolent demonstrations and marches, Dr. King was able to gain support for the struggle for equality, and

WHEREAS, in honor of Dr. King's efforts, a national holiday has been set aside to honor this great man and his accomplishments, and

WHEREAS, local organizations in Sherman sponsor several events to honor Dr. King and to recognize his accomplishments and the changes that are a result of his work.

NOW THEREFORE, I, David Plyler, Mayor of the City of Sherman, Texas, by the authority vested in me, do hereby proclaim January 16, 2017

DR. MARTIN LUTHER KING, JR. DAY

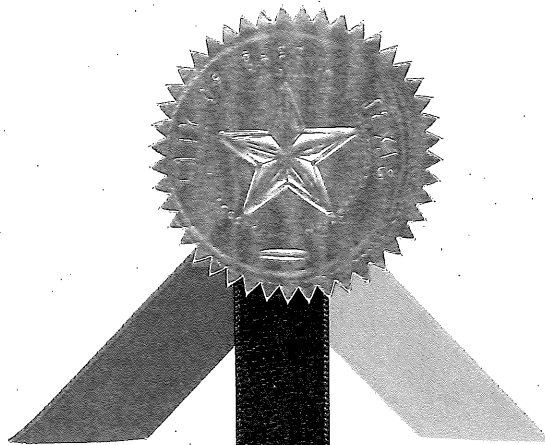
in the City of Sherman and encourage all citizens to remember this great man and his contributions to the freedom that all persons of our nation enjoy.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Sherman to be affixed this the 16th day of January, 2017.

Mayor

ATTEST:

Linda Ashby
City Clerk





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 1.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5999

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District at 3603 Loy Lake Road, being 1.569 acres in the Hillard Jennings Survey, Abstract No. 639 (Ibrahim Abu Sarris Family, LP, Owners; Aaron Cole, Prospective Buyer; Homeyer Engineering, Inc., Civil Engineer; Bates Martin Architects, Architect; 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

Issue:

To consider the request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Prospective Buyer), Homeyer Engineering, Inc. (Civil Engineer), Bates Martin Architects (Architect), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3603 Loy Lake Road, being 1.569 acres in the Hillard Jennings Survey, Abstract No. 639, for a Specific Use Permit to allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District

Background:

The property is located in the 3600 block of Loy Lake Road and the 900 block of East Pecan Grove Road, between Pecan Grove Road and Sara Swamy Drive. The Prospective Buyer would like to construct a Cross Roads Express Car Wash on the lot. They currently have three locations in operation in Texas: two in Denton and one in Cross Roads. The car wash will have ride-thru tunnels providing stacking for 40 cars and twenty-one vacuum spaces. The exterior finish will be concrete tilt wall panels with a stucco finish and stone veneer. The lot will be landscaped with trees (live oak, chinese pistachio), shrubs and bermuda grass.

Origination:

Ibrahim Abu Sarris Family, LP (Owners)
Aaron Cole (Prospective Buyer)
Homeyer Engineering, Inc. (Civil Engineer)
Bates Martin Architects (Architect)
Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 20, 2016 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 5999

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Elevations

Landscape Plan

P&Z Communication

Staff Review Letter

ORDINANCE NO. 5999

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 CROSS ROADS EXPRESS CAR WASH IN A C-1 (RETAIL BUSINESS) DISTRICT AT 3603 LOY LAKE ROAD, BEING 1.569 ACRES IN THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639 (IBRAHIM ABU SARRIS FAMILY, LP, OWNERS; AARON COLE, PROSPECTIVE BUYER; HOMEYER ENGINEERING, INC., CIVIL ENGINEER; BATES MARTIN ARCHITECTS, ARCHITECT; 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; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Prospective Buyer), Homeyer Engineering, Inc. (Civil Engineer), Bates Martin Architects (Architect), and Underwood Drafting and Surveying (Surveyor) are granted a Specific Use Permit to allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District at 3603 Loy Lake Road, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Hillard Jennings Survey, Abstract No. 639 and being a part of the 3.88 acre Tract 1 of lands conveyed to Ibrahim Abu Sarris Family Limited Partnership, by deed of

record in Volume 4922, Page 307, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" steel rod found in the east line of Loy Lake Road (a public road) maintaining the southwest corner of Chasewood Addition, an addition to the City of Sherman as recorded by deed of record in Volume 8, Page 86, Plat Records, Grayson County, Texas, said rod being in the north line of said 3.88 acre tract;

THENCE North 77°29'55" East, along the south line of said Chasewood Addition, a distance of 547.71 feet to a 1/2" steel rod set;

THENCE South 12°30'05" East, over and across said Sarris Tract, a distance of 295.16 feet to a 1/2" steel rod set in the north line of Pecan Grove Road;

THENCE along the north line of said Pecan Grove Road the following calls and distances: with a non-tangent curve to the left having a radius of 532.98 feet (chord bears South 57°39'03" West, a distance of 19.24 feet) an arc length of 19.24 feet to a 1/2" steel rod set; with a tangent curve to the right having a radius of 270.00 feet (chord bears South 63°50'36" West, a distance of 67.93 feet) an arc length of 68.11 feet to a 1/2" steel rod found maintaining the southeast corner of a 2.195 acre tract of land conveyed to Texoma Dermatology Clinic by deed of record in Volume 1353, Page 157, Deed Records, Grayson County, Texas;

THENCE North 13°47'08" West, along the east line of said 2.195 acre tract, a distance of 172.98 feet to a 1/2" steel rod found maintaining the northeast corner of said 2.195 acre tract;

THENCE South 76°58'46" West, along the north line of said 2.195 acre tract of land, a distance of 166.13 feet to a 1/2" steel rod found;

THENCE North 13°04'38" West, a distance of 88.91 feet to a 1/2" steel rod found;

THENCE South 77°06'12" West, a distance of 297.51 feet to a 1/2" steel rod found in the east line of said Loy Lake Road;

THENCE North 07°53'41" West, a distance of 59.64 feet to the **Point-of-Beginning** and containing **1.569 acres** of land.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.

2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Screening shall be provided and maintained abutting any residentially zoned property.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Platting of the property is required.
9. New drive approaches shall conform to City of Sherman standards and a permit is required.
10. Drive off of Loy Lake Road will be right in-right out only.
11. The location of trash receptors must be approved by the City of Sherman.
12. Show water line on site plan.
13. Detention in accordance with City criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval.
14. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
15. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
16. Parking will be permitted on private property only.
17. Verify fire lane requirements with Fire Marshall.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

EFFECTIVE DATE on this the _____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

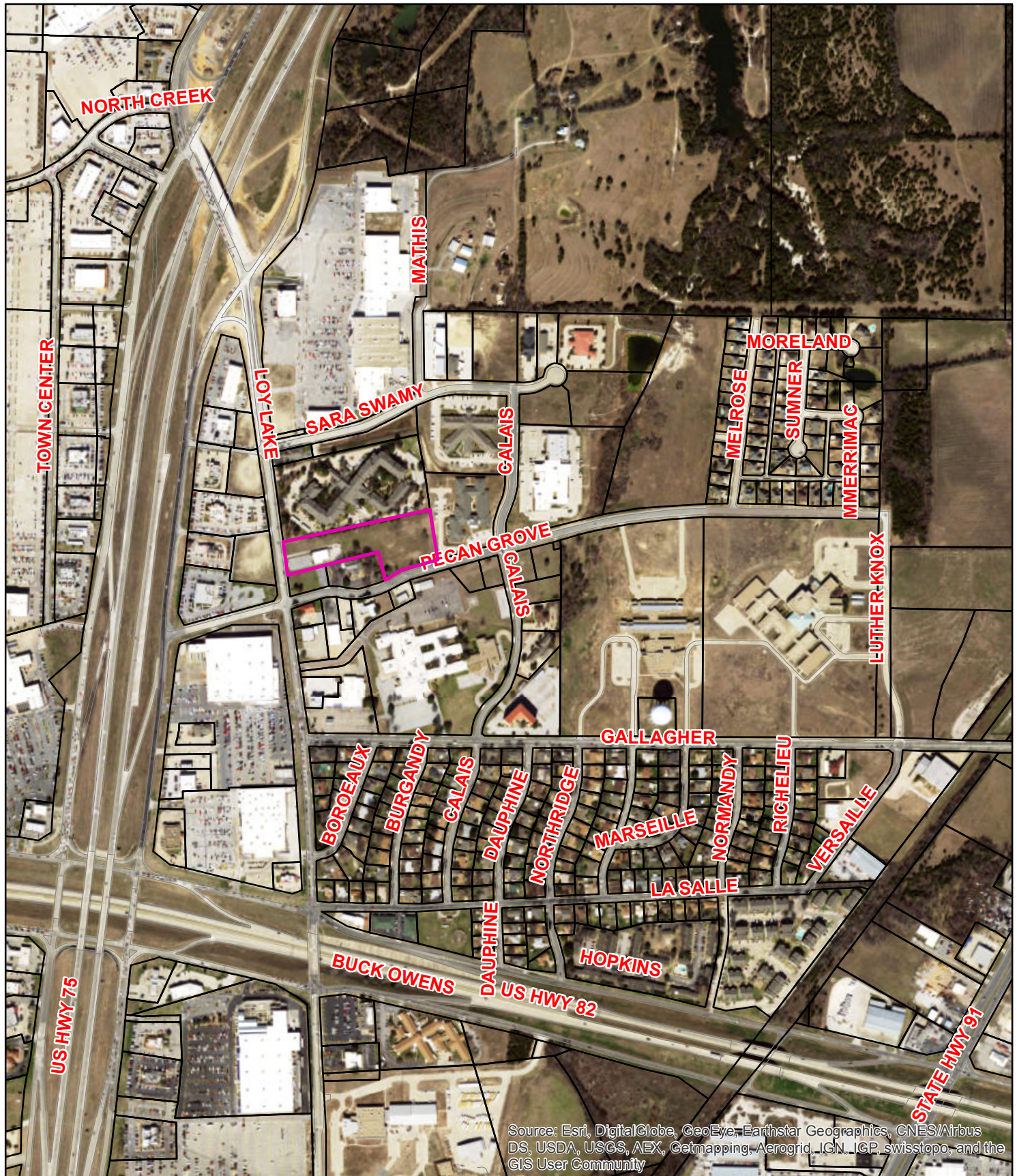
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

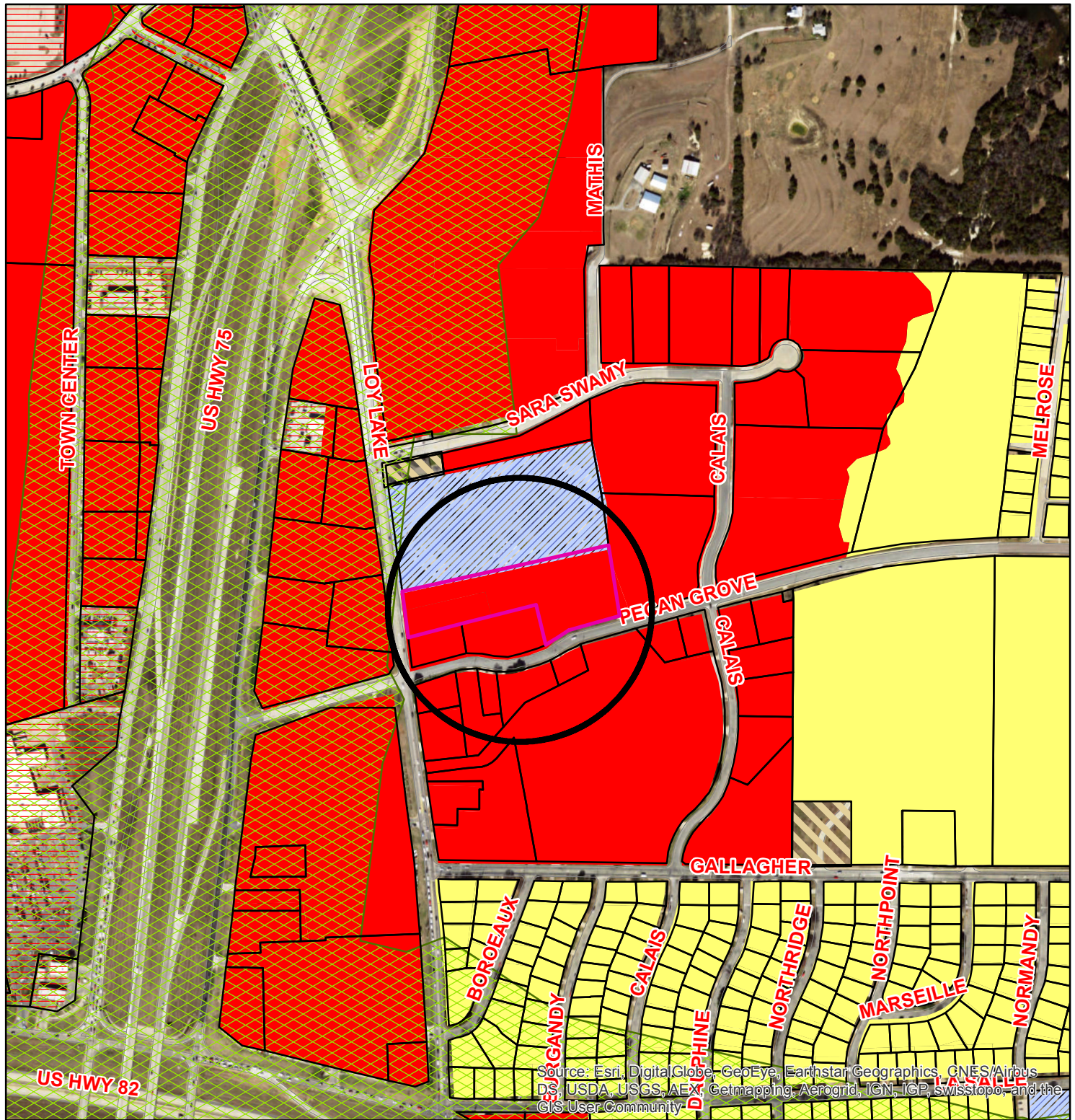


3603 Loy Lake Road



1 in = 713 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3603 Loy Lake Rd

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3603 Loy Lake Road





Cross Roads Car Wash - Summary of Operations

Our state-of-the-art ride-thru tunnels provide the ultimate experience for our customers by providing a high quality, fast and reasonable car wash. We are open 12 hours per day to meet the demands of busy lifestyles. Our car washes offer a variety of wash levels/pricing and feature free vacuum service.

Locations:

We currently have three (3) locations in operation. All of our locations are in high traffic count and convenient locations. Our locations are listed below in order from newest to oldest.

Cross Roads Express Car Wash
15000 US Hwy 380
Cross Roads, TX 76227

Opened November, 2016

The Wash Factory
1900 W. University
Denton, TX 76201

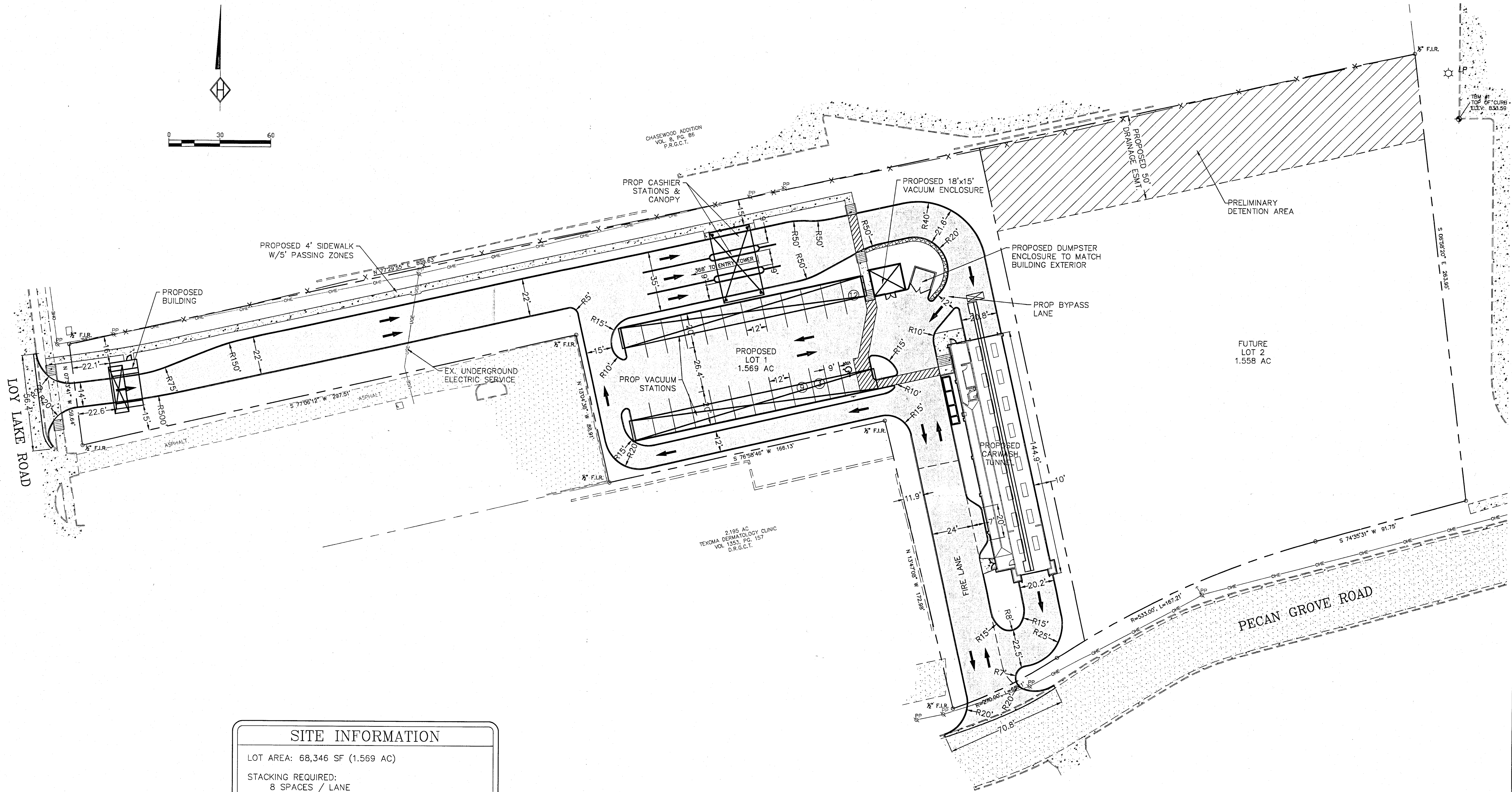
Opened August, 2013

The Wash Factory
1135 S. Loop 288
Denton, TX 76205

Opened November, 2010

Technology/Environment:

We are committed to offering the latest and greatest proven technology. Our newest location in Cross Roads is equipped with SpinLite technology from Belanger. This equipment features LED lights along with new & improved brush technology which provides a much quieter wash experience for the customer. All of our washes use 95% recycled water from the onsite reclaimed water systems.



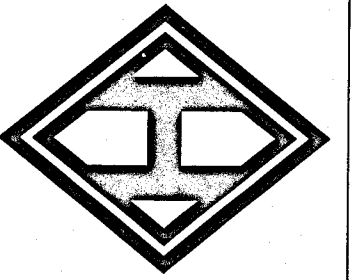
SITE INFORMATION

LOT AREA: 68,346 SF (1.569 AC)
 STACKING REQUIRED:
 8 SPACES / LANE
 STACKING REQUIRED = 24 SPACES
 STACKING PROVIDED = 40 SPACES
 VACUUM SPACES PROVIDED = 21 SPACES
 EMPLOYEE PARKING PROVIDED = 3 SPACES
 HANDICAP PARKING REQUIRED = 1 SPACE
 HANDICAP PARKING PROVIDED = 1 SPACE

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
 REVIEW AND IS NOT INTENDED FOR
 CONSTRUCTION, BIDDING OR PERMIT
 PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 11/28/2016

HOMEYER
 ENGINEERING, INC.
 T&E FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



SHERMAN CARWASH
 1.569 ACRES
 CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS

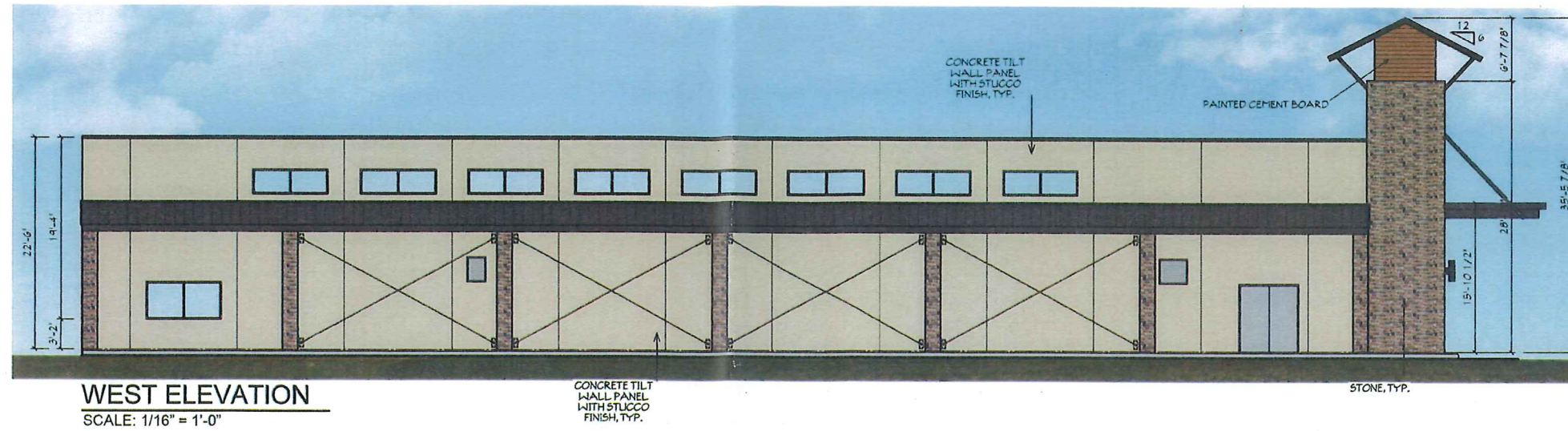
SITE PLAN

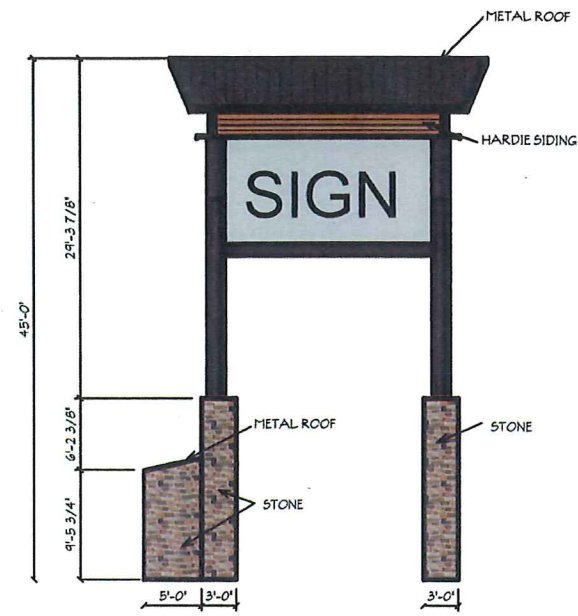
DRAWN: SRH

DATE: 11/14/2016

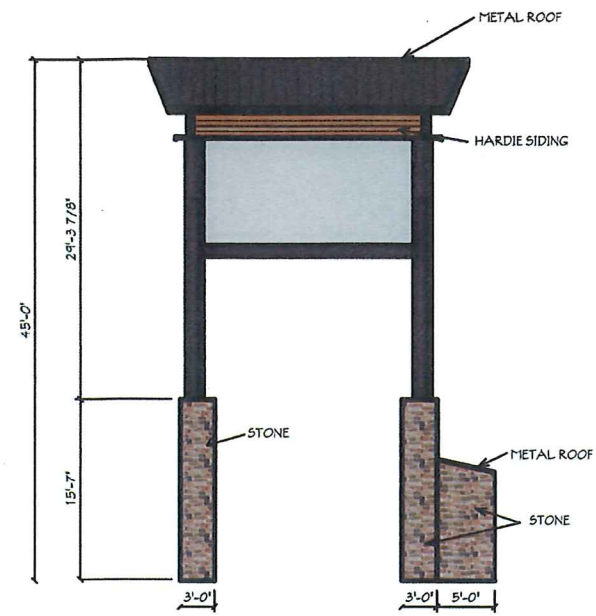
HEI #: 16-182

SHEET NO:
 C1

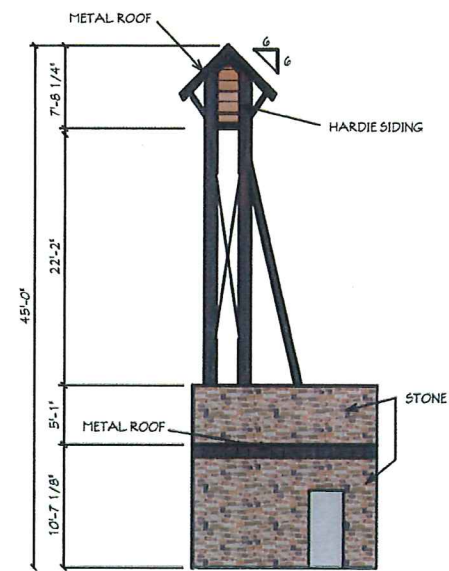




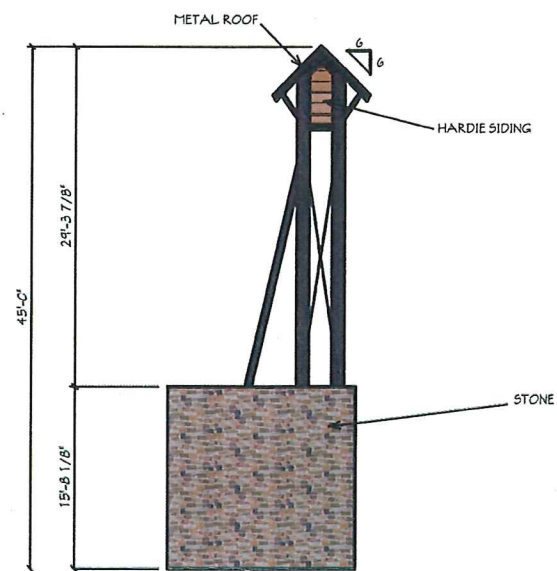
WEST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



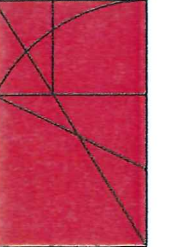
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

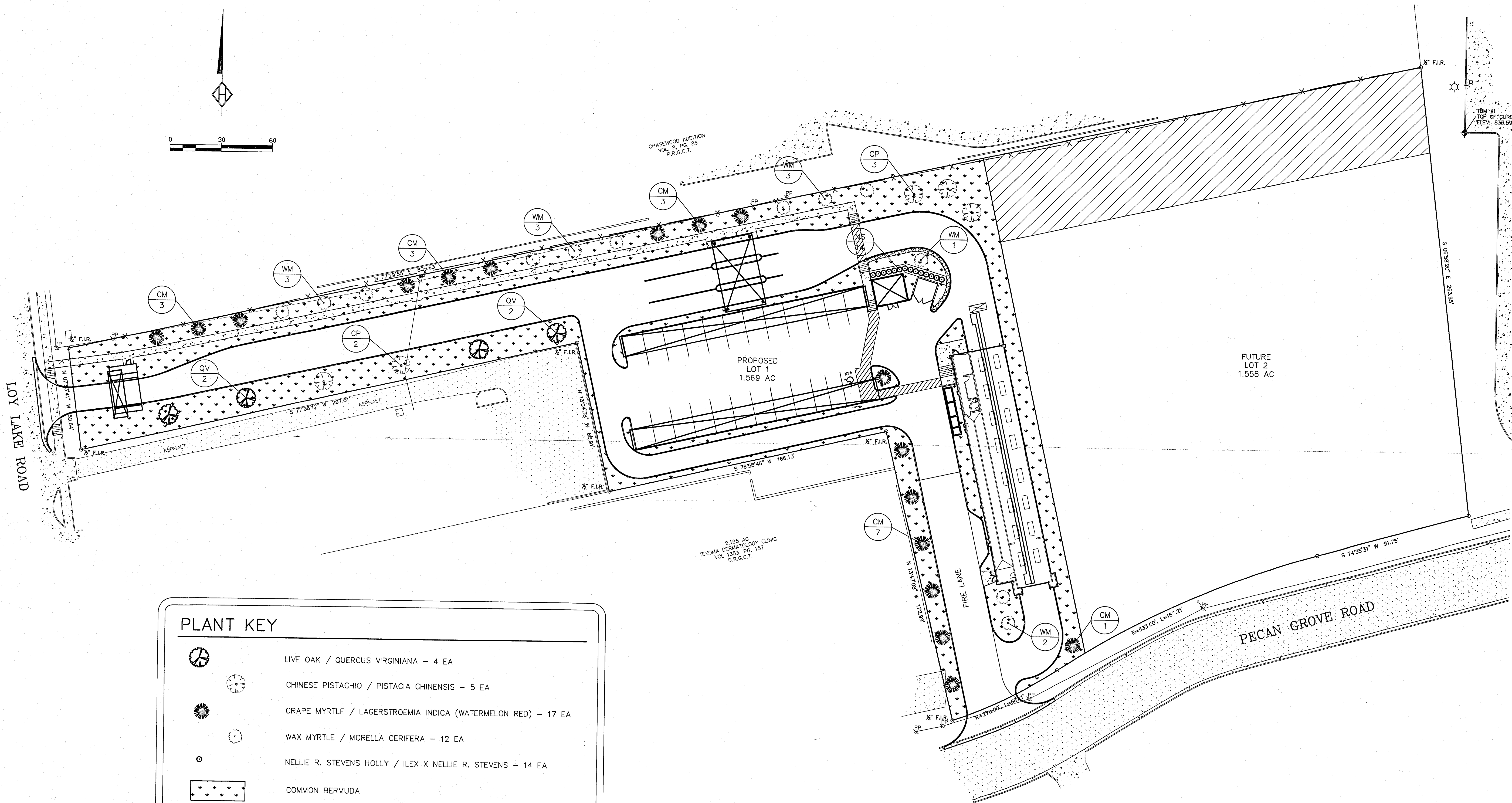


SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

940-387-4881
521 S Loop 288 Suite 165
Denton, TX 76205

BATES
ARCHITECTS
MARTIN





PLANT KEY	
	LIVE OAK / QUERCUS VIRGINIANA - 4 EA
	CHINESE PISTACHIO / PISTACIA CHINENSIS - 5 EA
	CRAPE MYRTLE / LAGERSTROEMIA INDICA (WATERMELON RED) - 17 EA
	WAX MYRTLE / MORELLA CERIFERA - 12 EA
	NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS - 14 EA
	COMMON BERMUDA

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 11/28/2016

HOMEYER
ENGINEERING, INC.
TBP# FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

SHERMAN CARWASH
1.569 ACRES
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

LANDSCAPE PLAN

DRAWN: SRH
DATE: 11/14/2016
HEI #: 16-182

SHEET NO:
C2



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 6.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3603 LOY LAKE ROAD

The request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Prospective Buyer), Homeyer Engineering, Inc. (Civil Engineer), Bates Martin Architects (Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3603 Loy Lake Road, being 1.569 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District.

Background:

The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive. The Prospective Buyer would like to construct a Cross Roads Express Car Wash on the lot. They currently have three locations in operation in Texas: two in Denton and one in Cross Roads. The car wash will have ride-thru tunnels providing stacking for 40 cars and twenty-one vacuum spaces. The exterior finish will be concrete tilt wall panels with a stucco finish and stone veneer. The lot will be landscaped with trees (live oak, chinese pistachio), shrubs and bermuda grass.

Adjacent Zoning:

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

Ibrahim Abu Sarris Family, LP (Owners)
Aaron Cole (Prospective Buyer)
Homeyer Engineering, Inc. (Civil Engineer)
Bates Martin Architects (Architect)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Elevations
Landscape Plan
Staff Review Letter

STAFF REVIEW LETTER

December 14, 2016

Ibrahim Abu Sarris Family LP
PO Box 157
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Aaron Cole
525 S. Loop 288 #105
Denton, TX 76205

Bates Martin Architects
521 S. Loop 288, Ste. 165
Denton, TX 76205

Homeyer Engineering, Inc.
PO Box 294527
Lewisville, TX 75029

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District for the property located at 3603 Loy Lake Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Screening shall be provided and maintained abutting any residentially zoned property.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Platting of the property is required.
9. New drive approaches shall conform to City of Sherman standards and a permit is required.
10. Drive off of Loy Lake Road will be right in-right out only.
11. The location of trash receptors must be approved by the City of Sherman.
12. Show water line on site plan.
13. Detention in accordance with City criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval.
14. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.

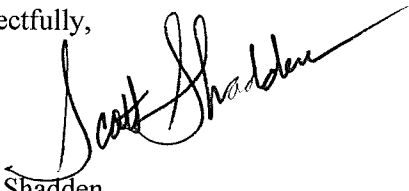
15. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
16. Parking will be permitted on private property only.
17. Verify fire lane requirements with Fire Marshall.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", written over a horizontal line.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 2.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6000

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties Within the R-1 (One Family Residential) District in the 500 Block of East Northcreek Drive, being 1.029 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647 (Young Enterprises, LP, Owners; Daniel Worrell, Representative; and Helvey-Wagner Surveying, Inc., Surveyors)

Issue:

To consider the request of Young Enterprises, LP (Owners), Daniel Worrell (Representative), and Helvey-Wagner Surveying, Inc. (Surveyors) concerning the property in the 500 block of East Northcreek Drive, being 1.029 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647 for a zone change from a C-1 (Retail Business) District to an R-1 (One Family Residential) District

Background:

The property is located in the 500 block of Northcreek Drive, between Travis Street and the Sherman Town Center. The owners would like to rezone the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for residential development of single family homes in the proposed Magnolia Village Subdivision.

Origination:

Young Enterprises, LP (Owners)
Daniel Worrell (Representative)
Helvey-Wagner Surveying, Inc. (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the December 20, 2016 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the zone change be approved.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6000

Location Map

Zoning Map

Site Plan

P&Z Communication

ORDINANCE NO. 6000

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 500 BLOCK OF EAST NORTHCREEK DRIVE, BEING 1.029 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647 (YOUNG ENTERPRISES, LP, OWNERS; DANIEL WORRELL, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING, INC., SURVEYORS); PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, the following described property shall be in the R-1 (One Family Residential) District in the 500 Block of East Northcreek Drive, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, and being a part of the James H. Clark Survey, Abstract No. 275, and being a part of the J. Jennings Survey, Abstract No. 647, being a part of the 12.000 acre tract of land conveyed by Bountiful, L.P. (aka: Bountiful, L.P.) and Vesta, L.P. to Young Enterprises, L.P. by Special Warranty Deed dated April 28, 2016 and recorded in Volume 5796, Page 592, Official Public Records, Grayson County, Texas, and being a portion of the C-1 (Retail Business) District as per City of Sherman Zoning Map that is within the limits of said Young 12.000 ac. and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found stamped "RPLS 4488" in the South line of North Creek Drive, a public street, at the Northwest corner of Lot 2, Block 4, Partial Amending Plat of Sherman Town Center to the City of Sherman, Texas, as per plat of record in Volume 17, Pages 9 & 10, said Plat Records, at the Northeast corner of both said Young 12.000 ac. and the herein described tract;

THENCE South 00 deg. 20 min. 49 sec. East, with the West line of said Lot 2, Block 4, said Amending Plat and the East line of said Young 12.000 acres, a distance of 135.62 ft. to a point at the Southeast corner of the herein described tract, said rebar being North 00 deg. 20 min. 49 sec. West, 584.07 ft. from a 1/2 inch capped rebar found stamped "RPLS 4488" at the Southeast corner of said Young 12.000 acres;

THENCE South 77 deg. 55 min. 08 sec. West, over and across said Young 12.000 ac., with the approximate South line of said C-1 (Business Retail) District, a distance of 234.40 ft. to an angle point;

THENCE South 83 deg. 46 min. 15 sec. West, continuing over and across said Young 12.000 ac. and the approximate South line of said C-1 (Business Retail) District, a distance of 125.68 ft. to a ½ inch capped rebar found stamped "RPLS 4488" at the Southeast corner of Lot 4, Block 9 of North Creek Addition, Section Two to the City of Sherman, Texas as per plat of record in Volume 17, Page 146, Plat Records, Grayson County, Texas, at the Southwest corner of the herein described tract;

THENCE North 00 deg. 29 min. 12 sec. East, with the East line of said Lot 4, a distance of 110.64 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" in the South line of North Creek Drive, at the Northeast corner of said Lot 4, at the most Northerly Northwest corner of said Young 12.000 ac. and the Northwest corner of the herein described tract;

THENCE Easterly, with the South line of said North Creek Drive and a North line of said Young 12.000 ac., and with a non-tangent curve to the left having a radius of 2,148.50 ft. and a central angle of 06 deg. 19 min. 10 sec. (chord bears North 75 deg. 49 min. 44 sec. East, 236.85 ft.), an arc distance of 236.97 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the end of said curve, at the beginning of another curve;

THENCE Easterly, continuing with the South line of said North Creek Drive and a North line of said Young 12.000 ac., and with a reverse curve to the right having a radius of 970.00 ft. and a central angle of 07 deg. 27 min. 52 sec., (chord bears North 76 deg. 24 min. 05 sec. East, 126.28 ft.), an arc distance of 126.37 ft. to the **PLACE OF BEGINNING and containing 1.029 acres of land.**

SECTION 2. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 12, Ordinance No. 2280.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

EFFECTIVE DATE on this the _____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

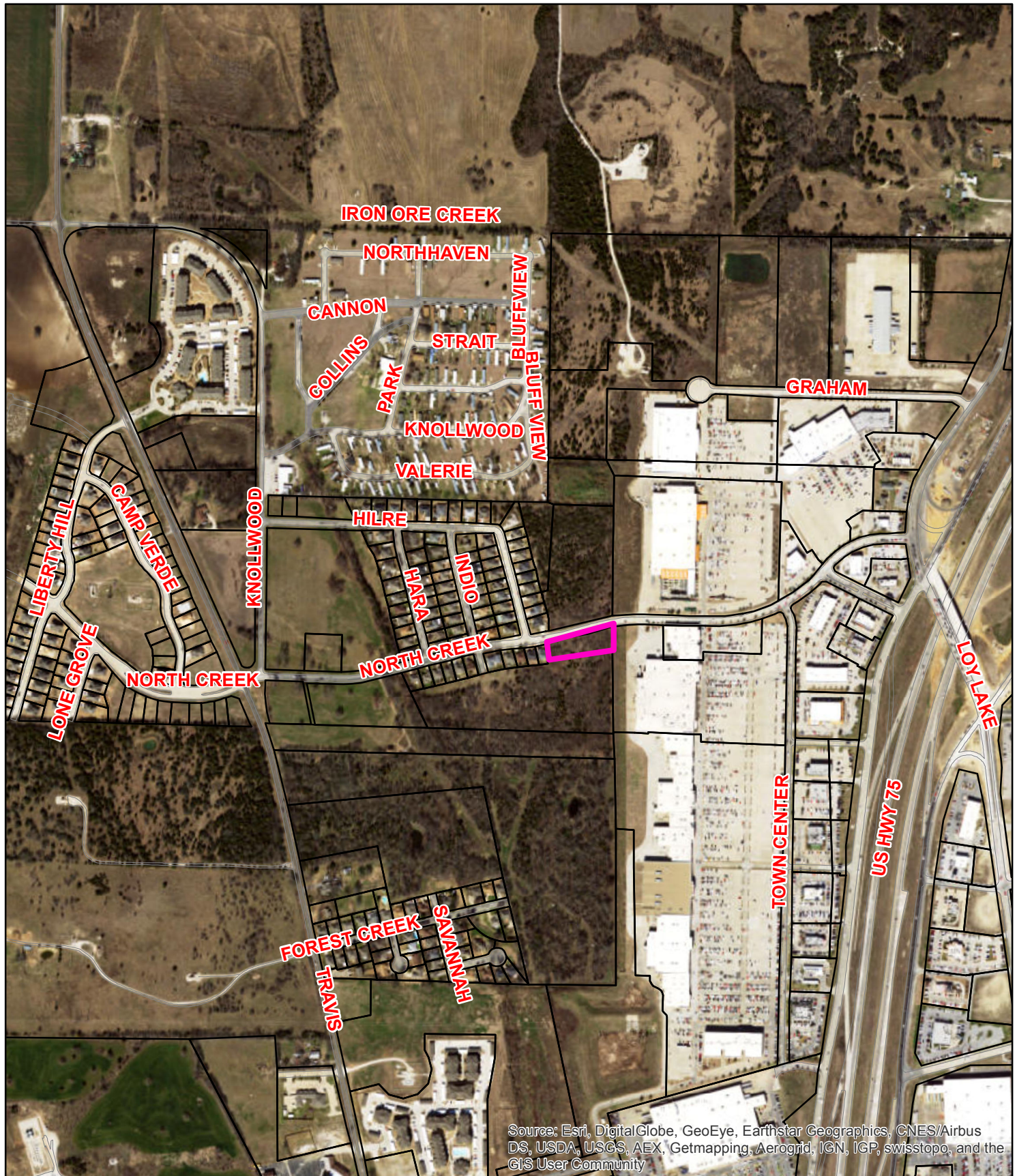
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



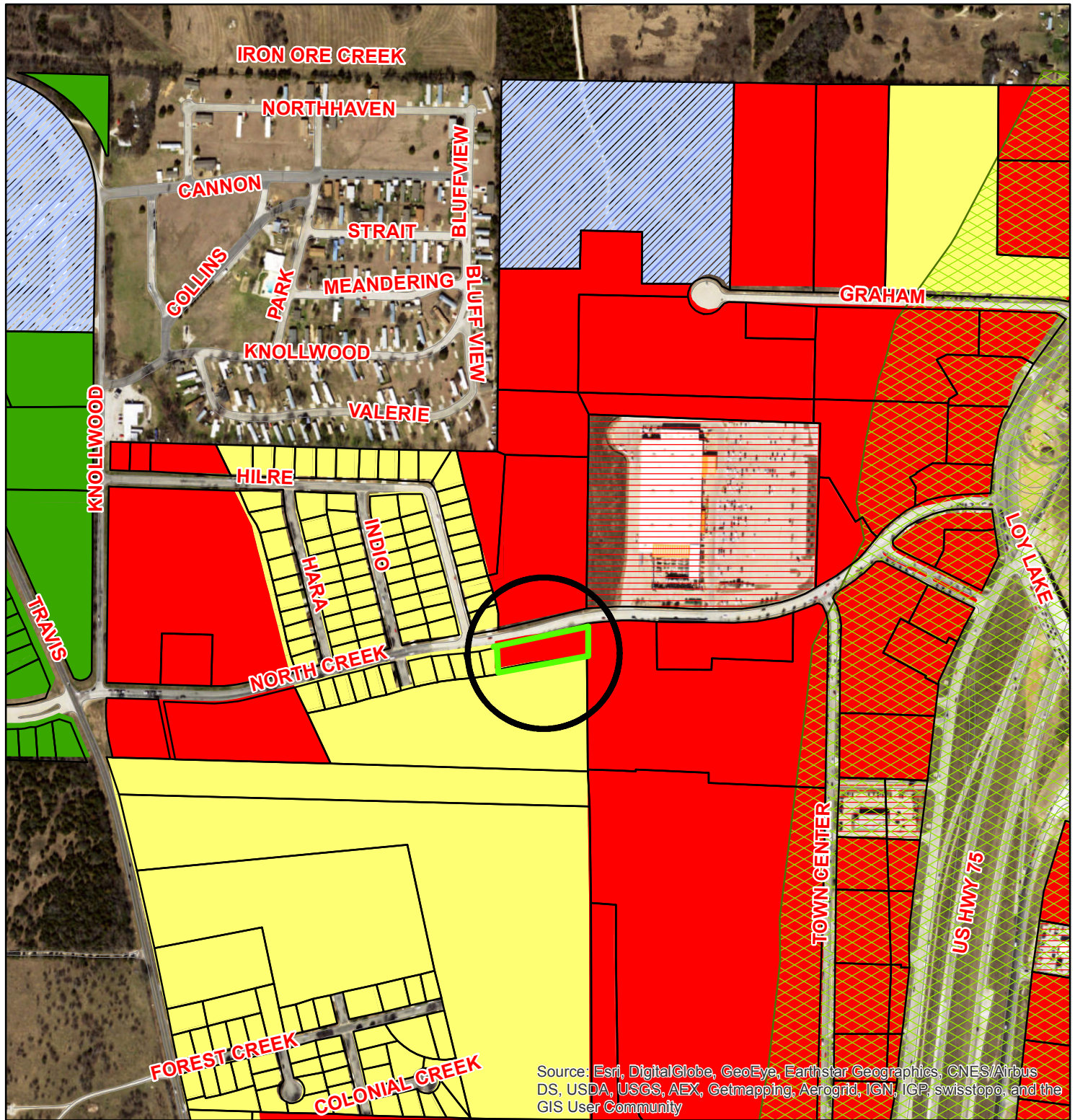
500 Block E. Northcreek Drive Zone Change



City of Sherman, Texas
Developmental Services Department



1 in = 700 ft



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Zoning - 500 Block E. Northcreek Drive Zone Change

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 7.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

500 BLOCK E. NORTHCREEK DRIVE

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 500 Block East Northcreek Drive, being 1.029 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

Background:

The property is located in the 500 block of Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to rezone the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for residential development of single family homes in the proposed Magnolia Village Subdivision.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Daniel Worrell (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 3.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6001

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Automobile Sales in a C-1 (Retail Business) District at 3412 West Houston Street, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625 (David Henry, Owner; Andre Laub, Applicant/Tenant; and Laura Daniel, Dream to Life Designs, Designer); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

Issue:

To consider the request of David Henry (Owner), Andre Laub (Applicant/Tenant) and Laura Daniel, Dream to Life Designs (Designer) concerning the property located at 3412 West Houston Street, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625, for a Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District

Background:

The property is located at 3412 West Houston Street, between F.M. 1417 and Swan Ridge Drive, and is zoned a C-1 (Retail Business) District. The applicant would like to open an automobile sales business at this location. The office building will be updated to hardy board siding on the front and sides, replace the doors and paint. They are requesting a variance to allow the surface of the parking area to be asphalt milling.

Origination:

David Henry (Owner)

Andre Laub (Applicant/Tenant)

Laura Daniel, Dream to Life Designs (Designer)

Financial Consideration:

None

Staff Recommendation:

At the December 20, 2016 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and subject to the asphalt milled surface parking lot is valid for a period of three years and no outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6001

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Elevations

P&Z Communication

Staff Review Letter

ORDINANCE NO. 6001

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 AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT AT 3412 WEST HOUSTON STREET, BEING 1.47 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (DAVID HENRY, OWNER; ANDRE LAUB, APPLICANT/TENANT; AND LAURA DANIEL, DREAM TO LIFE DESIGNS, DESIGNER); 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; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, David Henry (Owner), Andre Laub (Applicant/Tenant) and Laura Daniel, Dream to Life Designs (Designer) are granted a Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District at 3412 West Houston Street, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, being a part of Block Seventeen (17) of Westgrove Addition, Phase One to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 94, Plat Records, Grayson County, Texas, being the same 1.472 acre tract of land described in Tract 2 in Trustees Deed from Murray H. Nance, Jr., Trustee to Emily Turner, dated December 5, 1990, recorded in Volume 2131, Page 241, Real Property

Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit;

BEGINNING at a found ½ inch rebar maintaining the Northwest corner of said 1.472 acre tract, the Northeast corner of Lot One, Block One of Texoma Christian School Addition to the City of Sherman, Texas as shown by plat of record in Volume 16, Page 114, Plat Records, Grayson County, Texas, on the South right-of-way line of State Highway No. 56, also known as Houston Street;

THENCE North 75 deg. 44 min. 00 sec. East, with the South right-of-way line of said State Highway No. 56, a distance of 308.65 feet to a found ½ inch rebar maintaining the most Northerly Northwest corner of a 28.989 acre tract of land conveyed by Amy Carrington to Harvest Time Assembly of God Church by deed dated June 23, 1997, recorded in Volume 2552, Page 64, Official Public Records, Grayson County, Texas;

THENCE South 14 deg. 39 min. 27 sec. East, with a West line of said 28.989 acre tract, at a distance of 10.60 feet passing 0.5 feet East of a Chain link fence corner post, and continuing along or near a chain link fence for a total distance of 207.87 feet to a chain link fence corner post maintaining an ell corner of said 28.989 acre tract;

THENCE South 75 deg. 45 min. 31 sec. West, with the general line of a wire fence, a North line of said 28.989 acre tract, a distance of 308.84 feet to a set ½ inch capped rebar stamped SARTIN-3694 at the North base of an 8 inch dia. Wood post for the most Westerly Northwest corner of said 28.989 acre tract, on the East line of the above mentioned Lot One of Texoma Christian School Addition, Phase One, from which a cross tie corner post bears North 33 deg. 13 min. 02 sec. East, a distance of 3.27 feet;

THENCE North 14 deg. 36 min. 14 sec. West, with the East line of said Lot One, a distance of 207.73 feet to the **PLACE OF BEGINNING, AND CONTAINING 1.47 ACRES OF LAND more or less.....**

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt unless a variance is granted.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Parking will be permitted on private property only.
8. New drive approaches shall conform to City of Sherman standards and a permit is required.
9. Final site plans, utility, drainage, and grading plans shall be approved by the City Engineering Department.
10. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

Planning & Zoning Commission:

11. The variance for the asphalt milled surface parking lot is valid for a period of three years.
12. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

EFFECTIVE DATE on this the _____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY



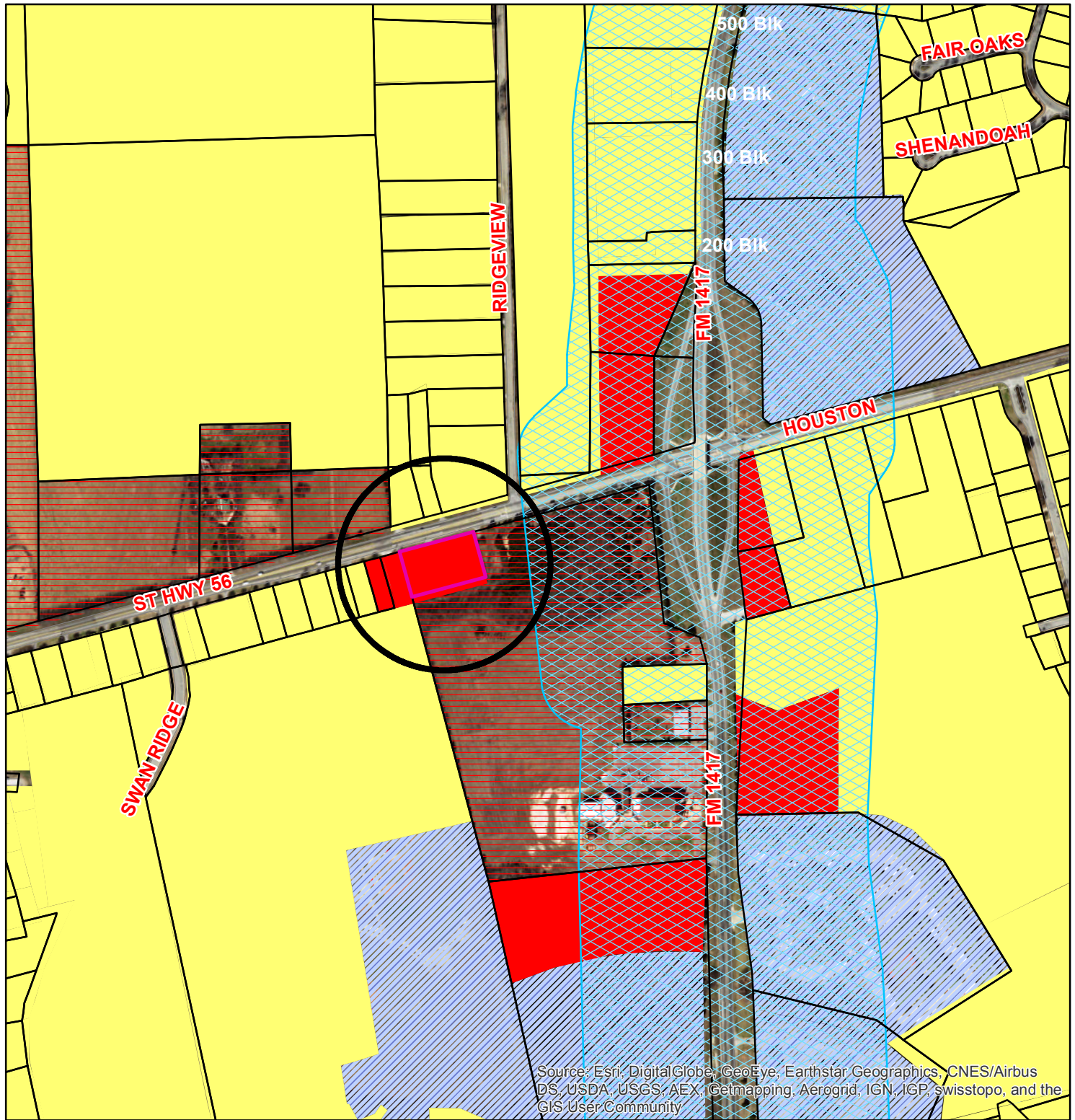
3412 West Houston Street



City of Sherman, Texas
Developmental Services Department



1 in = 600 ft



Zoning - 3412 W. Houston

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- | DISTRICT_NAME |
|-------------------------------------|
| Arts and Cultural District |
| Blalock Commercial Overlay District |
| Central Business District |
| College Park District |
| Downtown Overlay District |
| Historic Preservation District |

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- | |
|------------------------------|
| Unknown |
| BIP Blalock Industrial Park |
| C-1 Retail Business District |

- | |
|---|
| C-2 General Commercial District |
| CO Office District |
| Lakes |
| M-1 Light Manufacturing District |
| M-1.5 Medium Manufacturing District |
| M-2 Heavy Manufacturing District |
| MH Manufacturing Housing District |
| R-1 One Family Residential District |
| R-2 Multi-Family Residential District |
| R-A Single Family Agricultural District |
| SF-1 Single Family Residential District |



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3412 W. Houston



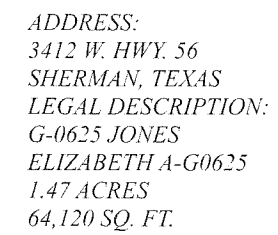
Narrative of the Project North Texas Car Corral

The Property located at 3412 W Houston ST will be leased from owner David Henry and will be utilized by North Texas Car Corral for a used car sales business, with a small inventory of vehicles.

We will make several improvements to the property as outlined within the site plan including adding hardie board siding to front and side of the office building and painting said building as well as resurfacing the parking area with asphalt milling.

LAUB

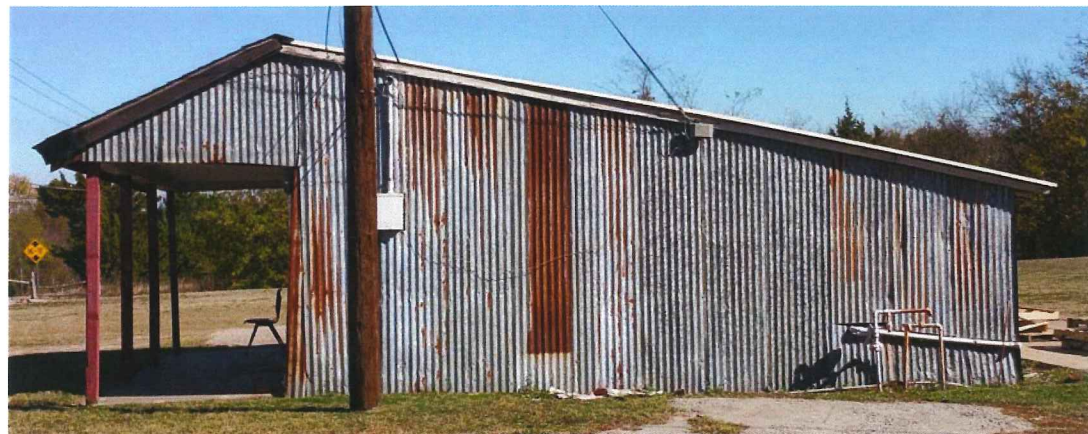
STATE HWY NO. 56



A#2

LAUB

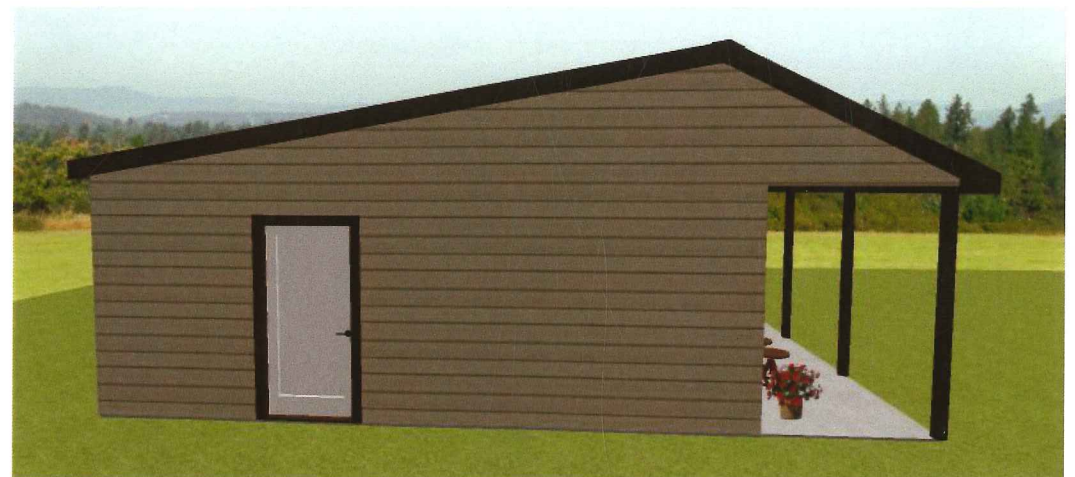
BEFORE



ELEVATION
IMPROVEMENTS

- * REPLACE ALL
DAMAGED TRIM
- * ADD HARDI SIDING
TO FRONT AND SIDES
- * PAINT BUILDING
- * REPLACE DOORS

AFTER



NUMBER	DATE	REVISION	TABLE	DESCRIPTION

FOR:
LAUB
3412 W. HWY 56
SHERMAN, TX 75092

DESIGNED BY:
LAURA DANIEL
903.267.1284
D2LDESIGNS@YAHOO.COM

DRAWINGS PROVIDED BY:
DREAM TO LIFE DESIGNS
PO BOX 828
TOM BEAN, TX 75489

DATE:

11/28/2016

SCALE:

PER DRAWING

SHEET:

A#1



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 10.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3412 W. HOUSTON STREET

The request of David Henry (Owner), Andre Laub (Applicant/Tenant) and Laura Daniel, Dream to Life Designs (Designer) concerning the property located at 3412 West Houston, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow an asphalt milling surface in lieu of the required concrete or asphalt to provide a durable and dustless surface in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

Background:

The property is located at 3412 West Houston Street between FM 1417 and Swan Ridge Drive and is zoned a C-1 (Retail Business) District. The applicant would like to open an automobile sales business at this location. The office building will be updated to hardy board siding on the front and sides, replace the doors and paint. They are requesting a variance to allow the surface of the parking area to be asphalt milling.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

David Henry (Owner)

Andre Laub (Applicant/Tenant)

Laura Daniel, Dream to Life Designs (Designer)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Elevations

Staff Review Letter

STAFF REVIEW LETTER

December 14, 2016

David Henry
7964 Dripping Springs Rd.
Denison, TX 75021

Andre Laub
313 Vessels Dr.
Howe, TX 75459

Dream to Life Designs
Laura Daniel
PO Box 828
Tom Bean, TX 75489

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile sales in a C-1 (Retail Business) District for the property located at 3412 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt unless a variance is granted.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

1. Parking will be permitted on private property only.
2. New drive approaches shall conform to City of Sherman standards and a permit is required.
3. Final site plans, utility, drainage, and grading plans shall be approved by the City Engineering Department.
4. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 4.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6002

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Retail Brew Pub in a C-2 (General Commercial) District at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat (Randy Derzapf, Owner; Cellarman's American Pub, Inc., Tenant; and David Baca Studio, LLC, Architect); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

Issue:

To consider the request of Randy Derzapf (Owner), Cellarman's American Pub, Inc. (Tenant), and David Baca Studio, LLC (Architect) concerning the property at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat, for a Specific Use Permit to allow a Retail Brew Pub in a C-2 (General Commercial) District

Background:

The property is located at 2130 Texoma Parkway, the southwest corner of Peyton Street and Texoma Parkway; Cellarman's American Pub, Inc. is the tenant. The property is zoned a C-2 (General Commercial) District. The owner would like to construct a brewery addition to the existing building and add a galvanized grain silo on the lot. The exterior of the addition will be a hardy board white stucco finish with dark cedar trim to match the existing restaurant.

Origination:

Randy Derzapf (Owner)
Cellarman's American Pub, Inc. (Tenant)
David Baca Studio, LLC (Architect)

Financial Consideration:

None

Staff Recommendation:

At the December 20, 2016 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and per the site plan presented to the Commission on December 20, 2016.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6002

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Elevations

P&Z Communication

Staff Review Letter

Letter from James Melton Jr

ORDINANCE NO. 6002

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 RETAIL BREW PUB IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 2130 TEXOMA PARKWAY, BEING ALL OF LOT 1 AND PART OF LOT 2, BLOCK 5, SHERMAN BUSINESS CENTER REPLAT (RANDY DERZAPF, OWNER; CELLARMAN'S AMERICAN PUB, INC., TENANT; AND DAVID BACA STUDIO, LLC, 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; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Randy Derzapf (Owner), Cellarman's American Pub, Inc. (Tenant), and David Baca Studio, LLC (Architect) are granted a Specific Use Permit to allow a retail brew pub in a C-2 (General Commercial) District at 2130 Texoma Parkway, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING all of Lot 1 and part of Lot 2, Block 5, Sherman, Business Center Replat

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.

2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. The building addition or grain silo shall not exceed 35 feet in height.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New Drive approaches shall conform to City of Sherman standards and a permit is required.

Planning and Zoning Commission:

11. Per the site plan presented to the Planning and Zoning Commission on December 20, 2016.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

EFFECTIVE DATE on this the _____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

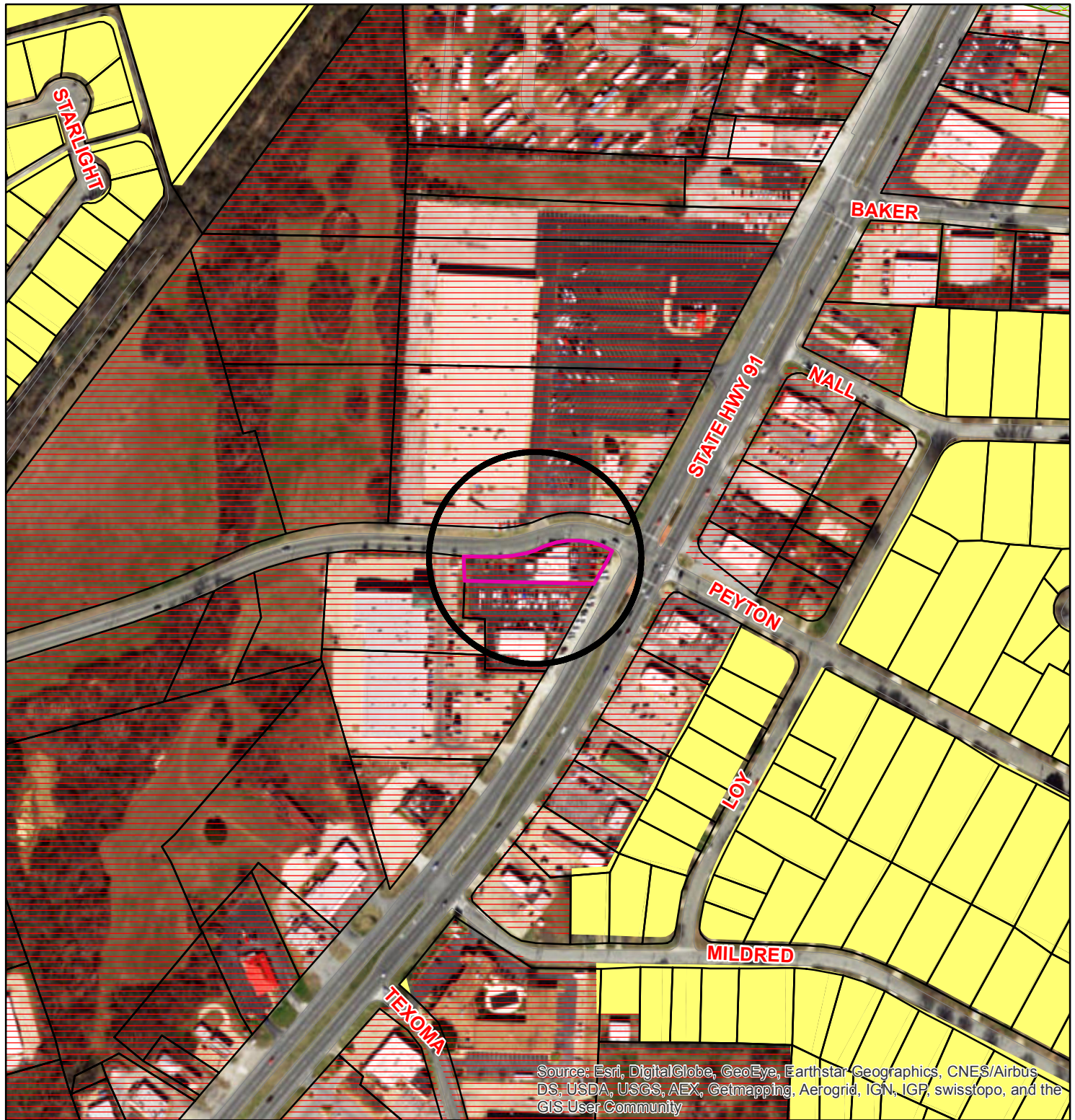


2130 Texoma Parkway



1 in = 713 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2130 Texoma Parkway

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

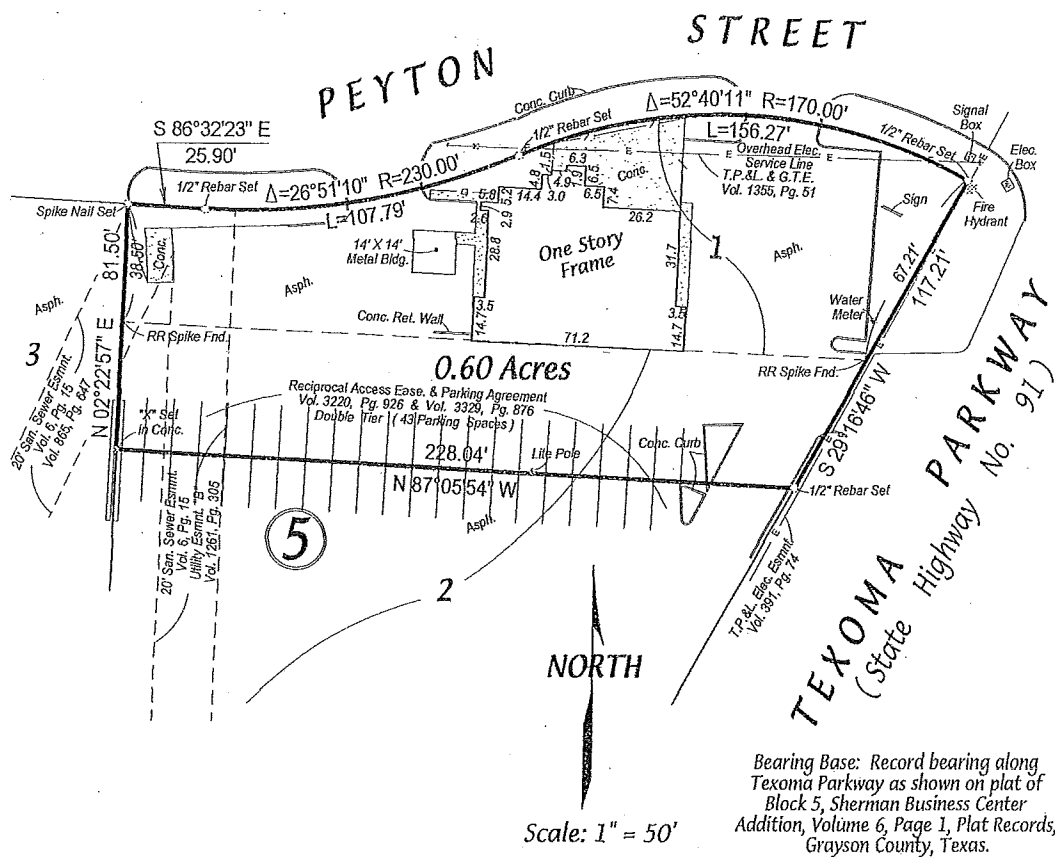
1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2130 Texoma Parkway





SARTIN & ASSOCIATES, INC.
 Registered Professional Land Surveyors
 P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
 phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: CELLARMAN'S AMERICAN PUB, INC.

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 20 th day of February, 2001 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as 2130 TEXOMA PARKWAY, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Additional improvements, and additions were located on the ground on the 14 th day of November, 2005.

Marshall Sartin
 Marshall Sartin
 R.P.L.S. # 3694



CELLARMAN'S PUB & BREWERY

NEW BREWERY ADDITION (English Tudor Style)

Hardie White Stucco Finish.

Dark Cedar Trim.

Dark Rafter Tails and Soffet to match existing wood.

Metal Gable Roof, Color to match as close as can with existing.

EXISTING PUB (English Tudor Style)

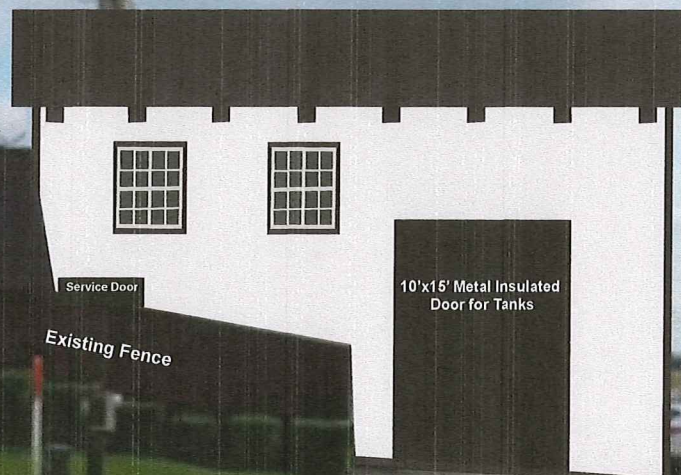
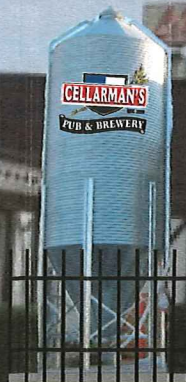
Hardie White Stucco Finish.

Dark Cedar Trim.

Metal Mansard Roof(Large Shake Style).

SOUTH ELEVATION

7' X 18'9"
Galvanized Grain Silo
On 9'X9' Slab
Iron Fence to Match Patio



PEYTON STREET
NORTH ELEVATION



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 11.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2130 TEXOMA PARKWAY

The request of Randy Derzapf (Owner), Cellarman's American Pub, Inc. (Tenant) and David Baca Studio, LLC (Architect) concerning the property at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (7) to allow a 1' side street setback on a corner lot for an addition to Cellarman's American Pub in lieu of the required 10' in a C-2 (General Commercial) District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a retail brew pub in a C-2 (General Commercial) District.
- Site plan approval for a grain silo and building addition to Cellarman's American Pub

Background:

The property is located at 2130 Texoma Parkway, the southwest corner of Peyton Street and Texoma Parkway, Cellarman's American Pub is the tenant. The property is zoned a C-2 (General Commercial) District. The owner would like to construct a brewery addition to the existing building and add a galvanized grain silo on the lot. The exterior of the addition will be a hardy board white stucco finish with dark cedar trim to match the existing restaurant.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Randy Derzapf (Owner)
Cellarman's American Pub, Inc. (Tenant)
David Baca Studio, LLC (Architect)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Staff Review Letter

STAFF REVIEW LETTER

December 14, 2016

Randy Derzapf
4721 U.S. Highway 82
Bells, TX 75414

David Baca Studio, LLC
100 N. Travis, Ste. 500A
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow a retail brew pub and site plan approval for a grain silo and building addition to Cellarman's American Pub in a C-2 (General Commercial) District for the property located at 2130 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. The building addition or grain silo shall not exceed 35 feet in height.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

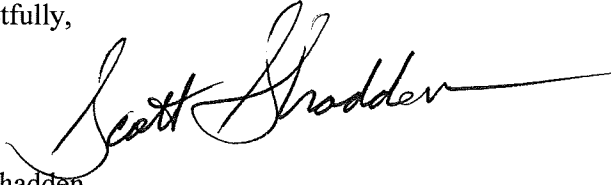
10. New Drive approaches shall conform to City of Sherman standards and a permit is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

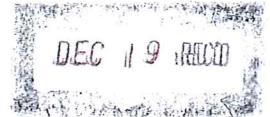
Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229
FAX: (903) 892-7274

December 2, 2016 James Melton, Jr.
6805 Timothy Dr.
Plano, TX 75023-1423

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 20, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Randy Derzapf (Owner), Cellarman's American Pub, Inc. (Tenant) and David Baca Studio, LLC (Architect) concerning the property at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat

The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (7) to allow a 1' side street setback on a corner lot for an addition to Cellarman's American Pub in lieu of the required 10' in a C-2 (General Commercial) District.

Planning and Zoning Commission

- **Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a retail brew pub in a C-2 (General Commercial) District.**
- **Site plan approval for a grain silo and building addition to Cellarman's American Pub**

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

Very much opposed to a 1' set back on Pcyton. May be his side, but it is my front street. Grain silo also Vote No!

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 5.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6003

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Sales, Parts and Service for Motorsports Vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763 (MLJ Real Estate, LP, Owners; Honda-Polaris Dealership, Tenant; Eden Consulting, Chuck Cooley, Representative; 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

Issue:

To consider the request of MLJ Real Estate, LP (Owners), Honda-Polaris Dealership (Tenant), Eden Consulting, Chuck Cooley (Representative), and Underwood Drafting & Surveying (Surveyor) concerning the property at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763, for a Specific Use Permit to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District

Background:

The property is located at 325 West U.S. Highway 82, between Travis Street and Plainview Road. The property is zoned a C-2 (General Commercial) District and is also located in the O-1 (75 & 82) Overlay District. The proposed site will accommodate a new Honda-Polaris motorsports dealership, offering sales, parts and service for motor-sports vehicles. The larger of the two existing metal buildings will be demolished and replaced with a new 76' x 195' metal building for their showroom and service department. The remaining existing metal building will be expanded for storage and make ready for the motor-sports vehicles. Both buildings will be clad in stacked stone veneer with cement siding. A large covered porch with cedar posts and standing seam metal roof will wrap three sides of the building. New concrete driveways, curbs and parking will be installed. The existing oil well in the southeast corner will remain.

Origination:

MLJ Real Estate, LP (Owners)

Honda-Polaris Dealership (Tenant)

Eden Consulting, Chuck Cooley (Representative)

Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 20, 2016 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and the bike track to be used for test purposes only; no scheduled events, overflow parking must be concrete or asphalt and noise control.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6003

Location Map

Zoning Map

Zoning Sign Photo

Survey

Existing Site Plan

Site Plan

Site Plan with Landscaping

Elevations

P&Z Communication

Staff Review Letter

ORDINANCE NO. 6003

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 SALES, PARTS AND SERVICE FOR MOTORSPORTS VEHICLES FOR A HONDA-POLARIS DEALERSHIP IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT AT 325 WEST U.S. HIGHWAY 82, BEING 3.85 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 (MLJ REAL ESTATE, LP, OWNERS; HONDA-POLARIS DEALERSHIP, TENANT; EDEN CONSULTING, CHUCK COOLEY, 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; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, MLJ Real Estate, LP (Owners), Honda-Polaris Dealership (Tenant), Eden Consulting, Chuck Cooley (Representative) and Underwood Drafting & Surveying (Surveyor) are granted a Specific Use Permit to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District at 325 West U.S. Highway 82, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being the same tract of land described as

3.824 acres conveyed by Charlotte R. Spears to John A. Spears et al by deed dated July 1, 1995, recorded in Volume 2440, Page 491, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a ½” steel rod found maintaining the Northwest corner of the said Spears tract in the South line of Pecan Grove Road;

THENCE North 75° 30’ 57” East with said South line of road, a distance of 663.75 feet to a ½” steel rod found maintaining the Northeast corner of the said Spears tract of the intersection of said South line of Pecan Grove Road with the West line of Hickory Street;

THENCE South 00° 31’ 34” East with said West line of Hickory Street, passing a ½” steel rod found at 318.75 feet and continuing for a total distance of 319.95 feet to a ½” steel rod set for the Southeast corner of the herein described tract at the intersection of said West line of Hickory Street with the North right-of-way line of U.S. Highway No. 82;

THENCE South 85° 51’ 00” West with said right-of-way line a distance of 647.58 feet to a ½” steel rod set marking the Southwest corner of the said Spears tract;

THENCE North 00° 04” 55” East with a fence a distance of 200.79 feet to the **POINT-OF-BEGINNING AND CONTAINING 3.85 ACRES OF LAND.....**

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings unless an exception is granted.
3. No buildings or structures may be located over any easements without an encroachment easement approved by the City Council.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9’x20’.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. Change Pecan Grove Road to Canyon Grove Road.
12. New drive approaches shall conform to City of Sherman standards and a permit is required. TXDOT spacing and approval required.
13. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
14. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. Buildings not permitted within existing utility easements.

Planning and Zoning Commission:

1. The bike track to be used for test purposes only; no scheduled events.
2. Overflow parking must be concrete or asphalt.
3. Noise control.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

EFFECTIVE DATE on this the _____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

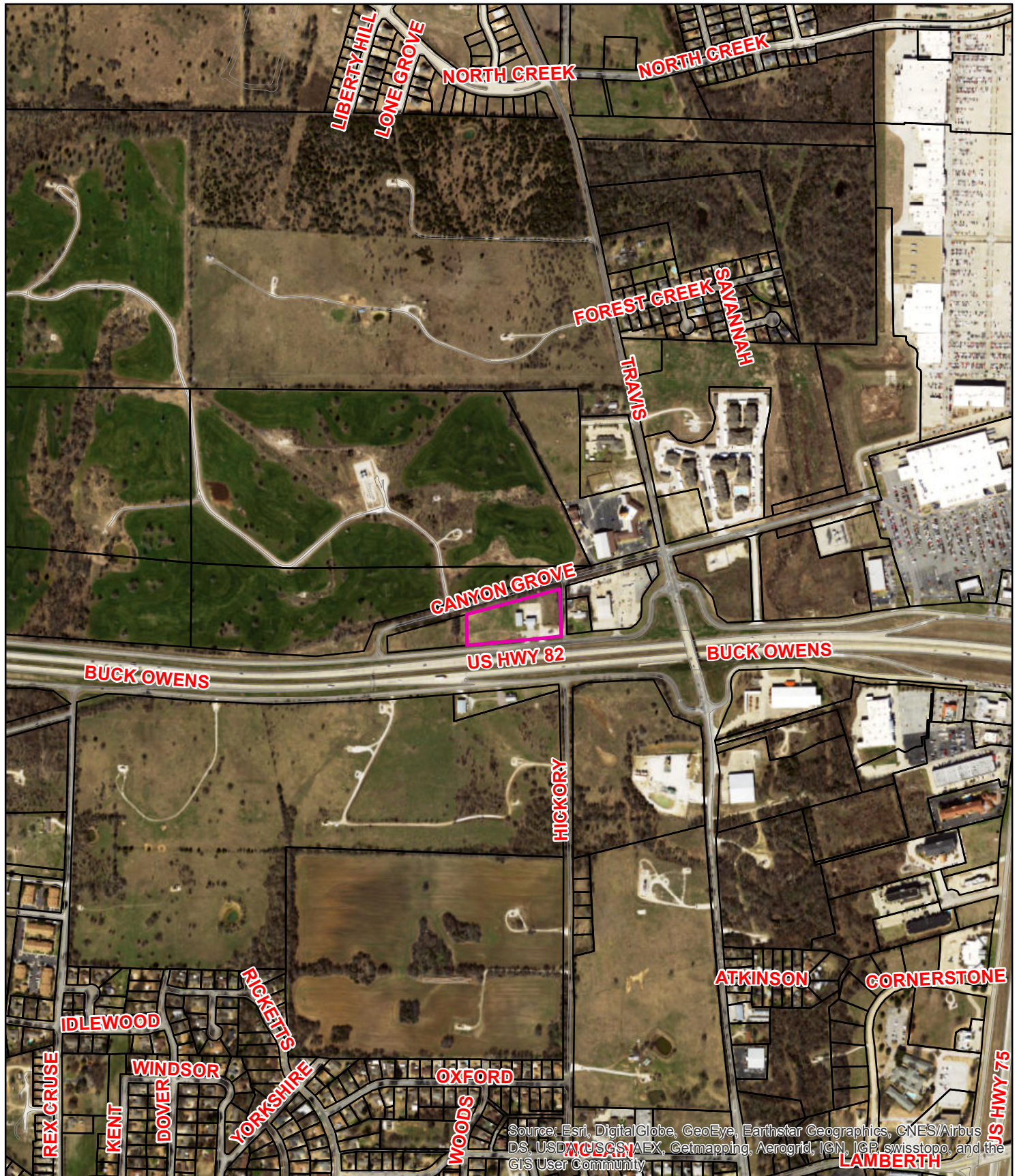
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY



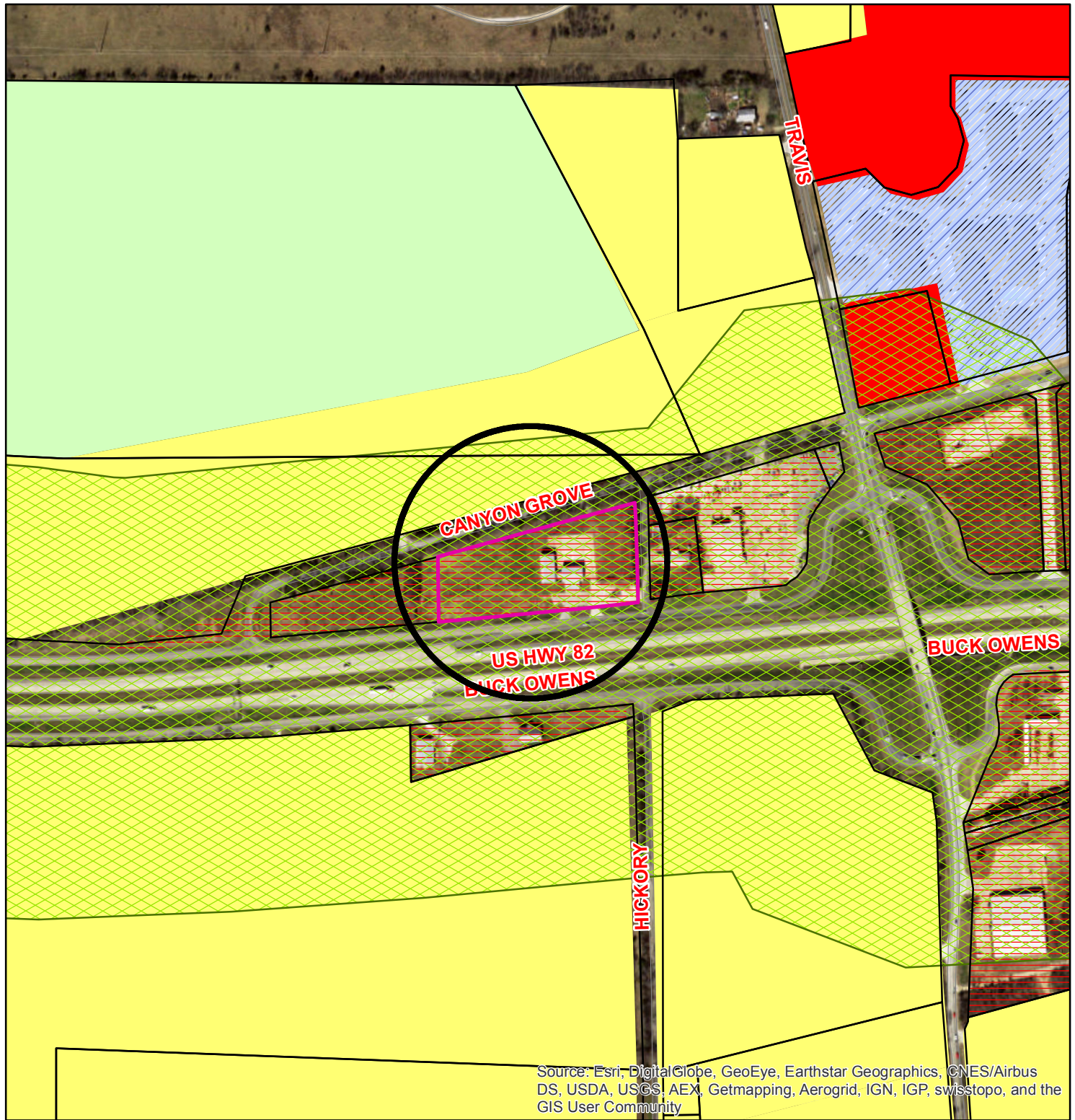
325 West U.S. Highway 82



City of Sherman, Texas
Developmental Services Department



1 in = 800 ft



Zoning - 325 W. U.S. Highway 82

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- | DISTRICT_NAME |
|-------------------------------------|
| Arts and Cultural District |
| Blalock Commercial Overlay District |
| Central Business District |
| College Park District |
| Downtown Overlay District |
| Historic Preservation District |

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 400 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

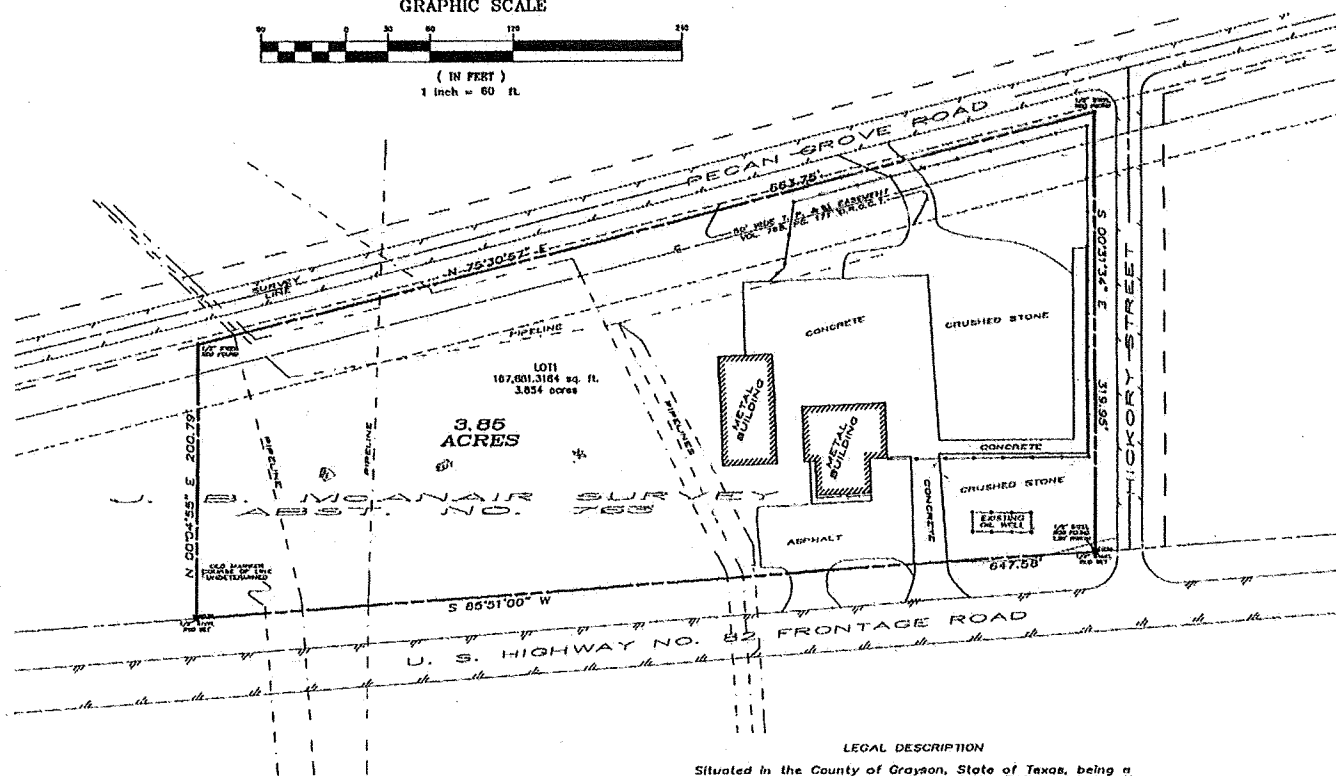
City of Sherman, Texas
Developmental Services Department

325 W. Highway 82





(IN FEET)
1 inch = 60 ft.



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the some tract of land described as 3.824 acres conveyed by Charlotte R. Spears to John A. Spears et al by deed dated July 1, 1995, recorded in Volume 2440, Page 491, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northwest corner of the old Speers tract in the South line of Pecun Grove Road;

Thence North 75°30'57" East with said South line of road a distance of 863.75 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Spears tract at the intersection of said South line of Pacon Grove Road with the West line of Hickory Street:

Thence South 00°31'34" East with said West line of Hickory Street, passing a 1/2" steel rod found at 318.75 feet and continuing for a total distance of 318.95 feet to a 1/2" steel rod set for the Southeast corner of the herein described tract at the intersection of said West line of Hickory Street with the North right-of-way line of U. S. Highway No. 82;

Thence South 85°51'00" West with said right-of-way line a distance of 647.58 feet to a 1/2" steel rod set marking the Southwest corner of the said Spears tract;

Thence North 00°04'55" East with a fence a distance of 200.79 feet to the Point-of-Beginning and containing 3.85 acres of land.

- BASIS OF HEARING IS -
COURSE ALONG RIGHT-OF-WAY
U. S. HIGHWAY NO. 62
AS PER TxDOT DATA

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING:

Easement and Right-of-way to Texas Power & Light Company
recorded in Volume 768, Page 171, D.R.G.C.T.
Easement to Lone Star Gas Company recorded in Volume 806

recorded in Volume 768, Page 171, D.R.G.C.T.
Easement to Lone Star Gas Company recorded in Volume 806,
Page 128, D.R.G.C.T.
Easements to Standard Oil Company of Texas recorded in
Volume 816, Page 207, and Volume 913, Page 405, D.R.G.C.T.

Right-of-way to Standard Oil Company of Texas recorded in Volume 554, Page 466, D.R.G.C.T., no longer affects the subject property.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If the work becomes published, the following notice shall print:

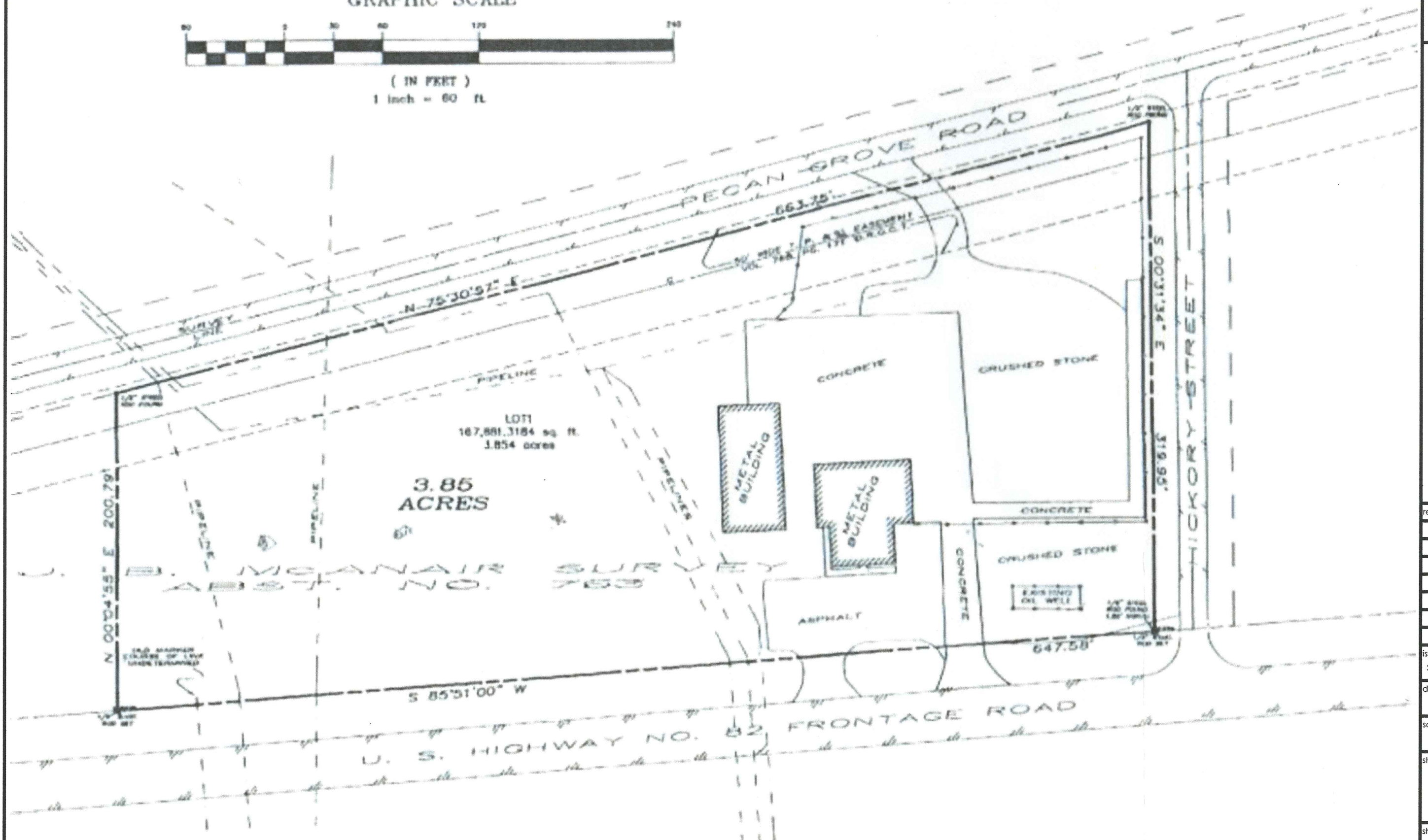
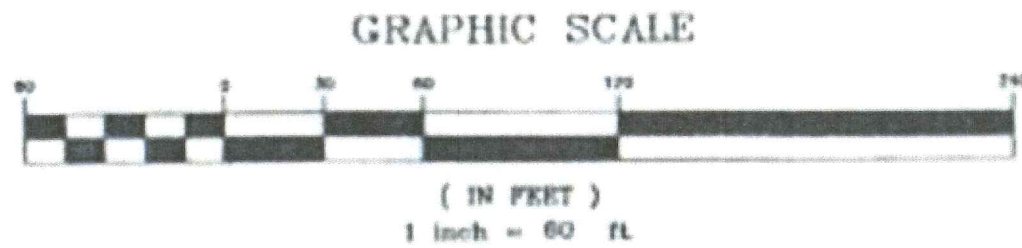
Copyright © 2002
Underwood Drafting & Surveying, Inc.
All rights reserved.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove. I cannot, however, certify that the pipelines and easements shown are the only ones embraced by the subject property.



Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

UNDERWOOD
DRAWING & SURVEYING



a new development at
325 W US Highway 82
sherman, texas 75092

revisions

issue
SPECIFIC USE PERMIT

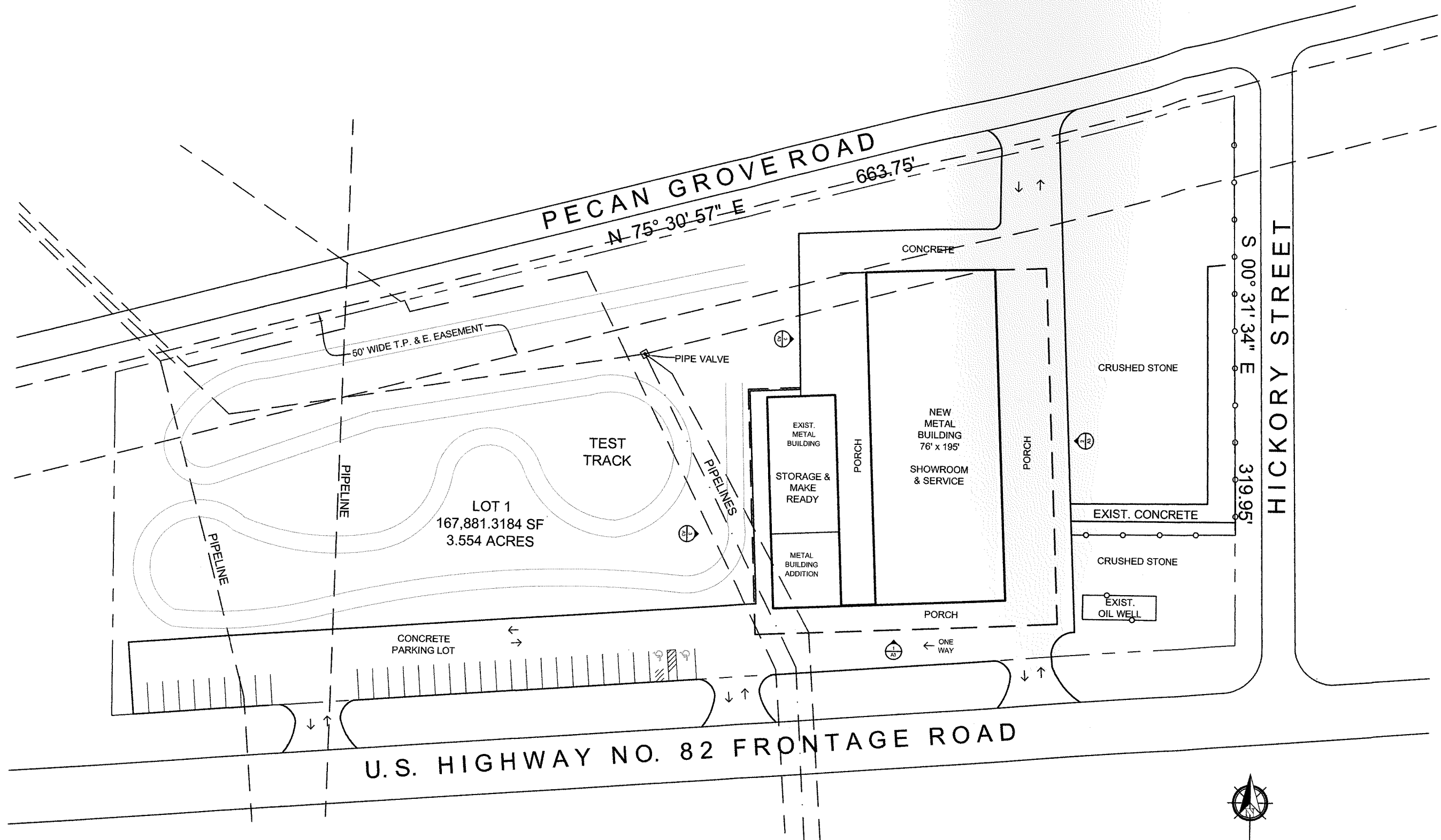
date
11.29.2016

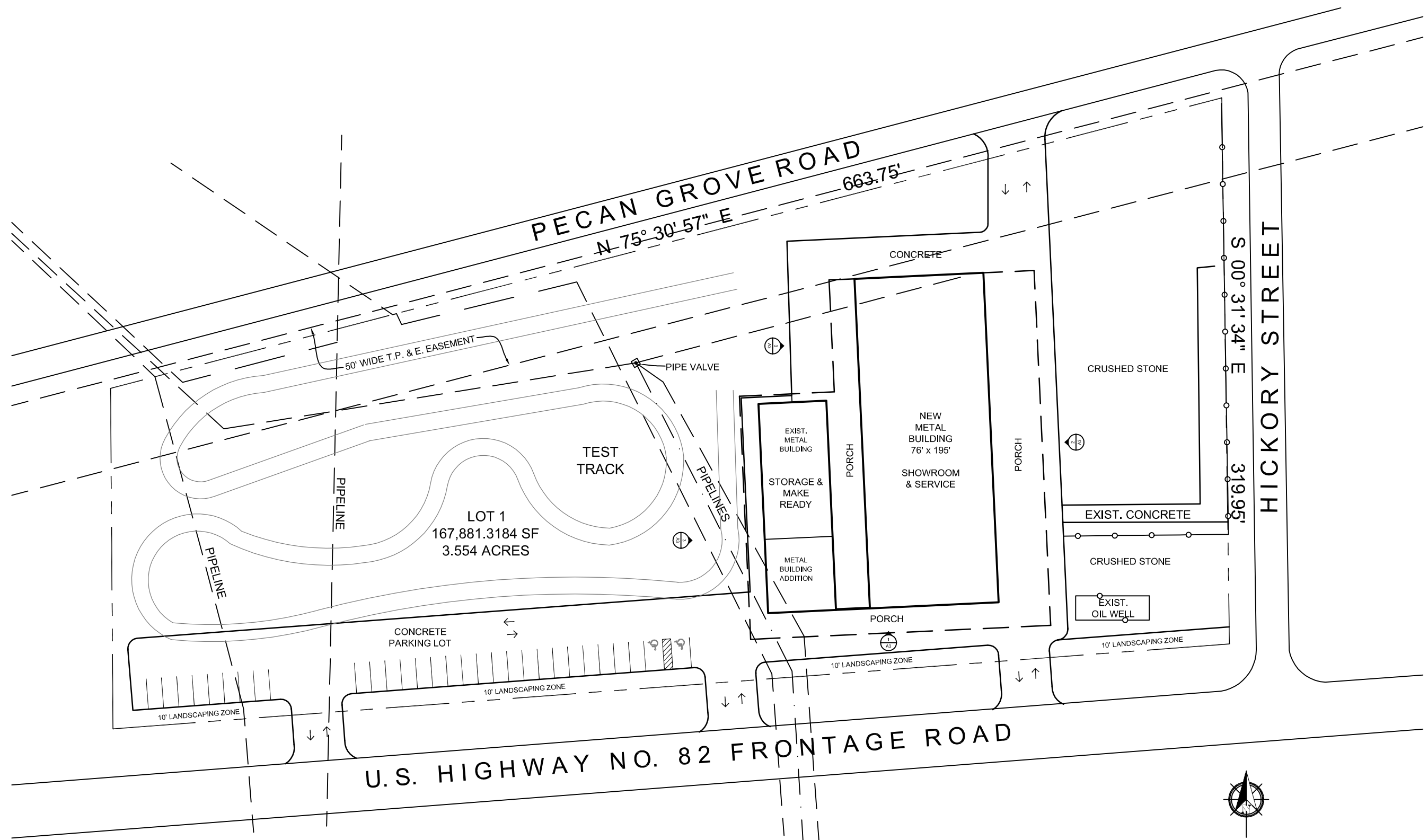
scale
1" = 60'

sheet name
PROPOSED
SITE
PLAN

sheet

A2

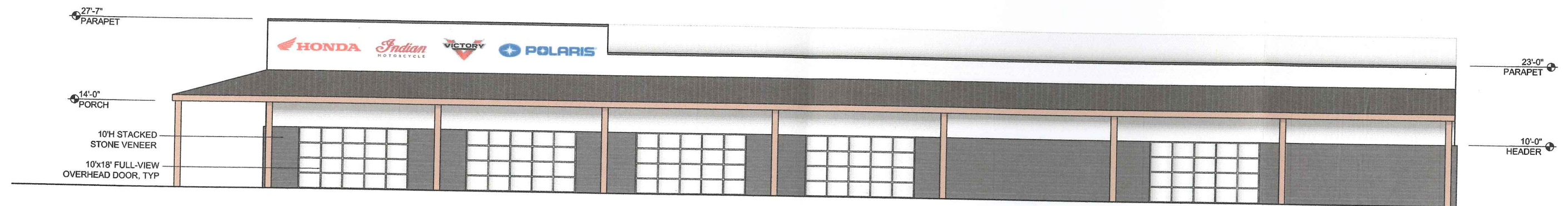




1 SITE PLAN
SCALE 1" = 40'



S O U T H E L E V A T I O N



E A S T E L E V A T I O N



W E S T E L E V A T I O N

H O N D A - P O L A R I S D E A L E R S H I P - P R O P O S E D E X T E R I O R E L E V A T I O N S
3 2 5 W U S H W Y . 8 2 S H E R M A N , T X 7 5 0 9 2

11.29.2016

A3



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 12.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

325 W. U.S. HIGHWAY 82

The request of MLJ Real Estate, LP (Owners), Honda-Polaris Dealership (Tenant), Eden Consulting, Chuck Cooley (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 325 West U.S. Highway 82 between Travis Street and Plainview Road. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District. The proposed site will accommodate a new Honda-Polaris motorsports dealership, offering sales, parts and service for motor-sports vehicles. The larger of the two existing metal buildings will be demolished and replaced with a new 76' x 195' metal building for their showroom and service department. The remaining existing metal building will be expanded for storage and make ready for the motor-sports vehicles. Both buildings will be clad in stacked stone veneer with cement siding. A large covered porch with cedar posts and standing seam metal roof will wrap three sides of the building. New concrete driveways, curbs and parking will be installed. The existing oil well in the southeast corner will remain.

Adjacent Zoning:

C-2 (General Commercial) District

R-1 (One Family Residential) District

Origination:

MLJ Real Estate, LP (Owners)
Honda-Polaris Dealership (Tenant)
Eden Consulting, Chuck Cooley (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

4

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Staff Review Letter

STAFF REVIEW LETTER

December 14, 2016

MLJ Real Estate, LP
PO Box 707
Whitesboro, TX 76273

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Chuck Cooley
5854 Buchanan Street
Ft. Worth, TX 76114

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property located at 325 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings unless an exception is granted.
3. No buildings or structures may be located over any easements without an encroachment easement approved by the City Council.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. Change Pecan Grove Road to Canyon Grove Road.
12. New drive approaches shall conform to City of Sherman standards and a permit is required. TxDOT spacing and approval required.
13. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
14. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. Buildings not permitted within existing utility easements.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal line extending from the end.

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 6.

Meeting Date: 01/16/2017

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 5999, 6000, 6001, 6002 and 6003

Issue:

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5999**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District at 3603 Loy Lake Road, being 1.569 acres in the Hillard Jennings Survey, Abstract No. 639 (Ibrahim Abu Sarris Family, LP, Owners; Aaron Cole, Prospective Buyer; Homeyer Engineering, Inc., Civil Engineer; Bates Martin Architects, Architect; 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
- D. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6000**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties Within the R-1 (One Family Residential) District in the 500 Block of East Northcreek Drive, being 1.029 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647 (Young Enterprises, LP, Owners; Daniel Worrell, Representative; and Helvey-Wagner Surveying, Inc., Surveyors)
- D. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6001**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Automobile Sales in a C-1 (Retail Business) District at 3412 West Houston Street, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625 (David Henry, Owner; Andre Laub, Applicant/Tenant; and Laura Daniel, Dream to Life Designs, Designer); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

D. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6002

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Retail Brew Pub in a C-2 (General Commercial) District at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat (Randy Derzapf, Owner; Cellarman's American Pub, Inc., Tenant; and David Baca Studio, LLC, Architect); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

D. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6003

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Sales, Parts and Service for Motorsports Vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763 (MLJ Real Estate, LP, Owners; Honda-Polaris Dealership, Tenant; Eden Consulting, Chuck Cooley, Representative; 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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 7.

Meeting Date: 01/16/2017

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

CONSENT AGENDA

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

Issue:

E. 7. * RESOLUTION NO.

Awarding a Bid to and Authorizing Execution of a Contract with Cabot Norit Americas, Inc. for the Filtration Supply for Granular Activated Carbon

G. 1. * CHANGE ORDER NO. 2

Meadows Circle Paving Project; Lynn Vessels Construction; \$6,349.75 Increase

H. 1. * OTHER BUSINESS

Approve the Quarterly Investment Reports for Quarter Ended December 31, 2016

H. 3. * OTHER BUSINESS

Final Plat Approval of Sherman Carwash Addition, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639; Ibrahim Abu Sarris Family, LP, Owners; Aaron Cole, Developer; Homeyer Engineering, Inc., Civil Engineer; and Underwood Drafting and Surveying, Surveyor (3600 block of Loy Lake Road and 900 block of East Pecan Grove Road)

H. 4. * OTHER BUSINESS

Final Plat Approval of Magnolia Village, being 12.00 acres in the James H. Clark Survey, Abstract No. 275; Young Enterprises, LP, Owners; Daniel Worrell, Representative; and Helvey-Wagner Surveying, Surveyor (300-500 blocks of East Northcreek Drive)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 1.

Meeting Date: 01/16/2017

Prepared By: Nate Strauch, Community & Support Services Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6173

Expressing Support for the Low Income Housing Tax Credit Application of Sari & Company concerning the Property located at 120 West King Street in Sherman, Texas, for the Year 2017

Issue:

Considering a formal resolution of support for Sari & Company's Low Income Housing Tax Credit (LIHTC) application,

Background:

The City of Sherman received an application for support from Sari & Company in October 2016 - the first application the City has received since instituting a new application process for LIHTC developers in 2016. The developer, Sari & Company, is seeking the Council's formal support for a planned renovation of the former Sherman High School building at 120 West King Street in Downtown Sherman. Once completed, the project would provide rent-capped apartments for individuals 55 years-of-age or older with incomes below a certain amount. After assessing the application, vetting the developer, and visiting two of Sari's previous projects, City staff is recommending the Council approve a formal resolution of support.

Origination:

City Manager Robby Hefton

Financial Consideration:

There is no financial impact to approving this resolution.

Staff Recommendation:

It is recommended that the Council approve the resolution and pledge its support for this initiative.

Alternatives:

The Council could choose not to support this initiative.

Attachments

Resolution No. 6173

Sari & Company LIHTC Application

Aerial Location Map

RESOLUTION NO. 6173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXPRESSING SUPPORT FOR THE LOW INCOME HOUSING TAX CREDIT APPLICATION OF SARI & COMPANY CONCERNING THE PROPERTY LOCATED AT 120 WEST KING STREET IN SHERMAN, TEXAS, FOR THE YEAR 2017; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Sari & Company has expressed interest in rehabbing the historic Sherman High School building, located at 120 West King Street in Downtown Sherman, Texas, through the State of Texas Low Income Housing Tax Credit Program; and

WHEREAS, Sari & Company has satisfied all requirements of the City of Sherman's Low Income Housing Tax Credit application process and has acted in good faith throughout; and

WHEREAS, City of Sherman staff, through the process of performing its due diligence, has determined that Sari & Company possesses a record of success with similar projects around the country; and

WHEREAS, the redevelopment of Sherman's historic former High School building for the purpose of low income housing for the elderly would provide a long-term benefit to the City and its citizens;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council of the City of Sherman, Texas, as the governing body of the municipality, hereby expressly sets forth its support for the Low Income Housing Tax Credit application of Sari & Company concerning the property located at 120 West King Street in Sherman, Texas, for the year 2017.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY:

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

LOW INCOME HOUSING TAX CREDIT (LIHTC)

APPLICATION FOR SUPPORT AND/OR FUNDING ASSISTANCE

PLEASE NOTE: The City of Sherman reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's Low Income Housing Tax Credit Support and Funding Assistance Policy, various strategic and master plans, or policy direction from the Sherman City Council.

1. PROJECT INFORMATION

Sari & Company and a TBD Non-Profit

Developer Name

Sherman High Lofts

Project Name

120 West King Street

Project Address

Census Tract Number

Washington Elementary

Elementary School Zone

Piner Middle School

Middle School Zone

Project Type:

☐ General

☒ Elderly

☐ Supportive Housing

Role of Applicant:

(select all that apply)

☐ Investor

☒ Developer

☐ Other: _____

Applicant is Requesting City Council Resolution:

(select all that apply)

☒ of support

☐ stating no objection

Applicant is Requesting:

☐ Abatement

☒ Reduced Fees
For scoring purposes

☐ Other: _____

Amount of Financial Assistance Requested: No local funding requested at this time, unless it becomes a scoring item.

2. APPLICANT INFORMATION

If the applicant is not acting as the developer, please provide all of the information below for the developer, as well as the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization.

Sari & Company / TBD Non-Profit

Name

502 MLK Blvd, Unit 1104

Business/Street Address

Charlotte

City

NC 28202

State, ZIP

336.972.4182

Telephone #

Jim Sari

Contact Person

336.972.4182

Contact Telephone #

jim@sariandcompany.biz

Email Address

04-3677539

DUNS #

Federal Tax ID #

2. PROJECT DESCRIPTION

Provide a brief project description that addresses all of the following:

- a. Indicate the project location by providing an area map with the property highlighted; [See Exhibit A, attached.](#)
- b. Provide a preliminary site plan and elevations for the proposed project; [See Exhibit B, attached.](#)
- c. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents;
[Sherman High Lofts will have 55 one and two bedroom units occupied by households with income below 60% AMI, while the 14 remaining units will be occupied by households with income below 30% AMI.](#)
- d. List basic amenities and unit amenities proposed for the project;
[5300 SF Community Room with an elevated indoor exercise track and fitness area; shaded lawn for outdoor activities; computer room, secure parking. Individual units have the benefit of natural daylighting.](#)
- e. Describe the taxable status of the development. Indicate whether the development will be paying property taxes or if the development will be tax exempt;
[The ownership of the development will be a for-profit entity and will therefore be paying property taxes.](#)
- f. Describe current zoning of property. Include a letter from the City of Sherman's Planning Department verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted;
[Current zoning is R-2, Multi-family residential which is compatible with this project. See attached letter from Planning.](#)
- g. Include evidence of site control, such as a warranty deed or a current, receipted earnest;
[Grayson County has agreed to enter into an option period allowing Sari & Company due diligence research on the project site, including seeking all applicable tax-credits that are available for this type of project, and has agreed to a purchase price. The Developer and the County are currently in negotiations on the structure of the agreement.](#)

- h. List the proposed number, type, and size of units:

	Total # of Units	# of Affordable Units	# of Market Rate Units	SF of Each Unit
1 BR	58	58	0	600 +/-
2 BR	11	11	0	885 +/-
3 BR	0			
4 BR	0			
Total Units	69	69	0	

- i. Provide the total number of units servicing each Area Median Gross Income (AMGI) group and the proposed rents (less utility allowances) for low income units and proposed rents for market rate units;

AMGI GROUPS and proposed monthly rents:

2 BR; 60% AMI - 9 units at \$600/month
 2 BR; 30% AMI - 2 unit at \$325/month
 1 BR; 60% AMI - 46 units at \$450/month
 1 BR; 30% AMI - 12 units at \$270/month

- j. Demonstrate the project's compatibility and alignment with the priorities stated in the City's Comprehensive Master Plan and any other applicable master, strategic, and redevelopment or neighborhood plans adopted by the City of Sherman;

This project complies with the spirit of the Comprehensive Master Plan. The future land use is designated as Urban/Downtown, which means high density apartment, brownstone, and single-family residential projects are encouraged to be developed in this area. Furthermore, this building sits prominently at the terminus of Crockett Street, visually signifying the southern boundary of the urban neighborhood. This prominent architectural and historical edifice is a visual bridge connecting the urban neighborhood to the Heritage Row Historic District. See Exhibit B (3).

- k. Describe the involvement and support from local stakeholders and neighborhood organizations; include a list of stakeholders and neighborhood associations contacted;

We have reached out to the local neighborhood and continue to do so in an effort to seek formal support from individual and diverse organizations and local families. So far, organizations we've contacted include Downtown Sherman Now, First Baptist Church, and St. Stephens Episcopal Church. Although the churches initial reactions have been very favorable, they will be requesting votes from their governing bodies on whether they want to formally support this project, expressing their desire to stay politically neutral in the matter. Downtown Sherman Now has formally supported this project. We also will be contacting St. Mary's parish and requesting their support as well. We have also received support from the Owners of Heavenly Faces Bed and Breakfast, which is the direct neighbor to the north of this lot. We have also received verbal support from various home owners that live on South Travis and Crockett Streets.

- l. Describe the impact the project is anticipated to have on surrounding neighborhood(s);

The preservation of historic properties has proven to be one of the most effective tools for the revitalization of a city's neighborhoods and Sherman High Lofts will be no exception. This project will breathe new life into this old building, providing safe, attractive and well-managed housing for the community. Additionally, the preservation and re-use of this valuable community resource will, as it has done in so many neighborhoods across the U.S., serve as a catalyst for additional neighborhood improvements and reinvestment.

- m. Describe the impact the project is anticipated to have on existing affordable housing in the area;

Although we understand that Sherman has a need for newer and more diverse affordable housing options, a market study is forth-coming that will assess the actual demand.

- n. Describe the impact the project is anticipated to have on city infrastructure; including the impact of traffic associated with the proposed project;

One of the strongest arguments for the adaptive re-use of a city's existing buildings is that these properties do not require the construction of new streets, sidewalks or utilities. These already existing resources are simply placed back into service. This translates to huge savings for the municipality.

- o. Describe the availability of and impact the project is anticipated to have on public transit service;
TAPS public transit is available to this site via reservations. It is anticipated that there will be minimal impact on this service.
- p. Describe the impact the project is anticipated to have on area schools;
This project will only have a positive financial impact on the local school district, as this is planned to be a senior only apartment building, thus adding no additional students to any schools, public or private.
- q. Indicate if the project will assist in the elimination of blight, the preservation of environmental assets, and/or enhancement of landscaping;
Vacant buildings are one of the most common signs of blight in a neighborhood and the preservation of locally important public buildings is a strong defense against its spread. Transforming a previously vacant and unsafe building into a functioning community resource fosters neighborhood pride, stability and sustainability. The redevelopment of Sherman High Lofts will accomplish this. Furthermore, enhanced landscaping on the project site will help to soften the building's facades towards the neighboring single-family homes.
- r. Summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of City of Sherman funds being requested, and preliminary project financials;
69 Units; \$11.5 million total development costs; no local participation except reduced fees for scoring purposes.

3. DEVELOPMENT TEAM

Identify below the persons or entities anticipated to be involved in the project.

	Development Team Name(s) and Contact Information	Years of Experience	Non-Profit
Owner	Single Purpose LLC - Sherman High Lofts		
Developer	Sari & Company / TBD Non-Profit Partner	25+	
Architect	David Baca Studio, LLC	20+	
Engineer	Engineering Consultants under Architect's umbrella		
Construction Lender	TBD - Bank of America Equivalent		
Other Lenders			
General Contractor	TBD - Rehab Builders Inc, or MGT Construction	30+	
Consultant	TBD - Historic Consultant (Heritage Consultants or MacRostie Historic Advisors)		
Sub-Contractor			
Sub-Contractor			
Other			
Other			

4. DEVELOPMENT SCHEDULE

Complete the schedule below with anticipated completion dates. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development.

	Date(s)
Acquisition and/or holding	Option - 12/16; Purchase - 12/17
Securing and packaging project financing	Conditional - 3/17; Actual Close - 12/17
Construction specifications and cost estimates	12/17
Construction bids	
Construction start	01/18
Completion of construction	12/18
Start of Rent-up	01/19
Other: Award Date	08/17
Other:	
Other:	

5. PREVIOUS PROJECTS

Provide a list of all other LIHTC projects the developer has completed or has pending. Include information on location, type, number of units, project costs, and project references for ALL previous LIHTC projects. Include a list of additional LIHTC applications you will be submitting to the Texas Department of Housing and Community Affairs. The omission of any previous project in which the principal investors and/or developer have been involved will be considered grounds for dismissal of the application without further review. [This project is the only LIHTC application currently that Sari & Company will be submitting to TDHCA. See attached for projects and company information.](#)

6. SUBMISSION INFORMATION

The Office of the City Manager serves as the City's primary staff and point of contact for all LIHTC programs.

Before a project will be evaluated, each applicant requesting support and/or funding assistance must submit a completed application with all attachments by October 31 of the year prior to the year for which the applicant is seeking the city's support.

Completed applications, along with seven (7) copies should be submitted to:

Office of the City Manager
Robby Hefton, City Manager
220 W Mulberry Street
Sherman, TX 75090
903-892-7200

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. Any information found to be misleading will mean automatic disqualification under this program. (Unsigned/undated submissions will not be considered).

[Sari and Company](#)

Legal Name of Developer/Entity



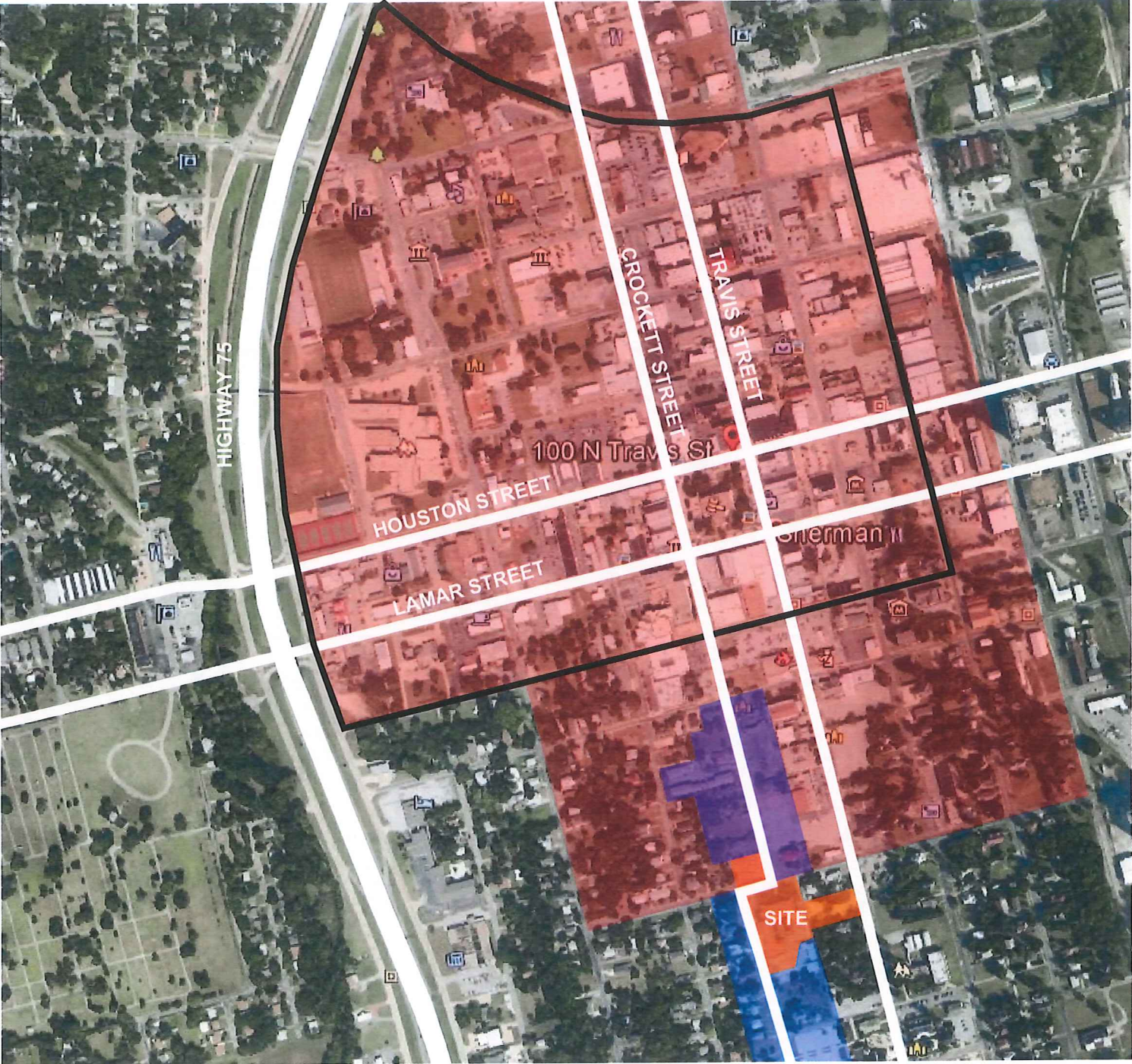
Signature of Authorized Officer

[31 October 2016](#)

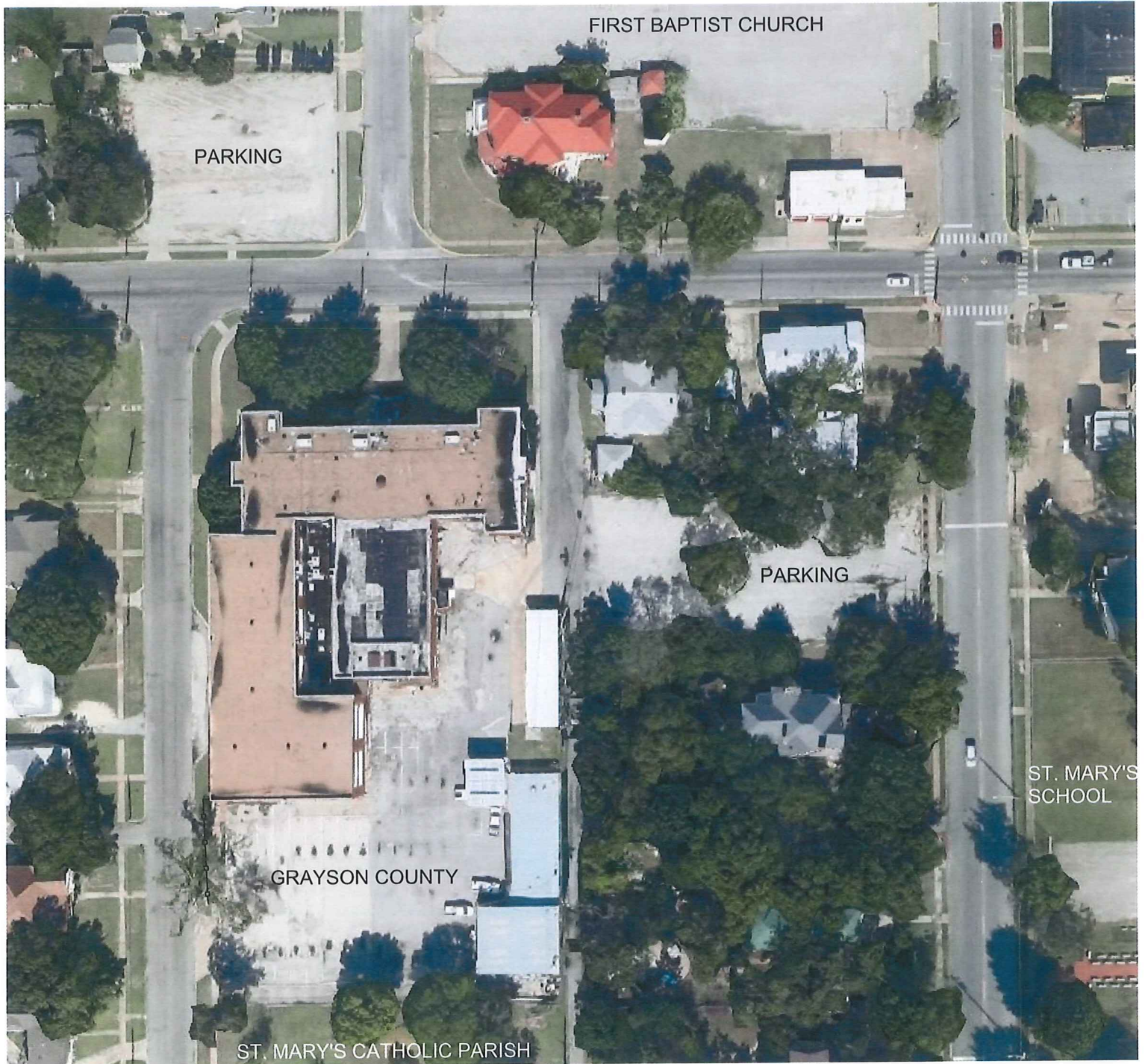
Date

[President](#)

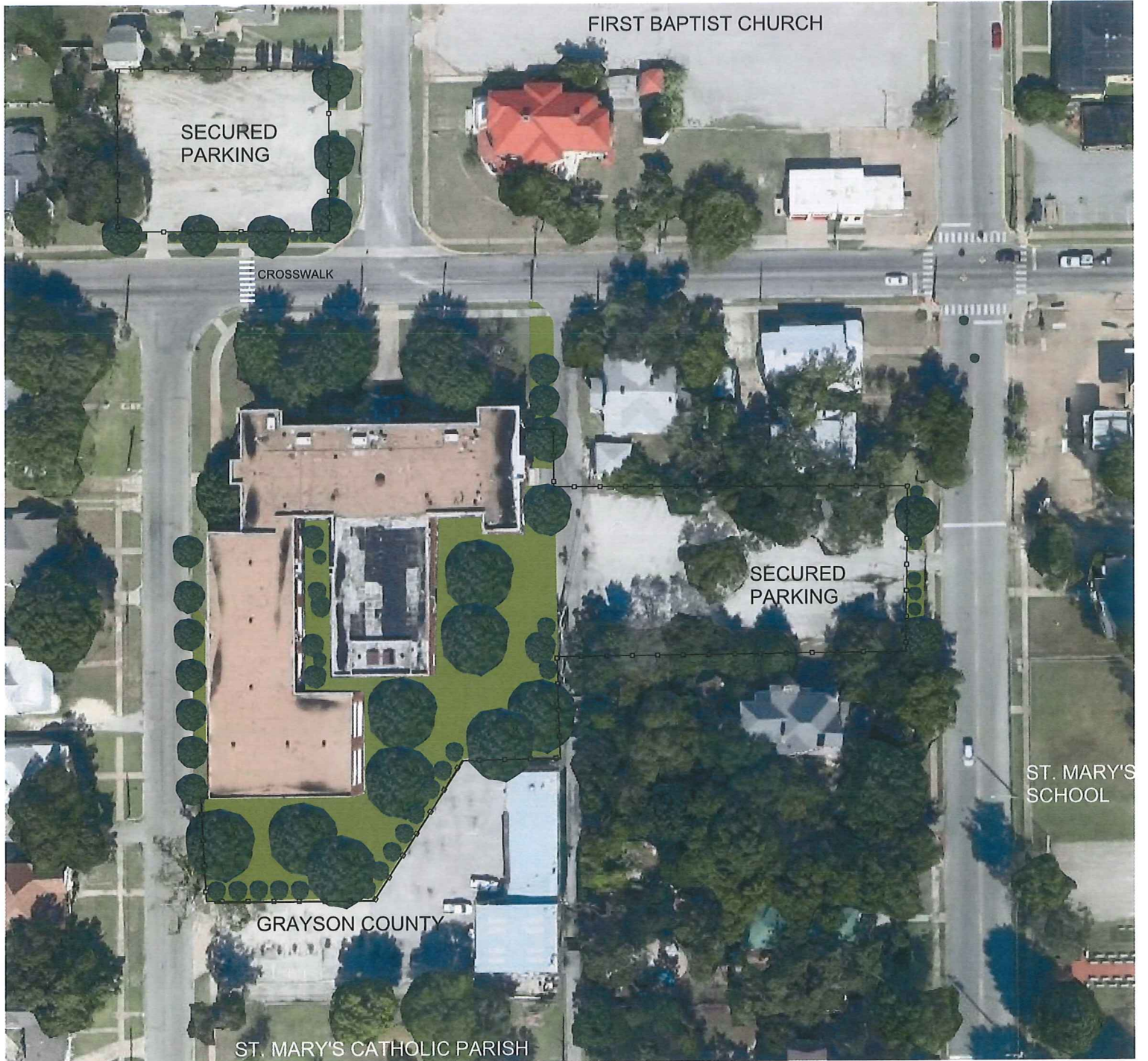
Title



-  CENTRAL BUSINESS DISTRICT
-  URBAN/DOWNTOWN (FUTURE LAND USE PLAN)
-  HERITAGE ROW HISTORIC DISTRICT
-  SUBJECT PROPERTY



EXISTING SITE PLAN



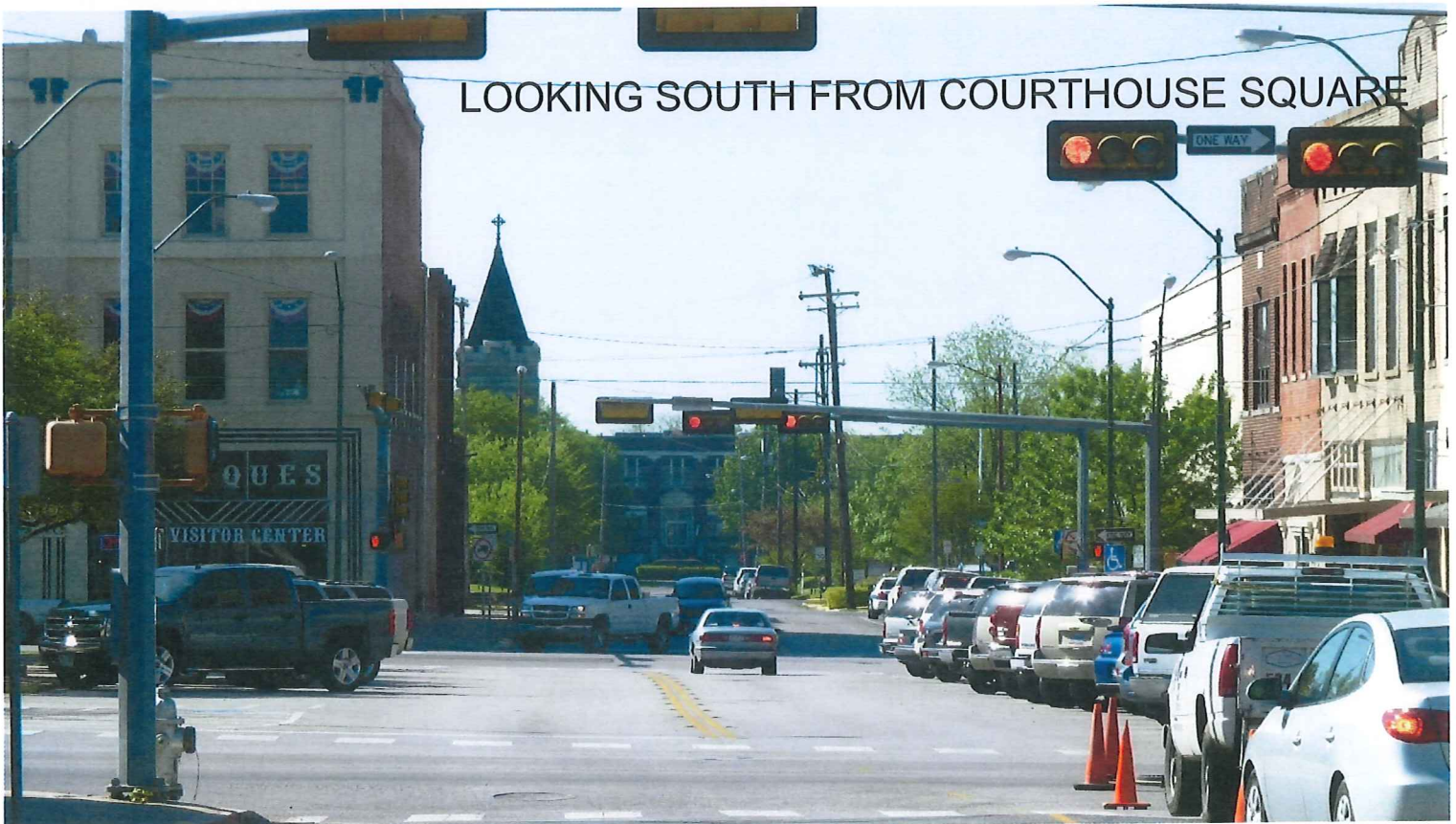
CONCEPTUAL SITE PLAN

High School, Sherman, Texas.—9



The building facades shall be renovated to mimic the original design, in compliance with the Texas Historic Commission's Architectural Standards for historic renovations.

LOOKING SOUTH FROM COURTHOUSE SQUARE



October 27, 2016

Mr. Jim Sari
Sari & Company
463 ½ Carolina Circle
Winston-Salem, NC 27104-3121

Subject: **120 W. King Street, Sherman, TX 75090**

To Whom It May Concern:

1. The current zoning classification for the property located at 120 West King Street is an R-2 (Multi-Family Residential) District. (Copy of zoning classification requirements and uses attached).
2. The property is located in the Heritage Row Historical District (copy of Ordinance attached)
3. The property was granted a Specific Use Permit to allow administrative offices, maintenance yard, garage and bus parking facilities at the January 25, 1971, City Council Meeting. (Copy of Ord. No. 2809 attached)
4. We are not aware of any outstanding zoning or building code violations that apply to the subject property.
5. The abutting zoning classifications are an R-2 (Multi-family Residential) District.
6. We are not aware of any legal nonconforming issues for this property.
7. This site is in compliance with the current zoning code.
8. Copies of Building Permits are attached.
9. In the event of casualty, the project will need to meet the requirements that are in place at the time of rebuild. (City ordinances, zoning, building codes, etc.)

This information was researched on October 27, 2016 by the undersigned, on behalf of the City of Sherman per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Zoning Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:

By: 
Director of Developmental Services
(903)892-7333

Printed Name: Scott Shadden





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 2.

Meeting Date: 01/16/2017

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6174

Authorizing Execution of an Interlocal Agreement between the City of Sherman and the Sherman-Denison Metropolitan Planning Organization for the Creation of a Thoroughfare Plan covering the Entire Metropolitan Planning Area

Issue:

Approving an Interlocal Agreement (ILA) with the Sherman-Denison Metropolitan Planning Organization (SDMPO) for the creation of a Thoroughfare Plan to encompass all of Grayson County

Background:

The project will provide an overall Master Thoroughfare Plan for the entire SDMPO Area. The City of Sherman has started updating its Master Thoroughfare Plan in sections starting last year. This agreement provides the opportunity to have the remaining sections updated sooner than planned and should reduce the City of Sherman's cost. The Plan will also improve coordination between the Cities, County and TXDOT for future road expansion projects.

Origination:

City Manager Robby Hefton

SDMPO Director of Development Services/Grayson County Engineer Clay Barnett, P.E.

Financial Consideration:

The City will reimburse the SDMPO for \$40,000.00 of the total contracted amount paid for the completion of the Thoroughfare Plan. Funding for this project is budgeted in the Capital Improvement Project fund for fiscal year 2017.

Staff Recommendation:

The staff recommends approval of this Interlocal Agreement.

Alternatives:

None recommended

Attachments

Resolution No. 6174
Interlocal Agreement

RESOLUTION NO. 6174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE SHERMAN-DENISON METROPOLITAN PLANNING ORGANIZATION FOR THE CREATION OF A THOROUGHFARE PLAN COVERING THE ENTIRE METROPOLITAN PLANNING AREA; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City of Manager be and is hereby authorized, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an Interlocal Agreement with the Sherman-Denison Metropolitan Planning Organization in the total amount of Forty Thousand Dollars and No Cents (\$40,000.00), for the creation of a Thoroughfare Plan covering the entire Metropolitan Planning area delineated by Grayson County's north, south, east and west boundaries, in accordance with the terms and provisions of all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

INTERLOCAL AGREEMENT

This Interlocal Agreement (“Agreement”) by and between the City of Sherman, Texas (the “City”), with the agreement, consent and participation of the Sherman City Council, and the Sherman-Denison Metropolitan Planning Organization (“SDMPO”), a political subdivision of the State of Texas, is entered into as of the Effective Date, as defined on the signature page of this Agreement. The City and SDMPO may also each, individually, be referred to herein as a “Party” and, collectively, as the “Parties.”

W I T N E S S E T H:

WHEREAS, the SDMPO, in cooperation with the local, state and federal agencies, is responsible for carrying out the metropolitan transportation planning process in accordance with Title 23 U.S. Code Section 134 and Title 49 U.S. Code Section 5303 and other applicable federal and state regulations; and

WHEREAS, Texas Government Code Chapter 791 authorizes local governments of the state to enter into contracts for governmental functions and services to increase their efficiency and effectiveness; and

WHEREAS, Title 23 U.S. Code Section 104(f) authorizes Metropolitan Planning (PL) Funds and 49 U.S. Code Section 5301 et seq. authorizes funds to be made available to Metropolitan Planning Organizations designated by the Governor to support the urban transportation planning process; and

WHEREAS, the City and SDMPO are local governments as defined in Texas Government Code Section 791.003(4) and are authorized to enter into this Agreement by the action of their respective governing bodies as prescribed by law;

NOW, THEREFORE, the City and SDMPO, for and in consideration of the mutual obligations, terms, and conditions stated in this Agreement, agree as follows:

ARTICLE I PURPOSE

1.1 The purpose of this Interlocal Agreement is to define the roles and responsibilities between the City and the SDMPO in regards to the creation of a thoroughfare plan covering the entire Metropolitan Planning Area, which is defined in the SDMPO Bylaws as covering the area delineated by the Grayson County boundaries – north, south, east, and west.

ARTICLE II RESPONSIBILITIES OF THE PARTIES

2.1 The SDMPO, with the assistance of a consulting engineering firm, shall be responsible for the completion of a thoroughfare plan for the Metropolitan Planning Area (in

coordination with City staff and the staffs of member local governments). This includes the collection of all pertinent data, collation of data, bi-monthly reports to the Sherman City Council, the SDMPO's TAC, and the SDMPO's Transportation Policy Board. In addition, the SDMPO shall be responsible for scheduling any public meetings the schedule of which shall be determined by the SDMPO.

2.2 The consulting engineering firm shall be engaged by the SDMPO utilizing a Qualification-Based Selection process approved by TxDOT. The SDMPO's TAC (the membership of which includes representatives from Grayson County, City of Sherman, City of Denison, and a small cities representative) shall comprise the selection committee for the consulting engineering firm.

2.3 City shall be responsible for assisting in providing any available pertinent data to SDMPO staff (including but not limited to existing thoroughfare plans, Comprehensive Master Plans, and Zoning Maps if available), providing oversight and direction that may come from the Sherman City Council and editorial review of the document as it is developed.

2.4 City and the SDMPO agree to work together to ensure that the creation of this thoroughfare plan is carried out in a cooperative, continuing, and comprehensive manner.

2.5 City agrees to provide staff to attend any public meeting or hearing that the SDMPO may schedule to answer questions regarding the thoroughfare plan by citizens.

ARTICLE III PAYMENT TERMS

3.1 Upon execution of this Agreement, City shall render to the SDMPO the sum of Forty Thousand Dollars and No Cents (\$40,000.00) toward the completion of the thoroughfare plan.

ARTICLE IV AUTHORITY; APPROVAL

4.1 The respective signatories of the Parties are their properly authorized officials or representatives and have the necessary authority to execute this Agreement.

4.2 This Agreement is expressly subject to and contingent upon formal approval by the Sherman City Council and by the Sherman-Denison Metropolitan Planning Organization's Transportation Policy Board.

ARTICLE V LIABILITY; IMMUNITY

5.1 The City and SDMPO agree that each is responsible for its own negligent acts, omissions, or other tortious conduct in the course of the performance of this Agreement and that no indemnification by or for either Party is provided for or intended hereunder.

5.2 Notwithstanding the terms of Section 5.1, neither of the Parties waives, nor shall be deemed hereby to have waived, any immunity or any legal or equitable defense otherwise available against claims arising from the exercise of governmental powers and functions.

ARTICLE VI CONFIDENTIALITY

6.1 The information shared pursuant to this Agreement may be confidential by law or not subject to disclosure under the Texas Public Information Act. The Parties will take reasonable measures to maintain the confidentiality of the exchanged information and not reveal or disclose the information to any person, company, or other entity without the express written consent of the non-disclosing Party. Notwithstanding the above, it is expressly understood and agreed that the City and its officers and employees may request advice, decisions, and opinions of the Attorney General of the State of Texas in regard to the application of the Public Information Act and will follow the advice, decision, and opinion of the Attorney General regarding the release of information requested pursuant to the Public Information Act.

ARTICLE VII NOTICE

7.1 Any notice required in this Agreement must be in writing and delivered to the address below the recipient Party's name below. Delivery must be by hand, by U.S. mail sent First Class, return receipt requested, or reputable overnight courier. Notice will be deemed delivered upon actual receipt by the recipient Party or, in the case of U.S. mail, three days after the postmark date. Notices must be sent to:

If to City of Sherman:
Mayor, City of Sherman
220 W. Mulberry St.
Sherman, Texas 75090

If to Sherman-Denison MPO:
Chairman of SDMPO Policy Board
220 W. Mulberry St.
Sherman, Texas 75090

IN WITNESS WHEREOF, the Parties have signed one or more counterparts hereof on the respective dates shown below, to be effective as of the latest date shown (the "Effective Date").

CITY OF SHERMAN, TEXAS

By: _____
Name: Robby Hefton
Title: City Manager, City of Sherman
Date: _____

ATTEST:

By: _____
Name: Linda Ashby
Title: Sherman City Clerk

APPROVED AS TO FORM AND CONTENT:

By: _____
Name: Brandon Shelby
Title: Sherman City Attorney

SHERMAN-DENISON METROPOLITAN PLANNING ORGANIZATION

By: _____
Name: David Plyler
Title: Chairman, Sherman-Denison MPO
Date: _____

ATTEST:

By: _____
Name: Clay Barnett
Title: Executive Director, Sherman-Denison MPO



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 3.

Meeting Date: 01/16/2017

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6175

Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation and Declaring Expectation to Reimburse Expenditures with Proceeds of Future Debt

Issue:

Consider all matters incident and related to approving and authorizing publication of notice of intention to issue \$18,950,000 in certificates of obligation (COs) and declaring expectation to reimbursement expenditures with proceeds of future debt, including the adoption of a resolution pertaining thereto.

Background:

Beginning in 2015, City staff on several occasions has presented a workplan to the Council for plans to manage growth that has begun across the City. These plans have centered around the need for infrastructure development, for the most part, but have also included plans for facility upgrades, such as the Library, Fire Station, etc. The CO's related to this issue will provide funding for the next phase of development and will include such projects as Travis Street West development, Swan Ridge, Canyon Creek West, and Lamberth Road right-of-way and engineering. Some of the funds will also be used in funding the development in two proposed Tax Increment Reinvestment Zones.

State law requires that certain notices be published to the public informing them of the Council's intentions to issue debt prior to adoption of an ordinance that authorizes the debt issuance. This resolution accomplishes this requirement. The COs are expected to be issued and funded in March 2017.

Origination:

City's Manager's Office and Specialized Public Finance, Inc.

Financial Consideration:

Funding for the estimated debt service of approximately \$1.4 million will be provided through the City's ad valorem tax revenue, with a secondary pledge coming from the City's water and sewer revenues. Cost of advertising for the publications is expected to be about \$500.00.

Staff Recommendation:

The staff recommends approval of this resolution.

Alternatives:

The Council could choose not to issue debt and postpone the construction of the projects.

Attachments

Resolution No. 6175

RESOLUTION NO. 6175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION AND DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Sherman, Texas, has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271 (the "Act"), for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: (1) street improvements, including drainage, utility line relocations, bridges, sidewalks, entryways, landscaping, lighting, curbs and gutters related thereto and the acquisition of land and rights-of-way therefor, and (2) constructing, renovating, acquiring and equipping facilities for the public safety and library departments, including the acquisition of land and rights-of-way therefor (collectively, the "Projects"), and (ii) professional services rendered in relation to such projects and the financing thereof; and

WHEREAS, the City further intends to make certain capital expenditures with respect to the Projects and currently desires and expects to reimburse the capital expenditures with proceeds of the certificates of obligation; and

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the City must declare its expectation to make such reimbursement; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in accordance with the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City reasonably expects to reimburse capital expenditures with respect to the Projects with proceeds of debt hereafter to be incurred by the City, and this resolution shall constitute a declaration of official intent under the Regulation.

SECTION 2. That the City Clerk is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation in a principal amount not to exceed \$18,950,000 for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: (1) street improvements, including drainage, utility line relocations, bridges, sidewalks, entryways, landscaping, lighting, curbs and gutters related thereto and the acquisition of land and rights-of-way therefor, and (2) constructing, renovating,

acquiring and equipping facilities for the public safety and library departments, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof, and shall be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit A hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 3. That the City Clerk shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 4. That this Resolution shall be in force and effect from and after its passage on the date shown below.

SECTION 5. That it is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

[remainder of page left blank intentionally]

PASSED AND APPROVED on this the ____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CITY OF SHERMAN, TEXAS, CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Sherman, Texas, shall convene at 5:00 P.M. on the 6th day of March, 2017, at the City Hall, 220 W. Mulberry, Sherman, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in an amount not to exceed \$18,950,000 for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: (1) street improvements, including drainage, utility line relocations, bridges, sidewalks, entryways, landscaping, lighting, curbs and gutters related thereto and the acquisition of land and rights-of-way therefor, and (2) constructing, renovating, acquiring and equipping facilities for the public safety and library departments, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof, such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271.

Linda Ashby
City Clerk
City of Sherman, Texas



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 4.

Meeting Date: 01/16/2017

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6176

Approving the Greater Texoma Utility Authority's Intention to Contract with MWH Constructors, Inc. for Construction of the City of Sherman Water Treatment Plant Expansion Project

Issue:

Approving the intention of the Greater Texoma Utility Authority (GTUA) to administer an agreement for construction of the expansion of the City's Water Treatment Plant

Background:

On November 16, 2016, bids were received for the expansion of the City's Water Treatment Plant. Two contractors submitted bids for the expansion. The low bid in the amount of \$23,805,000.00 was submitted by MWH Constructors, Inc. The project engineer has reviewed the bids and the qualifications of low bidder and recommends that the contract be awarded to MWH Constructors, Inc.

The bid, when coupled with the cost of the microfiltration components, exceeded the available funding for the expansion. An additional \$7,155,000.00 in bonds is being issued to fund the total cost of the project. It is anticipated that these funds will be closed on January 25, 2017, at which time the contract can be legally awarded.

Origination:

Department of Utilities Administration

Financial Consideration:

The project is funded through the GTUA.

Staff Recommendation:

It is recommended that the City Council approve GTUA's intention to contract with MWH Constructors, Inc. in the amount of \$23,805,000.00 once the additional funds are obtained by GTUA.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6176

GTUA's Recommendation

Engineer's Letter of Recommendation

Aerial Location Map

RESOLUTION NO. 6176

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH MWH CONSTRUCTORS, INC. FOR CONSTRUCTION OF THE CITY OF SHERMAN WATER TREATMENT PLANT EXPANSION PROJECT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City of Sherman hereby approves the Greater Texoma Utility Authority's intention to enter into a contract with MWH Constructors, Inc. in the total amount of Twenty-Three Million Eight Hundred Five Thousand Dollars and No Cents (\$23,805,000.00) for the construction of the City of Sherman Water Treatment Plant Expansion Project.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: January 10, 2017

SUBJECT: AGENDA ITEM NO. XII

CONSIDER AND ACT UPON AUTHORIZATION FOR THE GENERAL MANAGER TO AWARD CONTRACT FOR THE CITY OF SHERMAN WATER TREATMENT PLANT EXPANSION PROJECT

ISSUE

Consider and act upon authorizing the General Manager to award the contract for the construction of the City of Sherman Water Treatment Plant ("WTP") Expansion Project.

BACKGROUND

The City of Sherman is planning a construction project to expand their existing surface water treatment plant ("WTP") capacity. This project will enable the City of Sherman to continue to meet the water demand needs of future residential and industrial growth. The project will include a 10 million gallon per day capacity increase that will utilize reverse osmosis to demineralize the Lake Texoma water supply. The City staff requested the Authority's assistance in obtaining funding through the Texas Water Development Board ("TWDB") Drinking Water State Revolving Fund Program ("DWSRF") to fund these improvements to their WTP.

At the August 2014 meeting, the board adopted a resolution authorizing the submission of a financial participation application for the WTP project with the TWDB. At their November 20, 2014 meeting, the TWDB approved the financial assistance from the DWSRF for the planning, acquisition, and design ("PAD") in the amount of \$2,515,000. Because project's PAD funding was issued from the DWSRF program, this made the project's construction eligible for the DWSRF as well.

At the November 2015 meeting the Board authorized a bond resolution in the amount of \$27,310,000 for the construction of the Sherman Water Treatment Plant and the Southwest Elevated Storage Tank Project. In July of 2016 it became apparent that the WTP bids were likely going to be higher than was initially anticipated before design of the project began. In order to be in a position to issue more debt after the contract was bid, the board adopted a resolution at the May meeting authorizing the submission of a financial participation application for the Water Treatment Plant Construction project with the TWDB.

On November 15, 2016 bids were opened at the GTUA offices for the WTP. The low bid came in at \$23,805,000 which does not include the procurement of the microfiltration components which were awarded at the August 2015 meeting at \$3,359,425.

At the December meeting, the Board authorized a resolution to issue an additional \$7,155,000 to provide additional funds for the WTP project. We are expected to close on these funds on January 25, 2017 at which time we can legally award contract.

CONSIDERATIONS

There were two (2) bids received on November 15, 2015. The Engineer, CH2MHill, has provided the attached recommendation letter. Below, is a summary of the two (2) General Contractor bids received:



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

PAGE 2

Contractor	Price
MWH Constructors	\$ 23,805,000.00
Bar Constructors	\$ 26,670,834.00

The low bid was submitted MWH Constructors in the amount of \$23,805,000. The attached engineer's recommendation reflects that MWH Constructors has the necessary skillset and experience to satisfactorily complete this project.

The City of Sherman will be considering this at their January 16, 2017 council meeting.

STAFF RECOMMENDATIONS

Based upon the project engineer's recommendation, the Authority staff recommends authorizing the General Manager to award the contract to MWH Constructors in the amount of \$23,805,000 for the construction of the City of Sherman Water Treatment Plant Expansion Project. This authorization would be contingent upon receipt of funds from the TWDB and the City of Sherman taking similar action.

PREPARED AND SUBMITTED BY:

Drew Satterwhite, P.E., General Manager



CH2M/DFW Office
12750 Merit Drive
Suite 1100
Dallas, TX 75251

Office: 972-980-2170
Fax: 972-395-0846
www.ch2m.com

November 18, 2016

Mark Gibson, P.E.
City of Sherman
220 W. Mulberry
Sherman, TX 75091

Subject: Bid Evaluation – Sherman Lake Texoma WTP Expansion

Dear Mr. Gibson:

On November 15, 2016, the Greater Texoma Utility Authority received sealed bids for the Sherman Lake Texoma WTP Expansion project. The bids were received at 2:00 pm at the office of the Greater Texoma Utility Authority and opened and read aloud in their Board Room. Two bids were received. One bid was from MWH Constructors and was found to be administratively complete. The second bid was from Bar Constructors and was administratively complete except for the submission of proof of authorization to do business in Texas. The low bid was from MWH Constructors, Inc. A bid tab is attached showing the contractors who submitted bids, their bid amounts, and whether the bid was administratively complete. Both bidders submitted all forms required by the Texas Water Development Board to be submitted with the bid. Also attached is a Bid Summary that shows the breakdown and total bid amount of the two bids.

The MWH Constructors bid was in the amount of \$23,805,000. This amount does not include the Ultrafiltration (UF) membrane equipment which was pre-purchased from H2O Innovation, Inc. for the amount of \$3,359,425. This was above the engineer's final estimate for this project of \$20,078,524 (not including the UF equipment). It was below, however, the high range in the engineer's final estimate which was \$24,284,216. The bid was indicative of the current bidding environment in the North Texas area. Six contractors attended the Pre-Bid meeting and were eligible to submit bids. The four eligible contractors that failed to submit bids cited a number of other projects bidding soon and the lack of resources available to complete a project of this size. The two bids were separated by \$2,865,834 which is a 12% difference. This is also indicative of a bidding environment where not all contractors are aggressively competing for work and might be having problems finding the required resources to complete the project.

The experience section of the bid shows that the low bidder, MWH Constructors, has extensive experience on water and wastewater projects including many in the North Texas area. References described MWH Constructors as competent and capable of completing the

Mark Gibson, P.E.
Page 2
November 18, 2016

proposed project. None of the references indicated any major problems with the referenced project or any reason why they would not work with them again if the situation arose.

The evaluation of the bid indicates that MWH Constructors has the experience to complete a project of this type. Their bid was administratively complete and they have shown a great interest in this project. The bid price was above the engineer's estimate but within the estimate's high-range. The bidding environment is difficult in the North Texas area due to the volume of projects under construction or planned. The bidding environment has been difficult for the past year or so and there are no indications of a slow-down in the foreseeable future. It is doubtful that re-bidding the project would result in any substantial improvement in the bid price and there is a significant risk of a higher price upon rebid.

In summary, we recommend award of the Sherman Lake Texoma WTP Expansion project to MWH Constructors, Inc.

Sincerely,

CH2M HILL



Brian J. Fuerst, P.E.
Project Manager

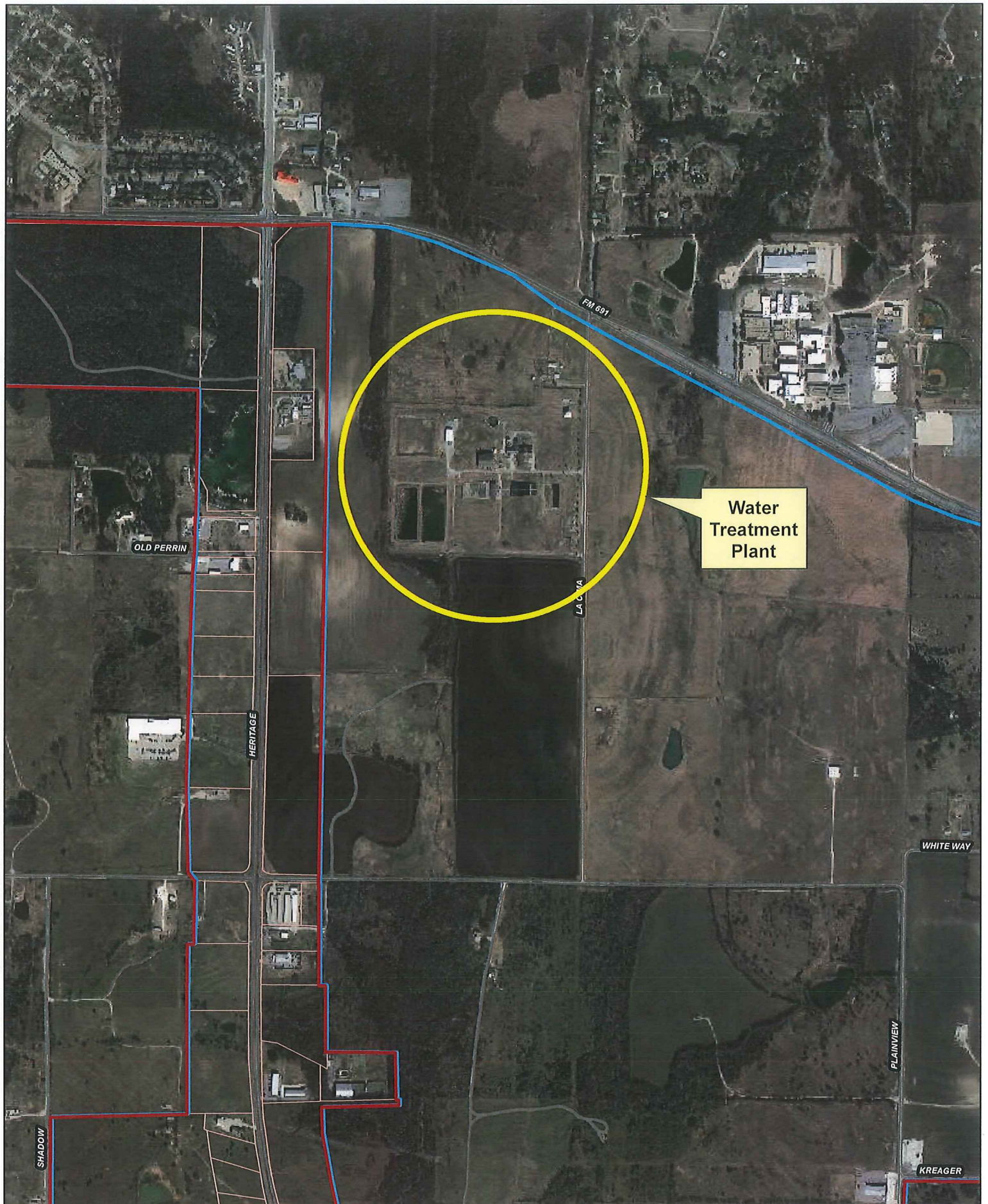
CC: Drew Satterwhite/GTUA

Bid Summary

Sherman Lake Texoma WTP Expansion

November 15, 2016

Bid Item	MWH Constructors	Bar Constructors
<u>Unit Price Items</u>		
Trench Safety	\$ 24,000.00	\$ 4,800.00
30" Piers	\$ 649,000.00	\$ 824,230.00
Chlorine Feed Room	\$ 62,000.00	\$ 62,000.00
Total Unit Price Items	\$ 735,000.00	\$ 891,030.00
<u>Lump Sum Items</u>		
Lump Sum	\$ 23,070,000.00	\$ 25,779,804.00
Total Lump Sum Items	\$ 23,070,000.00	\$ 25,779,804.00
Total Bid Price	\$ 23,805,000.00	\$ 26,670,834.00





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 5.

Meeting Date: 01/16/2017

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6177

Finding and Determining the Qualifications for a Tax Increment Reinvestment Zone; Initiating the Formation of the Tax Increment Reinvestment Zone #5 and Approving the Zone's Preliminary Reinvestment Zone Financing Plan

Issue:

This resolution is the first step in the formation of this zone and financing of the eventual construction of infrastructure in the area of the Sherman Tax Increment Reinvestment Zone #5, which covers the area northwest of the intersection of U.S. Highway 75 and F.M. 1417 (Heritage Parkway), referred to as the Sherman Crossroads.

Background:

By state law, the City Council may designate an area as a Tax Reinvestment Zone for the purpose of promoting development that would not occur solely through private investment in the reasonably foreseeable future. As part of the zone creation process, a preliminary reinvestment zone financing plan has been prepared for the Council's approval. If the Council approves this preliminary plan, the staff will proceed with developing an ordinance and a project and financing plan for the City Council's approval. Improvements will be financed with debt issued by the City and repaid with revenues generated by the Zone.

Origination:

City Council

Financial Consideration:

There is no financial consideration to passing this resolution, except that the increased taxable values within the zone will be directed to building infrastructure in that location.

Staff Recommendation:

The staff recommends approving this resolution.

Alternatives:

The City Council could deny this resolution or direct that changes be made in the resolution or to the preliminary reinvestment zone financing plan.

Attachments

Resolution No. 6177

Exhibit "A" - TIRZ #5 Preliminary Financing Plan

RESOLUTION NO. 6177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, FINDING AND DETERMINING THE QUALIFICATIONS FOR A TAX INCREMENT REINVESTMENT ZONE; INITIATING THE FORMATION OF THE TAX INCREMENT REINVESTMENT ZONE #5 AND APPROVING THE ZONE'S PRELIMINARY REINVESTMENT ZONE FINANCING PLAN; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council hereby finds and determines that the real property described in the Preliminary Financing Plan, attached hereto as Exhibit "A" and made a part hereof for all purposes, containing 313 acres, more or less, for the proposed Tax Increment Reinvestment Zone #5, has the following characteristics and conditions and, therefore, meets or exceeds the criteria for a tax increment financing zone as set forth in Chapter 311 of the Texas Tax Code.

- (A) That the area within the zone is predominantly open or undeveloped and, because of obsolete platting, deteriorating structures or site improvements, or other factors substantially impair or arrest the sound growth of the City.
- (B) That the proposed zone has no more than thirty percent (30%) of the real property within the zone that is, or will be used, for residential purposes.
- (C) That the proposed zone does not contain real property that cumulatively exceeds fifty percent (50%) of the total appraised value of real property within the City of Sherman.

SECTION 2. That the City Manager or his designee is hereby authorized and directed to immediately proceed with the necessary procedures to have declared the proposed real property the City of Sherman's Tax Increment Reinvestment Zone #5.

SECTION 3. That the attached Exhibit "A" entitled Preliminary Financing Plan – Tax Increment Reinvestment Zone #5 is hereby approved in its entirety.

SECTION 4. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



Preliminary Financing Plan
Tax Increment Reinvestment Zone #5

January 16, 2017

DESCRIPTION

The proposed location of Tax Increment Reinvestment Zone #5 is on the northwest corner of Highway 75 and State Highway 1417. The base is the taxable value for the tax year 2016 of \$4,085,797 and contains about 313 acres. See Attachments A and B for a parcel list and map of the proposed zone.

The area designated as TIRZ #5 is largely undeveloped but contains a portion of a private golf course and club house. Zoning consists of Retail Business (C-1), Single Family Residential, Light Manufacturing, with part of the property included in the Blaylock Industrial Park. The zone is expected to be primarily commercially zoned with a small percentage of residential.

The project plan calls for infrastructure to be added to the site in order to attract commercial development. Proposed improvements of \$3,288,630 include streets, electrical, storm sewers, water, and waste water infrastructure. Attachment C contains a listing of the estimated construction costs.

The City will contribute a percentage of its maintenance and operations (M&O) property tax rate and the County will contribute a percentage of its tax rate that is allocated to the general fund to the Tax Increment Reinvestment Zone Fund. No other taxing entities will participate.

The preliminary Feasibility Study in Attachment D finds the project is feasible.

DEVELOPMENT PLAN

Development is expected to begin in 2017.

ESTIMATED BONDED INDEBTEDNESS

The City will fund the project with an allocation of proceeds from the 2017 Certificates of Obligation. The estimated indebtedness is \$3,700,000. Repayment of the allocation will be made from incremental revenues generated by the zone.

DURATION

The Zone will terminate on the date that all project costs and project debt has been fully repaid. That period is estimated to be approximately twenty years from the date the bonds are issued.

City of Sherman
Tax Increment Reinvestment Zone #5
PARCEL LIST

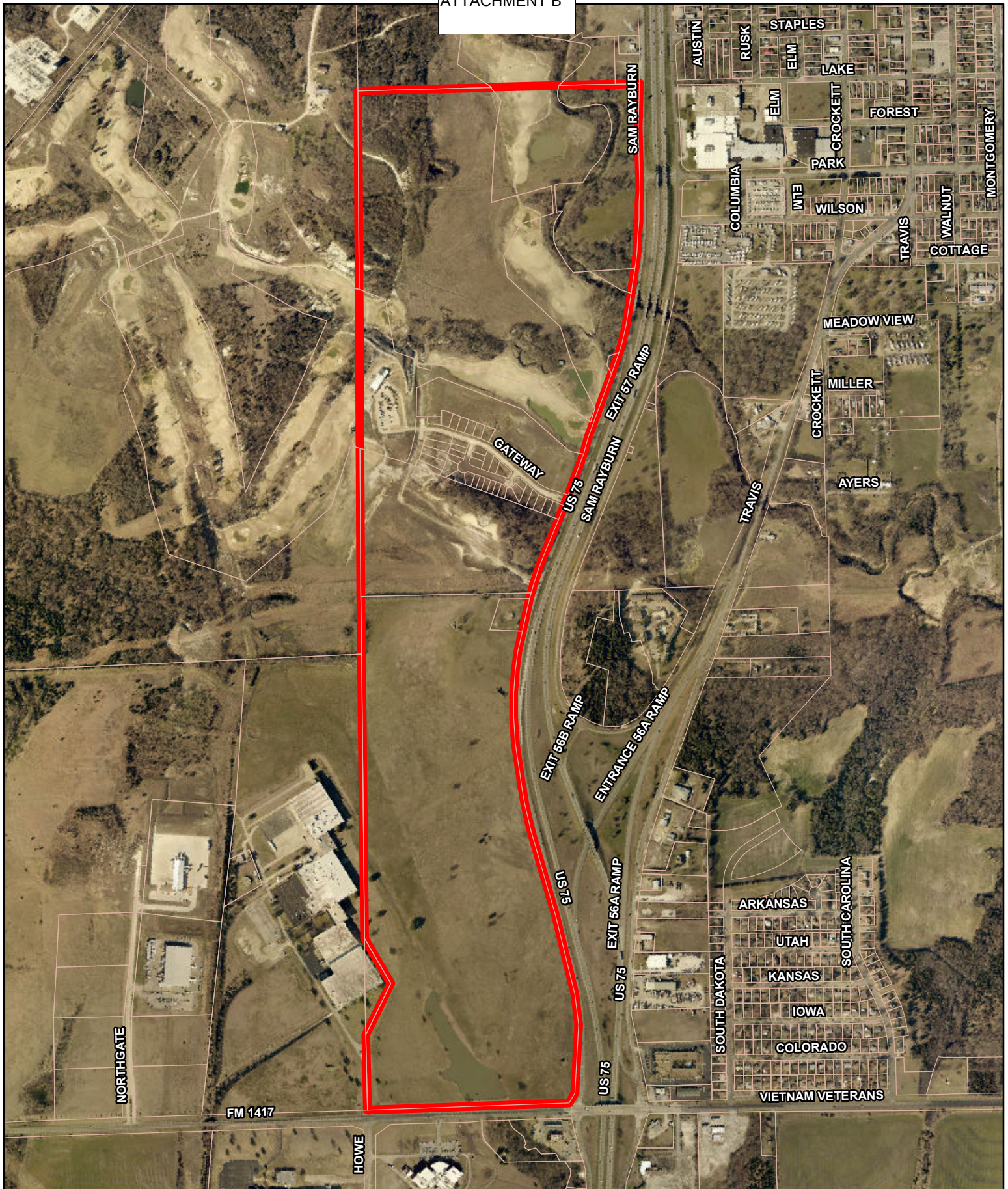
Attachment A

Parcel ID	Owner	Total Acreage	Land Value	Improvements Value	% Acreage in TIRZ	Acreage in TIRZ	Value in TIRZ
125373	SGCGC Holdings LLC	106.28	\$ 133,956	\$ -	100%	106.28	\$ 133,956
125379	City of Sherman	1.20	67,954	-	100%	1.20	67,954
166359	Donald Brewer Etux Audrey	9.00	13,173	-	100%	9.00	13,173
256697	Sherman Crossroads LTD	85.65	2,315,032	-	100%	85.65	2,315,032
266624	SGCGC Holdings LLC	0.25	1,049	-	100%	0.25	1,049
266625	SGCGC Holdings LLC	0.33	1,390	-	100%	0.33	1,390
266626	SGCGC Holdings LLC	0.33	1,386	-	100%	0.33	1,386
266627	SGCGC Holdings LLC	0.38	1,592	-	100%	0.38	1,592
266628	SGCGC Holdings LLC	0.26	1,096	-	100%	0.26	1,096
266629	SGCGC Holdings LLC	0.14	576	-	100%	0.14	576
266630	SGCGC Holdings LLC	0.14	589	-	100%	0.14	589
266631	SGCGC Holdings LLC	0.14	578	-	100%	0.14	578
266632	SGCGC Holdings LLC	0.15	618	-	100%	0.15	618
266633	SGCGC Holdings LLC	0.30	1,256	-	100%	0.30	1,256
266634	SGCGC Holdings LLC	0.24	992	-	100%	0.24	992
266635	SGCGC Holdings LLC	0.18	744	-	100%	0.18	744
266636	SGCGC Holdings LLC	0.11	475	-	100%	0.11	475
266637	SGCGC Holdings LLC	0.11	479	-	100%	0.11	479
266638	SGCGC Holdings LLC	0.11	482	-	100%	0.11	482
266639	SGCGC Holdings LLC	0.12	486	-	100%	0.12	486
266640	SGCGC Holdings LLC	0.12	489	-	100%	0.12	489
266641	SGCGC Holdings LLC	0.13	564	-	100%	0.13	564
266642	SGCGC Holdings LLC	0.19	811	-	100%	0.19	811
266643	SGCGC Holdings LLC	0.20	852	-	100%	0.20	852
266644	SGCGC Holdings LLC	0.13	538	-	100%	0.13	538
266645	SGCGC Holdings LLC	0.23	959	-	100%	0.23	959
266646	SGCGC Holdings LLC	0.20	823	-	100%	0.20	823
266647	SGCGC Holdings LLC	0.19	781	-	100%	0.19	781
266648	SGCGC Holdings LLC	0.17	698	-	100%	0.17	698
266649	SGCGC Holdings LLC	0.23	984	-	100%	0.23	984
266657	SGCGC Holdings LLC	0.16	681	-	100%	0.16	681

City of Sherman
Tax Increment Reinvestment Zone #5
PARCEL LIST

Attachment A

Parcel ID	Owner	Total Acreage	Land Value	Improvements Value	% Acreage in TIRZ	Acreage in TIRZ	Value in TIRZ
266658	SGCGC Holdings LLC	0.11	477	-	100%	0.11	477
266659	SGCGC Holdings LLC	0.16	676	-	100%	0.16	676
266660	SGCGC Holdings LLC	0.21	899	-	100%	0.21	899
266661	SGCGC Holdings LLC	0.18	753	-	100%	0.18	753
266662	SGCGC Holdings LLC	0.22	941	-	100%	0.22	941
266667	SGCGC Holdings LLC	0.15	650	-	100%	0.15	650
266668	SGCGC Holdings LLC	0.18	745	-	100%	0.18	745
266669	SGCGC Holdings LLC	0.16	689	-	100%	0.16	689
266670	SGCGC Holdings LLC	0.18	743	-	100%	0.18	743
266671	SGCGC Holdings LLC	0.18	743	-	100%	0.18	743
266672	SGCGC Holdings LLC	0.18	743	-	100%	0.18	743
266673	SGCGC Holdings LLC	0.20	856	-	100%	0.20	856
271836	SGCGC Holdings LLC	231.04	398,016	532,106	25%	57.76	232,531
356252	William Lee	0.98	573	-	100%	0.98	573
356253	William Lee	0.20	13,591	-	100%	0.20	13,591
379838	Heritage Development Partners LLC	44.83	1,278,104	-	100%	44.83	1,278,104
		486.52	\$ 4,251,282	\$ 532,106		313.25	\$ 4,085,797



City of Sherman
Tax Increment Reinvestment Zone #5
CONSTRUCTION COSTS

Attachment C

Sherman Crossroads

General	\$ 124,000
Earthwork	150,000
Paving	1,041,600
Signing/Striping	34,100
Electrical	148,600
Storm Sewer	679,900
Water	310,150
Wastewater	485,280
Professional Services	315,000
Total Sherman Crossroads	<u>\$ 3,288,630</u>
TOTAL PROJECT COSTS	<u><u>\$ 3,288,630</u></u>

City of Sherman
Tax Increment Reinvestment Zone #5
FEASIBILITY STUDY

Attachment D

FISCAL YEAR	CAPTURED VALUE	CITY PROPERTY TAX	COUNTY PROPERTY TAX	BONDS	TOTAL INFLOW	CAPITAL OUTLAY	DEBT SERVICE	BOND ISSUANCE COSTS	TOTAL OUTFLOW	NET CASHFLOW	CUMULATIVE CASH POSITION
2017		\$ -		\$ 3,700,000	\$ 3,700,000	\$ 3,288,630	\$ -	\$ 29,288	\$ 3,317,918	\$ 382,082	\$ 382,082
2018	5,000,000	13,046	15,852		28,898		190,781		190,781	(161,883)	220,199
2019	20,000,000	52,183	63,409		115,592		275,425		275,425	(159,834)	60,365
2020	40,000,000	104,366	126,817		231,183		276,158		276,158	(44,975)	15,390
2021	50,000,000	130,457	158,522		288,979		275,694		275,694	13,285	28,675
2022	50,000,000	130,457	158,522		288,979		276,023		276,023	12,955	41,631
2023	50,000,000	130,457	158,522		288,979		276,133		276,133	12,846	54,476
2024	50,000,000	130,457	158,522		288,979		276,023		276,023	12,955	67,432
2025	50,000,000	130,457	158,522		288,979		275,694		275,694	13,285	80,716
2026	50,000,000	130,457	158,522		288,979		276,121		276,121	12,858	93,574
2027	50,000,000	130,457	158,522		288,979		275,316		275,316	13,663	107,238
2028	50,000,000	130,457	158,522		288,979		275,267		275,267	13,712	120,949
2029	50,000,000	130,457	158,522		288,979		275,938		275,938	13,041	133,990
2030	50,000,000	130,457	158,522		288,979		275,340		275,340	13,639	147,629
2031	50,000,000	130,457	158,522		288,979		275,462		275,462	13,517	161,145
2032	50,000,000	130,457	158,522		288,979		276,267		276,267	12,711	173,857
2033	50,000,000	130,457	158,522		288,979		275,767		275,767	13,212	187,068
2034	50,000,000	130,457	158,522		288,979		275,950		275,950	13,029	200,097
2035	50,000,000	130,457	158,522		288,979		275,804		275,804	13,175	213,272
2036	50,000,000	130,457	158,522		288,979		275,328		275,328	13,651	226,923
2037	50,000,000	130,457	158,522		288,979		275,499		275,499	13,480	240,403
		<u>\$ 2,387,368</u>	<u>\$ 2,900,943</u>	<u>\$ 3,700,000</u>	<u>\$ 8,988,311</u>	<u>\$ 3,288,630</u>	<u>\$ 5,429,990</u>	<u>\$ 29,288</u>	<u>\$ 8,747,908</u>		



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 6.

Meeting Date: 01/16/2017

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6178

Finding and Determining the Qualifications for a Tax Increment Reinvestment Zone; Initiating the Formation of the Tax Increment Reinvestment Zone #6 and Approving the Zone's Preliminary Reinvestment Zone Financing Plan

Issue:

This resolution is the first step in the formation of this zone and financing of the eventual construction of infrastructure in the area of the Sherman Tax Increment Reinvestment Zone #6, which covers the area south of the intersection of Highway 75 and Highway 691.

Background:

By state law, the City Council may designate an area as a Tax Reinvestment Zone for the purpose of promoting development that would not occur solely through private investment in the reasonably foreseeable future. As part of the zone creation process, a preliminary reinvestment zone financing plan has been prepared for the Council's approval. If the Council approves this preliminary plan, the staff will prepare the ordinance and the project and financing plan for the City Council's approval. Improvements will be financed with debt issued by the City and repaid with revenues generated by the Zone.

Origination:

City Council

Financial Consideration:

There is no financial consideration to passing this resolution, except that the increased taxable values within the zone will be directed to building infrastructure in that location.

Staff Recommendation:

The staff recommends approving this resolution.

Alternatives:

The City Council could deny this resolution or direct that changes be made in the resolution or to the preliminary reinvestment zone financing plan.

Attachments

Resolution No. 6178

Exhibit "A" - TIRZ #6 Preliminary Financing Plan

RESOLUTION NO. 6178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, FINDING AND DETERMINING THE QUALIFICATIONS FOR A TAX INCREMENT REINVESTMENT ZONE; INITIATING THE FORMATION OF THE TAX INCREMENT REINVESTMENT ZONE #6 AND APPROVING THE ZONE'S PRELIMINARY REINVESTMENT ZONE FINANCING PLAN; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Council hereby finds and determines that the real property described in the Preliminary Financing Plan, attached hereto as Exhibit "A" and made a part hereof for all purposes, containing 78 acres, more or less, for the proposed Tax Increment Reinvestment Zone #6, has the following characteristics and conditions and, therefore, meets or exceeds the criteria for a tax increment financing zone as set forth in Chapter 311 of the Texas Tax Code.

- (A) That the area within the zone is predominantly open or undeveloped and, because of obsolete platting, deteriorating structures or site improvements, or other factors substantially impair or arrest the sound growth of the City.
- (B) That the proposed zone has no more than thirty percent (30%) of the real property within the zone that is, or will be used, for residential purposes.
- (C) That the proposed zone does not contain real property that cumulatively exceeds fifty percent (50%) of the total appraised value of real property within the City of Sherman.

SECTION 2. That the City Manager or his designee is hereby authorized and directed to immediately proceed with the necessary procedures to have declared the proposed real property the City of Sherman's Tax Increment Reinvestment Zone #6.

SECTION 3. That the attached Exhibit "A" entitled Preliminary Financing Plan – Tax Increment Reinvestment Zone #6 is hereby approved in its entirety.

SECTION 4. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



Preliminary Financing Plan
Tax Increment Reinvestment Zone #6

January 16, 2017

DESCRIPTION

The proposed location of Tax Increment Reinvestment Zone #6 is on the southwest and southeast corners of the intersection of Highway 75 and Highway 691. The base is the taxable value for the tax year 2016 of \$5,960,961 and contains about 78 acres. Attachments A and B contain the parcel list and map.

The area designated as TIRZ #6 is undeveloped. Zoning consists of General Commercial (C-2), Retail Commercial (C-2), and Single Family Residential. The zone is expected to be primarily commercially zoned.

The project plan calls for infrastructure to be added to the site in order to attract commercial development. Proposed improvements totaling \$2,754,499 include streets, electrical, storm sewers, water, and waste water infrastructure. Attachment C contains a listing of the estimated construction costs.

The City will contribute a percentage of its maintenance and operations (M&O) property tax rate and the County will contribute a percentage of the rate allocated to the general fund to the Tax Increment Reinvestment Zone Fund. No other taxing entities will participate.

The preliminary Feasibility Study in Attachment D finds the project is feasible.

DEVELOPMENT PLAN

Development is expected to begin in 2017.

ESTIMATED BONDED INDEBTEDNESS

The City will fund the project with an allocation of proceeds from the 2017 Certificates of Obligation. The estimated indebtedness is \$3,050,000. Repayment of the allocation will be made from incremental revenues generated by the zone.

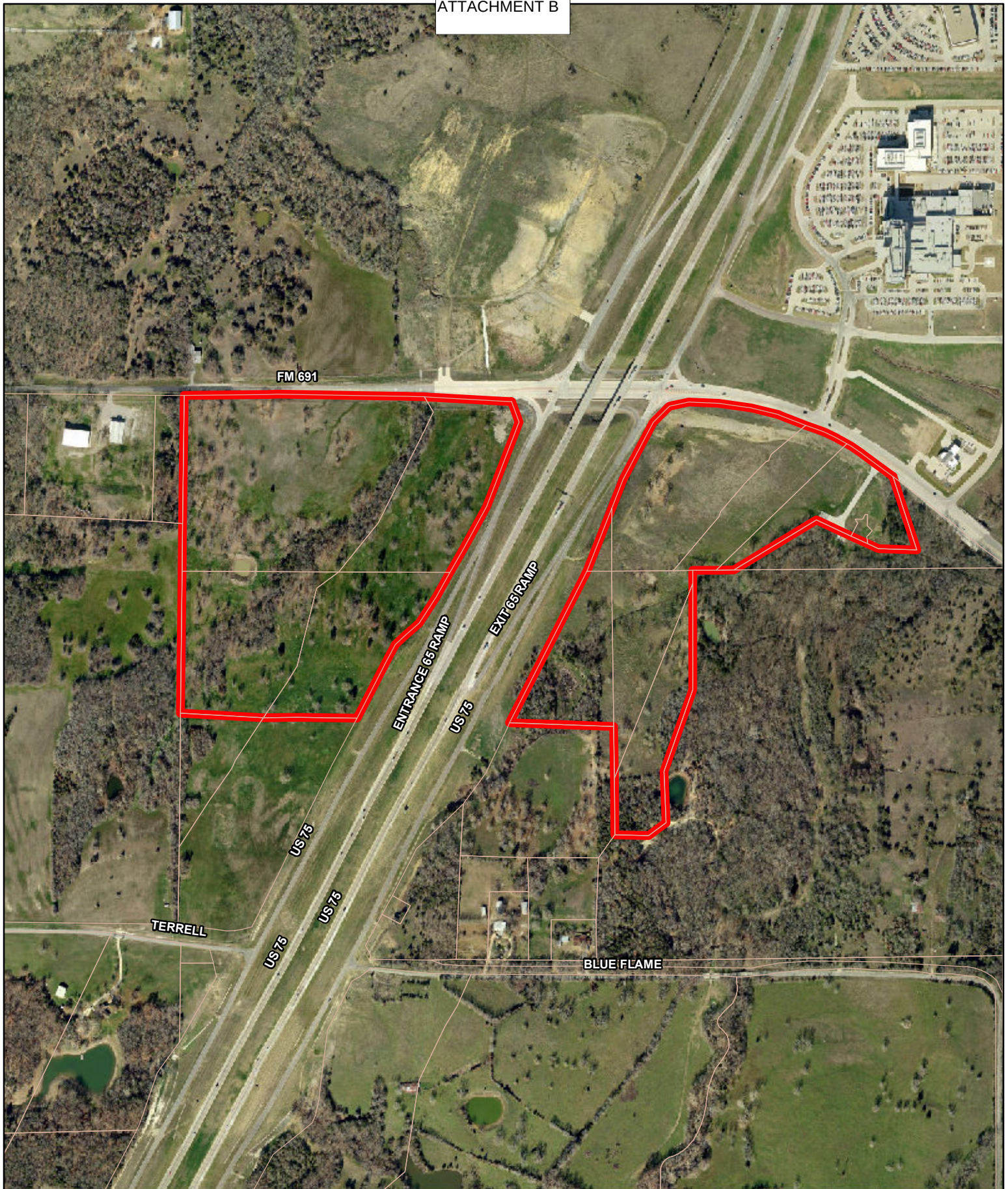
DURATION

The Zone will terminate on the date that all project costs and project debt has been fully repaid. That period is estimated to be approximately twenty years from the date the bonds are issued.

City of Sherman
Tax Increment Reinvestment Zone #6
PARCEL LIST

Attachment A

Parcel ID	Owner	Total Acreage	% Acreage in TIRZ	Acreage in TIRZ	Land Value	Improvements Value
115862	One Ganesha LTD	4.80	100%	4.80	\$ 26,978	
115863	One Ganesha LTD	4.20	100%	4.20	23,606	
115908	One Ganesha LTD	9.36	100%	9.36	1,887,751	-
115909	One Ganesha LTD	4.81	100%	4.81	387,796	-
115910	One Ganesha LTD	3.43	100%	3.43	484,240	-
115992	Stanley Blythe Et Al	19.82	100%	19.82	225,523	-
115993	Stanley Blythe Et Al	9.34	100%	9.34	1,053,743	-
115994	Stanley Blythe Et Al	6.39	100%	6.39	34,627	-
115995	Stanley Blythe Et Al	10.26	100%	10.26	1,157,537	-
266567	One Ganesha LTD	0.41	100%	0.41	82,690	-
266568	One Ganesha LTD	4.68	100%	4.68	566,326	-
351256	City of Sherman	0.17	100%	0.17	30,144	-
		<u>77.67</u>		<u>77.67</u>	<u>\$ 5,960,961</u>	-



City of Sherman
Tax Increment Reinvestment Zone #6
CONSTRUCTION COSTS

Attachment C

Southeast Corner

General	\$	100,000
Earthwork		150,000
Paving		590,400
Signing/Striping		30,000
Electrical		36,000
Storm Sewer		206,000
Water		243,400
Wastewater		101,875
Engineering		145,768
Total Southeast Corner		<u>1,603,443</u>

Southwest Corner

General	\$	50,000
Earthwork		150,000
Paving		321,250
Signing/Striping		15,000
Storm Sewer		168,870
Water		131,200
Wastewater		210,095
Engineering		104,641
Total Southwest Corner		<u>1,151,056</u>

TOTAL PROJECT COSTS		<u><u>\$ 2,754,499</u></u>
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City of Sherman
Tax Increment Reinvestment Zone #6
FEASIBILITY STUDY

Attachment D

FISCAL YEAR	CAPTURED VALUE	CITY PROPERTY TAX	COUNTY PROPERTY TAX	BONDS	TOTAL INFLOW	CAPITAL OUTLAY	DEBT SERVICE	BOND ISSUANCE COSTS	TOTAL OUTFLOW	NET CASHFLOW	CUMULATIVE CASH POSITION
2017		\$ -		\$ 3,050,000	\$ 3,050,000	\$ 2,754,499	\$ -	\$ 24,142	\$ 2,778,641	\$ 271,359	\$ 271,359
2018	5,000,000	13,046	15,852		28,898		157,266		157,266	(128,368)	142,991
2019	20,000,000	52,183	63,409		115,592		227,040		227,040	(111,448)	31,543
2020	40,000,000	104,366	126,817		231,183		227,643		227,643	3,540	35,082
2021	40,000,000	104,366	126,817		231,183		227,261		227,261	3,922	39,004
2022	40,000,000	104,366	126,817		231,183		227,533		227,533	3,650	42,655
2023	40,000,000	104,366	126,817		231,183		227,623		227,623	3,560	46,214
2024	40,000,000	104,366	126,817		231,183		227,533		227,533	3,650	49,864
2025	40,000,000	104,366	126,817		231,183		227,261		227,261	3,922	53,786
2026	40,000,000	104,366	126,817		231,183		227,613		227,613	3,570	57,356
2027	40,000,000	104,366	126,817		231,183		226,949		226,949	4,234	61,590
2028	40,000,000	104,366	126,817		231,183		226,909		226,909	4,274	65,863
2029	40,000,000	104,366	126,817		231,183		227,462		227,462	3,721	69,584
2030	40,000,000	104,366	126,817		231,183		226,970		226,970	4,213	73,798
2031	40,000,000	104,366	126,817		231,183		227,070		227,070	4,113	77,911
2032	40,000,000	104,366	126,817		231,183		227,734		227,734	3,449	81,360
2033	40,000,000	104,366	126,817		231,183		227,322		227,322	3,861	85,221
2034	40,000,000	104,366	126,817		231,183		227,472		227,472	3,711	88,932
2035	40,000,000	104,366	126,817		231,183		227,352		227,352	3,831	92,763
2036	40,000,000	104,366	126,817		231,183		226,959		226,959	4,224	96,987
2037	40,000,000	104,366	126,817		231,183		227,100		227,100	4,083	101,069
		\$ 1,943,813	\$ 2,361,970	\$ 3,050,000	\$ 7,355,783	\$ 2,754,499	\$ 4,476,073	\$ 24,142	\$ 7,254,714		



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 7.

Meeting Date: 01/16/2017

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6179**

Awarding a Bid to and Authorizing Execution of a Contract with Cabot Norit Americas, Inc. for the Filtration Supply for Granular Activated Carbon

Issue:

To consider an award of bid for a contract with the City for the filtration supply for granular activated carbon

Background:

As part of surface water treatment, the City contracts periodically with an outside vendor for granular activated carbon and filtration sand used in the filtration process to absorb and remove various organic compounds and to help control taste and odor issues. A request to advertise for public bids was approved by the City Council in its meeting on December 5, 2016. The new supply contract was publicly advertised: and two (2) vendors submitted bids on January 3, 2017. The low bid, in the total amount of \$216,600.56, was submitted by Cabot Norit Americas, Inc. of Marshall, Texas.

Origination:

Water Production Services

Financial Consideration:

Funds are budgeted in the Water Production Department for approximately \$225,000.00.

Staff Recommendation:

Staff recommends that the Sherman City Council award the contract to Cabot Norit Americas, Inc., of Marshall, Texas, based on their bid of \$216,600.56.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6179

Contract for GAC Filtration Supply

Bid Tabulation

RESOLUTION NO. 6179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH CABOT NORIT AMERICAS, INC. FOR THE FILTRATION SUPPLY FOR GRANULAR ACTIVATED CARBON; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Cabot Norit Americas, Inc. of Marshall, Texas, is hereby awarded the bid for a contract with the City for the filtration supply for granular activated carbon; and that the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Cabot Norit Americas, Inc. for the filtration supply for granular activated carbon, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

**CITY OF SHERMAN
STANDARD CONTRACT**

This Agreement is made by and between the City of Sherman, Texas, a home-rule municipality, hereinafter referred to as "Buyer", and the hereinafter named SELLER, referred to as the "Seller," for the sale of goods, materials and items specified hereinafter, and the Buyer and Seller hereby agree as follows:

Seller:

Name: Cabot Norit Americas

Address: 3200 University Ave

City, State, Zip: Marshall, Tx 75670

Telephone: 903-935-4794

Email: nikki.vineyard@cabotcorp.com

DESCRIPTION OF GOODS:

This Contract is for the purchase by the City of Sherman, Texas, of the goods, materials and items described hereinafter as the "goods" or the subject of this Contract, and such parts, attachments, accessories, devices, and apparatus as may be considered an integral part of the Goods or necessary for the proper use or application of the Goods, whether or not specified herein. The Goods are more specifically described as follows:

REQUIREMENTS FOR FILTER MEDIA

[CHECK ONE:]

 X This contract is a "fixed price—fixed quantity" Contract for the purchase of the specified quantity at the specified price. The full quantity of the Goods shall be delivered to and received at the designated point or points of delivery no later than the date specified herein below. This date is a material term and condition of the Contract and, in connection with the delivery date, time is and shall be of the essence.

OR

 This Contract is for a specific duration wherein the Seller will supply, furnish and deliver at the designated point or points of delivery the specified Goods in the quantities requested by Buyer at the time of Buyer's order. The delivery date(s) shall be set forth in Buyer's order. This Contract is not intended to be and shall not be construed as an exclusive requirements contract. This Contract is non-exclusive and Buyer may acquire any or all of its requirements for the specified Goods from Seller or any other source deemed appropriate by Buyer. Upon the conclusion of the duration of this Contract, Buyer may renew this agreement for four additional one (1) year periods upon sending written notice of intent thereof within forty-five (45) days prior to the expiration of the last day of the term of this Contract.

PAYMENT TERMS:

The purchase price of the Goods shall be that contained in the Seller's bid and specifically accepted in writing by Buyer. Seller shall submit separate invoices on each order after each delivery. Invoices shall indicate the purchase order number if applicable, and shall be itemized. A copy of the packing slip should be attached to the invoice. Mail to the City of Sherman, Finance Department, PO Box 1106, Sherman, TX 75091-1106. Payment shall not be due until the above instruments are submitted, until the Goods have been received by Buyer, and until Buyer has had sufficient opportunity to inspect and exercise its right to accept or reject. Seller shall keep the Finance Department advised of any changes in their remittance addressees. In no event shall Buyer be responsible for interest of any kind on any funds due to Seller, and no term or provision contained in any Seller's invoice shall in any way modify, vary or alter the provisions hereof.

Buyer's obligation is payable solely from funds available for the purpose of the purchase. Lack of funds shall render this contract null and void and to the extent funds are not available, any delivered but unpaid for goods will be returned to Seller by Buyer.

CONTRACT TERMS AND CONDITIONS

This Contract is made and entered into between the parties hereto in accordance with and subject to the following additional terms and conditions:

1. **SELLER TO PACKAGE GOODS:** Seller will package Goods in accordance with good commercial practice. Each shipping container shall be clearly marked and permanently packed as follows: (a) Seller's name and address; (b) Consignee's name, address, and purchase order number; (c) Container number and total number of containers, e.g. box 1 of 4 boxes; and (d) the number of the container bearing the packing slip. Seller shall bear cost of packing unless otherwise provided. Goods shall be suitably packed to secure lowest transportation costs and to conform to requirement of common carriers and any applicable specifications. Buyer's count or weight shall be final and conclusive on shipment not accompanied by packing lists.
2. **SHIPMENT UNDER RESERVATION PROHIBITED:** Seller is not authorized to ship the Goods under reservation and no tender of a bill of lading will operate as a tender of goods.
3. **TITLE AND RISK OF LOSS:** The title and risk of loss of the Goods shall not pass to the Buyer until the Buyer actually receives and takes possession of the Goods at the point or points of delivery.
4. **DELIVERY TERMS AND TRANSPORTATION CHARGES:** F.O.B. Destination Freight Prepaid unless delivery terms are specified otherwise in the bid; Seller shall pay for the transportation costs.
5. **NO PLACEMENT OF DEFECTIVE TENDER:** Every tender or delivery of Goods must fully comply with all provisions of this contract as to time of delivery, quality and the like. If a tender is made which does not fully conform, this shall constitute a breach and Seller shall not have the right to substitute a conforming tender, provided, where the time for performance has not yet expired, the Seller may reasonably notify Buyer of his intention to cure and may then make a conforming tender within the contract time but not afterward.
6. **PLACE OF DELIVERY:** The place of delivery shall be that set forth by written designation of the Buyer. The terms of this agreement are "no arrival, no sale."
7. **RIGHT OF INSPECTION:** Buyer shall have the right to inspect the goods at delivery before accepting them.
8. **REJECTION OF GOODS:** It is agreed that if Buyer rejects any of the goods sold pursuant to this agreement, Buyer's only duty shall be to reasonably notify Seller of the rejection and hold the goods for the disposition of Seller, and it is agreed that under no

circumstances shall Buyer be required to resell the rejected goods or incur the cost to deliver same to Seller.

9. **GRATUITIES:** The Buyer may, by written notice to the Seller, cancel this contract without liability to the Seller if it be determined by the Buyer that gratuities, in the form of entertainment, gifts, or otherwise were offered or given by the Seller, or any agent or representative of the Seller, to any officer or employee of City of Sherman with view toward securing the contract or securing favorable treatment with respect to awarding or amending, or the making of any determination with respect to the performing of such a Contract. In the event this Contract is canceled by Buyer pursuant to this provision, Buyer shall be entitled in addition to any other rights and remedies, to recover and withhold the amount of the cost incurred by the Seller in providing such gratuities.
10. **SPECIAL TOOLS AND TEST EQUIPMENT:** If the price stated on the face hereof includes the cost of any special tooling or any special test equipment fabricated or required by Seller for the purpose of filling this order, such special tooling equipment and any process sheets related thereto shall become the property of the Buyer and to the extent feasible shall be identified by the Seller as such.
11. **WARRANTY – PRICE:**
 - a. The price to be paid by the Buyer shall be that contained in the Seller's bid which Seller warrants to be no higher than Seller's current prices on orders for products of the kind and specification covered by the agreement for similar quantities under similar or like conditions and methods of purchase. In the event Seller breaches this warranty, the prices of the items shall be reduced to the Seller's current prices on orders by others, or in the alternative, Buyer may cancel this contract without liability for breach or Seller's actual expense.
 - b. The Seller warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee excepting bona fide established commercial or selling agencies maintained by the Seller for the purpose of securing business. For breach of violation of this warranty, the Buyer shall have the right in addition to any other right or rights to cancel this contract without liability and to deduct from the contract price, or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee.
12. **WARRANTY-PRODUCTS:** Seller shall not limit or exclude any implied warranties and any attempt to do so shall render this contract voidable at the option of the Buyer. No such attempts to limit, disclaim or exclude any warranties, whether of fitness, merchantability or otherwise, by Seller shall be binding or effective. Seller warrants that the Goods furnished will conform to the specifications, drawings, and descriptions listed in the bid invitation and to the sample(s) furnished by Seller, if any. In the event of

a conflict between the specifications, drawings, and descriptions, the specifications shall govern.

- 13. SAFETY WARRANTY:** Seller warrants the product sold to the Buyer shall conform to the standards promulgated by the U.S. Department of Labor under the Occupational Safety and Health Act of 1970. In the event that the products do not conform to OSHA standards, Buyer may return the product for correction or replacement at the Seller's expense. In the event that Seller fails to make the appropriate correction within a reasonable time, any correction made by Buyer will be at Seller's expense.
- 14. NO WARRANTY BY BUYER AGAINST INFRINGEMENTS:** As part of this contract for sale, Seller agrees to ascertain whether goods manufactured in accordance with the specifications attached to this agreement will give rise to the rightful claim of any third person by way of infringement or the like. Buyer makes no warranty that the production of goods according to the specifications will not give rise to such claim, and in no event shall Buyer be liable to Seller in the event that Seller is sued on the grounds of infringement or the like. If Seller is of the opinion that an infringement or the like will result, he will notify Buyer to this effect in writing or the like, within two weeks after the signing of this agreement. If Buyer does not receive notice and a claim is asserted or Buyer is subsequently held liable for the infringement or the like, Seller will indemnify, defend and save Buyer harmless. If Seller in good faith ascertains that production of the goods in accordance with the specifications will result in infringement or the like, this contract shall be null and void except that Buyer will pay Seller the reasonable cost of his search as to infringements.
- 15. CANCELLATION:** Buyer shall have the right to cancel for default on all or any part of the undelivered portion of this order if Seller breaches any of the terms hereof including warranties of Seller or the Seller becomes insolvent or commits acts of bankruptcy. Such right of cancellation is in addition to and not in lieu of any remedies which Buyer may have at law or equity. The Buyer may for any reason whatsoever terminate performance under this Contract by the Seller for convenience at any time. The Buyer shall give notice of such termination to the Seller specifying when termination becomes effective. Goods received but unopened or unused shall be made available to Seller for delivery. Buyer will, in the event of termination, remit such sums to Seller as may be due only for those Goods retained by Buyer.
- 16. FORCE MAJEURE:** If by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligation under the Agreement, then such party shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as is effected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereafter provided, but for no longer periods and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.

The term "Force Majeure" as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbance, act of public enemy, orders of any kind of government of the United States or State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines, or canals, or other causes not reasonably within control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirements that any Force majeure shall be remedied with all reasonable dispatch shall not require the settlements of strikes and lockouts by exceeding to the demands of the opposing party or parties when such settlement is unfavorable in the judgment of the party having the difficulty.

- 17. ASSIGNMENT – DELEGATION:** No right or interest in this contract shall be assigned or delegation of any obligation made by Seller without the written permission of the Buyer. An attempted assignment or delegation of Seller shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.
- 18. MODIFICATIONS:** This contract can be modified or rescinded only in writing signed by both parties and their duly authorized agents.
- 19. WAIVER:** No claim or right arising out of a breach in contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.
- 20. INTERPRETATION-PAROL EVIDENCE:** This writing is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in this agreement. Acceptance or acquiescence in a course of performance rendered under this agreement shall not be relevant to determine the meaning of this agreement even though the accepting or acquiescing party has knowledge of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in this agreement, the definition contained in the Code is to control.
- 21. APPLICABLE LAW:** This agreement shall be governed by the Uniform Commercial Code. Wherever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Texas as effective and in force on the date of this agreement.

- 22. ADVERTISING:** Seller shall not advertise or publish, without Buyer's prior written consent, the fact that Buyer has entered into this contract, except to the extent necessary to comply with prior requests for information from an authorized representative of federal, state or local government.
- 23. RIGHT TO ASSURANCE:** Whenever one party to this contract in good faith has reason to question the other party's intent to perform he may demand that the other party give written assurance of his intent to perform. In the event that a demand is made and no assurance is given within five (5) days, the demanding party may treat this failure as an anticipatory repudiation of the contract.
- 24. PROHIBITION AGAINST PERSONAL INTEREST IN CONTRACTS:** No officer or employee shall have a financial interest, direct or indirect, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies, or services, except on behalf of the City as an officer or employee. Any knowing and willful violation of this section shall constitute malfeasance in office, and any officer or employee guilty thereof shall forfeit his office or position. Any violation of this section with the knowledge, express or implied, of the person or corporation contracting with the governing body of the City shall render the contract involved voidable by the City Manager or the City Council.
- 25. ENTIRE AGREEMENT:** This Contract, and all Specifications and Addenda attached thereto, constitute the entire and exclusive agreement between the Buyer and Seller with reference to the Goods. Specifically, but without limitation, this Contract supersedes any bid documents and all prior written or oral communications, representations and negotiations, if any, between the Buyer and Seller not expressly made a part hereof.
- 26. INDEMNITY AND DISCLAIMER:** BUYER SHALL NOT BE LIABLE OR RESPONSIBLE FOR, AND SHALL BE INDEMNIFIED, HELD HARMLESS AND RELEASED BY SELLER FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE, OR DESCRIPTION, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY OR LOSS TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS, INCLUDING THE SELLER, OR PROPERTY, ARISING OUT OF, OR OCCASIONED BY, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF SELLER UNDER THIS CONTRACT, INCLUDING CLAIMS AND DAMAGES ARISING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF BUYER, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE BUYER UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. IT IS THE EXPRESSED INTENT OF THE PARTIES TO THIS

AGREEMENT THAT THE INDEMNITY PROVIDED FOR IN THIS CONTRACT IS AN INDEMNITY EXTENDED BY SELLER TO INDEMNIFY AND PROTECT BUYER FROM THE CONSEQUENCES OF THE SELLER'S AS WELL AS THE BUYER'S NEGLIGENCE, WHETHER SUCH NEGLIGENCE IS THE SOLE OR PARTIAL CAUSE OF ANY SUCH INJURY, DEATH, OR DAMAGE. IN ADDITION, CONTRACTOR SHALL OBTAIN AND FILE WITH OWNER CITY OF SHERMAN A STANDARD CERTIFICATE OF INSURANCE AND APPLICABLE POLICY ENDORSEMENT EVIDENCING THE REQUIRED COVERAGE AND NAMING THE OWNER CITY OF SHERMAN AS AN ADDITIONAL INSURED ON THE REQUIRED COVERAGE.

27. GOVERNING LAW: The Contract shall be governed by the laws of the State of Texas. Venue for any causes of action arising under the terms or provisions of this Contract or the Goods to be delivered hereunder shall be in the courts of Grayson County, Texas.

28. SUCCESSORS AND ASSIGNS: The Buyer and Seller bind themselves, their successors, assigns and legal representatives to the other party hereto and to successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in this Contract. The Seller shall not assign this Contract without written consent of the Buyer.

29. SEVERABILITY: The provisions of this Contract are herein declared to be severable; in the event that any term, provision or part hereof is determined to be invalid, void or unenforceable, such determination shall not affect the validity or enforceability of the remaining terms, provisions and parts, and this Contract shall be read as if the invalid, void or unenforceable portion had not been included herein.

30. NOTICES: All notices required by this Contract shall be presumed received when deposited in the mail properly addressed to the other party at the address set forth herein or set forth in a written designation of change of address delivered to all parties.

IN WITNESS WHEREOF, this instrument, in duplicate originals of equal force, has been executed on behalf of SELLER and on behalf of BUYER, City of Sherman, by its City Manager and attested by its City Clerk, effective the _____ day of _____, 2017.

EXECUTED this 3 day of January,
2017.

SELLER:

X Tim Wruble
(Signature)

Tim WRUBLE, Business Director, VP
(Type/Print Name and Title/Position)

3200 University Ave
(Address)

Marshall, TX 75670
(City, State, Zip)

CITY OF SHERMAN:

By: _____
Robby Hefton,
City Manager
220 W. Mulberry
Sherman, TX 75090

ATTEST:

By: _____
Linda Ashby,
City Clerk

APPROVED:

Brandon Shelby
City Attorney

CITY OF SHERMAN
BID TABULATION
Requirements for Filter Media
BID OPENING Tuesday, January 3, 2017; 2:00 PM

[illegible]



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. F. 1.

Meeting Date: 01/16/2017

Prepared By: Zachary Flores, Police Chief

Approved By: Robby Hefton, City Manager

Caption:

REQUEST TO ADVERTISE

Purchase of a Patrol Vehicle for the Police Department under the FEMA Alternative Project Program

Issue:

To consider public bids for the purchase of a Patrol Vehicle, specifically a Chevy Tahoe for the Police Department, under the FEMA Alternative Project Program

Background:

At a regularly scheduled meeting on October 17, 2016, the City Council passed a resolution approving the engineering design contract for Park Street. This street design provides a through street as part of the Master Thoroughfare Plan. With this Park Street extension, the Lake Street road failure that occurred in May 2015 no longer needs repair; and the street can be abandoned. Staff recommends using the money intended for this repair of Lake Street for the purchase of a Chevy Tahoe patrol vehicle for the Police Department, which would be allowed under the FEMA Alternative Project Program.

Origination:

Police Department

Financial Consideration:

Under the FEMA Alternative Project Program, the City of Sherman is required to contribute twenty-five (25) percent in matching funds.

Staff Recommendation:

Staff recommends to advertise for the purchase of a Chevy Tahoe patrol vehicle.

Alternatives:

As may be recommended by City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. F. 2.

Meeting Date: 01/16/2017

Prepared By: Danny Jones, Fire Chief

Approved By: Robby Hefton, City Manager

Caption:

REQUEST TO ADVERTISE

Purchase of an Ambulance for the Fire Department under the FEMA Alternative Project Program

Issue:

To consider public bids for the purchase of an ambulance for the Fire Department, under the FEMA Alternative Project Program.

Background:

At a regularly scheduled meeting on September 19, 2016, the City Council passed Change Order #2 and Final Payment to stop construction on Kessler Boulevard Erosion Protection. This project qualified for FEMA funding. Staff recommends using the money intended for the repair of Kessler Boulevard for the purchase of an ambulance for the Fire Department, which would be allowed under the FEMA Alternative Project Program.

Origination:

Fire Department

Financial Consideration:

Under the FEMA Alternative Project Program, the City of Sherman is required to contribute twenty-five (25) percent in matching funds.

Staff Recommendation:

Staff recommends to advertise for the purchase of an Ambulance.

Alternatives:

As may be recommended by the City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. G. 1.

Meeting Date: 01/16/2017

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** CHANGE ORDER NO. 2**

Meadows Circle Paving Project; Lynn Vessels Construction; \$6,349.75 Increase

Issue:

To consider the approval of Change Order No. 2 with Lynn Vessels Construction for the Meadows Circle Paving Project

Background:

Change Order No. 2 is a final, reconciliatory change order to adjust the final project quantities for the Meadow Circle Paving Project. The project involved the rehabilitation of the City's infrastructure that had previously been noted as deteriorated or otherwise in need of rehabilitation. Due to variances in aerial base maps, it is necessary to authorize Change Order No. 2, an increase of \$6,349.75.

Origination:

Engineering Department

Financial Consideration:

The change order results in a \$6,349.75 increase in the contract amount, yielding a final contract price of \$63,691.70.

Staff Recommendation:

It is recommended the Change Order No. 2 be approved.

Alternatives:

As may be directed by the City Council

Attachments

Change Order No. 2

Location Map

Change Order

No. 2 (Final)

Date of Issuance: December 20, 2016

Project: Miscellaneous Sidewalk Panel – Replacements, Grand Avenue Pedestrian Crossings, Meadows Circle Paving	Project No.: 2016-08
Owner: City of Sherman	Date of Contract: August 1, 2016
Contractor: Lynn Vessels Construction	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Increase Site Demo, Meadows Circle Bid Item #1, by 12-CY; \$900.00 (saw cut and remove existing asphalt).

Increase Site Work, Meadows Circle Bid Item #2, by 4-CY; \$325.00 (haul in and place base rock material).

Increase Concrete Paving, Meadows Circle Bid Item #3, by 15-CY; \$5,124.75 (7" concrete pavement).

Justification:

Adjustment for final quantities installed versus as designed due to slight variance in aerial base map.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$299,796.34

Decrease from previously approved Change Orders No. 1 to No. 1:

\$242,454.39

Contract Price prior to this Change Order:

\$57,341.95

Increase of this Change Order:

\$6,349.75

Contract Price incorporating this Change Order:

\$63,691.70

Original Contract Times:

Substantial completion days: 140

Substantial completion date: December 19, 2016

Increase from previously approved Change Orders

No. 1 to No. 1:

Substantial completion days: 140

Substantial completion date: December 19, 2016

Contract Times prior to this Change Order:

Substantial completion days: 140

Substantial completion date: December 19, 2016

Increase of this Change Order:

Substantial completion days: 1

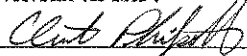
Substantial completion date: December 20, 2016

Contract Times with all approved Change Orders:

Substantial completion days: 141

Substantial completion date: December 20, 2016

RECOMMENDED:

By: 
Engineer (Authorized Signature)

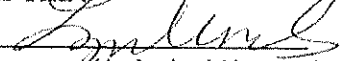
Date: 12-21-16

ACCEPTED:

By: _____
Owner (Authorized Signature)

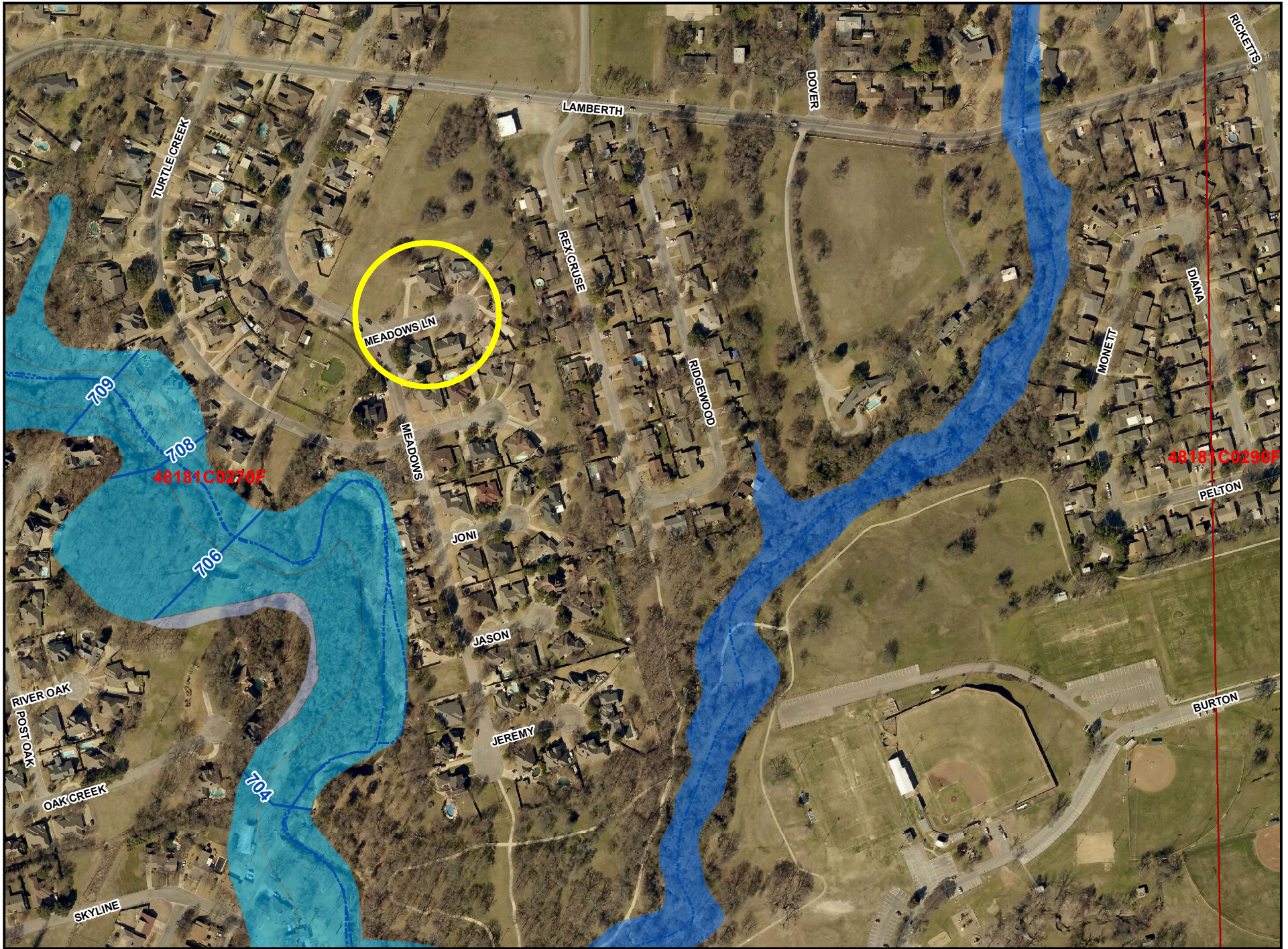
Date: _____

ACCEPTED:

By: 
Contractor (Authorized Signature)

Date: 12/20/16

Meadows Circle



1 inch = 350 feet



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. H. 1.

Meeting Date: 01/16/2017

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Approve the Quarterly Investment Reports for Quarter Ended December 31, 2016

Issue:

To approve the Investment Reports for the quarterly period ending December 31, 2016

Background:

These reports are being presented in accordance with the state law that requires at least quarterly presentation to the Council. A separate report is included for the Debt Proceeds portfolio that includes the Tax Note and for the 2016 Certificates of Obligation proceeds, as required by the Investment Policy. The reports were given to the Investment Committee prior to submittal to the Council.

As of December 31, 2016, the portfolios were in compliance with applicable state laws and the Investment Policy. The Operating investment portfolio had a book value of about \$14.7 million, a decrease of about \$2.9 million from prior quarter of \$17.6 million, due to maturities, a withdrawal from the Local Government Investment Pool, and a called U.S. Agency Security. The underlying investments were adequately diversified among four different types of securities. This portfolio is appropriately liquid; and its weighted-average maturity was about 470 days, a decrease of 496 days from last quarter. The portfolio yield of 1.036% for the quarter is higher than the benchmark yield of 0.85%. The portfolio value on the City's books is essentially equal to the market value of the overall portfolio.

The Debt Proceeds portfolio balance of \$8.1 million was invested in a Local Government Investment Pool with a maturity of one day. Current period transactions included the addition of interest income and approximately \$470,000 for project payments. The yield of .41% was below the benchmark yield of .44% for this portfolio. Book value and market value were about the same.

Origination:

Finance

Financial Consideration:

None

Staff Recommendation:

It is recommended that the Council accept the Investment Reports as presented.

Alternatives:

The Council could offer suggestions for improvement or could request more frequent reporting.

Attachments

Memo to Investment Committee dated January 9, 2017

Investment Report For QE December 31, 2016

Debt Investment Report for QE December 31, 2016



memorandum

DATE: Monday January 9, 2017

TO: The City of Sherman Investment Committee
Councilman Jason Sofey
Councilwoman Pam Howeth
Robby Hefton, City Manager

CC: Don Keene, Assistant City Manager

FROM: Mary Lawrence, Director of Finance 

SUBJECT: Investment Reports for Quarter Ended December 31, 2016

Enclosed is a copy of the quarterly investment reports for December 31, 2016. As of that date, the City was in compliance with all applicable state laws and internal policies for the portfolio.

The total operating portfolio balance of about \$14.7 million decreased by about \$2.9 million from the previous quarter due to maturities, a withdrawal from the Local Government Investment Pool, and a called agency security. The underlying investments were adequately diversified among four different types of securities. The portfolio's weighted-average maturity of about 470 days decreased from last quarter due to the maturities. The portfolio yield of 1.036% was higher than our benchmark 1-year Constant Maturity Treasury Index of .85%. Book value closely approximated market value.

Debt proceeds of \$8.1 million were invested in a Local Government Investment Pool. The portfolio decreased by about \$400,000 from the previous quarter due to payments on capital projects. The only other transaction in the portfolio was interest income.

The investment report will be on the January 16, 2017 City Council agenda for their review and approval. Please call me if you have any questions about this item.

attachments (as stated above)

CITY OF SHERMAN, TEXAS
INVESTMENT PORTFOLIO SUMMARY
For the Quarter Ending December 31, 2016

Total Portfolio Summary			
	Current Quarter 12/31/2016	Prior Quarter 9/30/2016	Change From Prior Quarter
Book Value	\$ 14,696,201	\$ 17,619,342	\$ (2,923,141)
Market Value	\$ 14,633,683	\$ 17,633,110	\$ (2,999,427)
Weighted Average Maturity - Days	470	496	(26)
Weighted Average Yield	1.036%	0.958%	0.078%
Earned Income	\$ 38,439	\$ 43,137	\$ (4,698)
Earned Income - Year-to-Date	\$ 38,439	\$ 139,792	\$ (101,353)

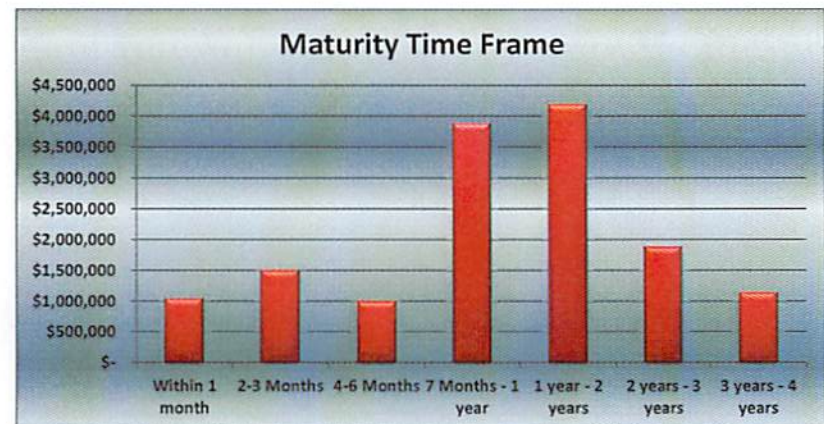
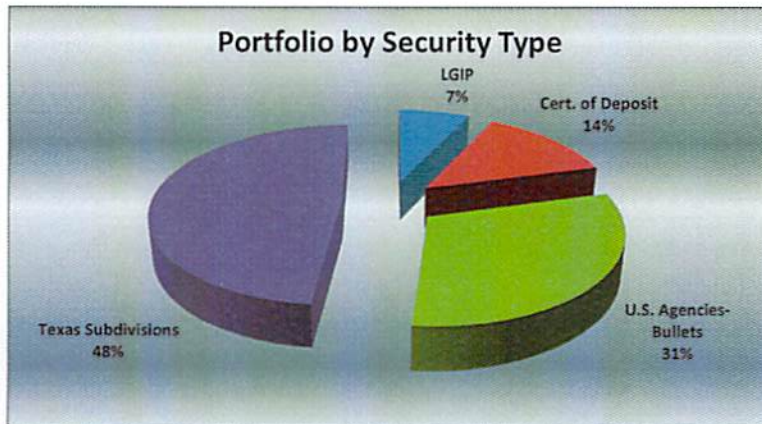
This report complies with the requirements of the public funds investment law and covers all the funds of the City of Sherman that are subject to that law.

As of December 31, 2016, the City's portfolio had a book value of about \$14.7 million, which approximates market value. Of this amount, approximately \$1.05 million was held in Local Government Investment Pools (LGIP), \$2.01 million was held in Certificates of Deposit (CD), \$4.52 million was held in U.S. Agency Securities and \$7.12 million was held in State of Texas political subdivision obligations.

The portfolio value decreased by \$2.92 million from the previous quarter primarily due maturity of two Certificates of Deposit (\$2.0 million), maturity of \$0.4 million from the Local Government Investment Pools (LGIP) and called U.S. Agency Securities (\$0.67 million). Other activity included purchases (\$0.25 million) and maturities (\$0.1 million) of State of Texas political subdivision obligations.

The weighted average yield on the portfolio was 1.036%, 18.6 basis points above the 1-year Constant Maturity Treasury Index of .85% and 7.8 basis points above the previous quarter.

The weighted average maturity of the portfolio decreased from 496 days at September 30, 2016 to 470 days at December 31, 2016.



Mary Lawrence

Mary Lawrence, Finance Director and City of Sherman Investment Officer

Tammy Davis

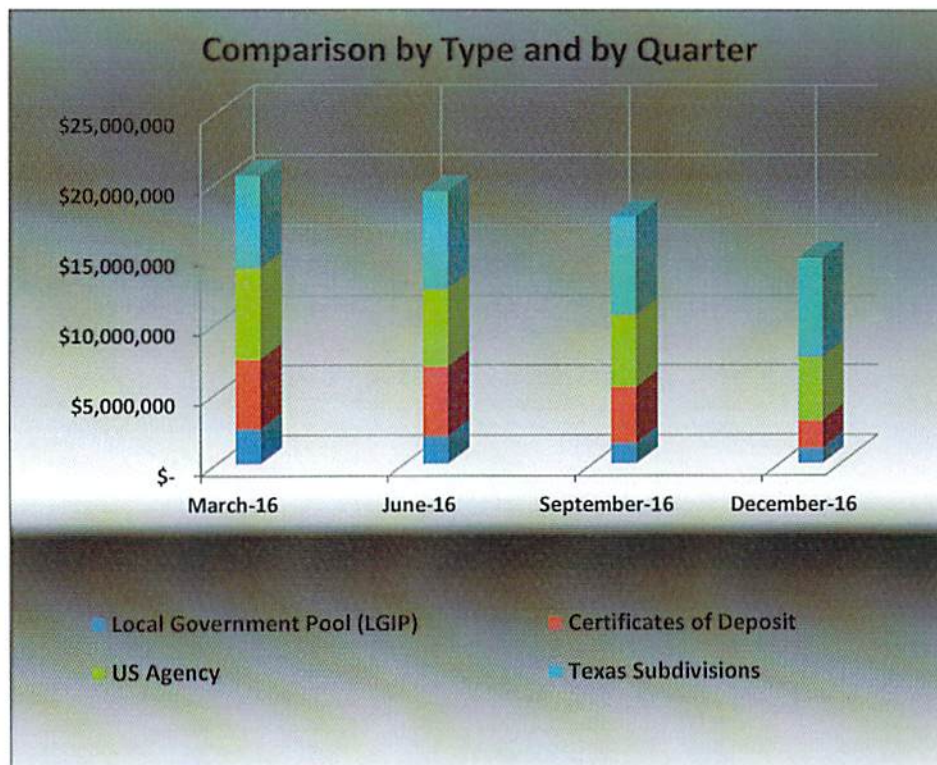
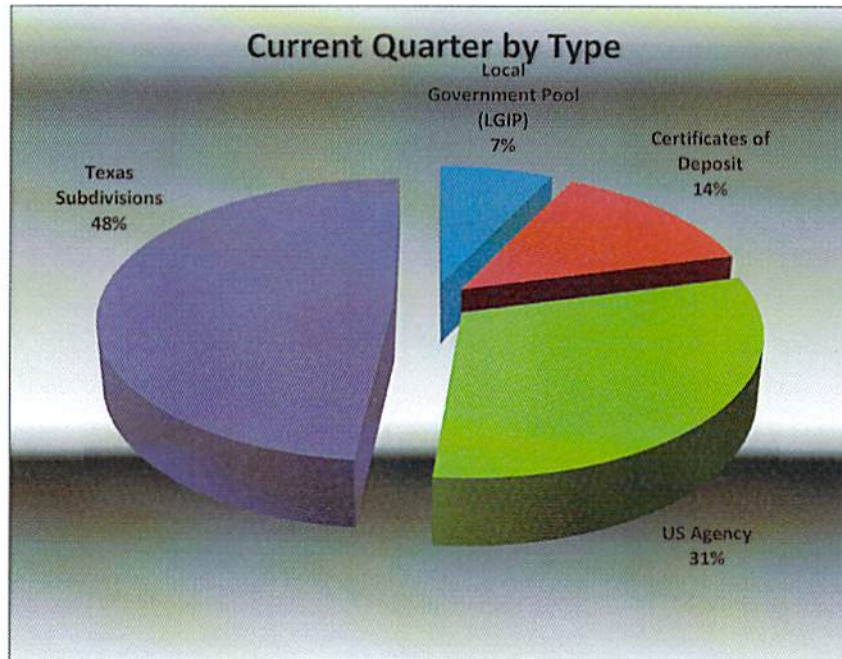
Tammy Davis, Controller and City of Sherman Investment Officer

CUSIP	Settlement Date	Security Type	Security Description	CPN Rate	Maturity Date	Credit Rating	Par Value	Purchase Price	Original Cost	Book Value	Market Price	Market Value	Days to Maturity	YTM
Tex-Pool		LGIP	TexPool			AAAm	\$ 411,641	100.00	\$ 411,641	\$ 411,641	100.04	\$ 411,811	1	0.41%
TexStar		LGIP	TexSTAR			AAAm	638,332	100.00	638,332	638,332	100.04	638,612	1	0.48%
CD 4176805564	3/22/2016	CD	Landmark Bank	0.80%	3/22/2017		1,000,000	100.00	1,000,000	1,005,973	100.00	1,005,973	81	0.80%
CD 4176805655	4/8/2016	CD	Landmark Bank	0.74%	10/8/2017		1,000,000	100.00	1,000,000	1,003,638	100.00	1,003,638	281	0.74%
129703ER1	2/1/2014	Texas Subdivision	Calhoun Co TX ISD	3.00%	2/15/2017	AAA	500,000	107.20	535,985	501,546	100.25	501,235	46	0.57%
313379VE6	2/20/2015	Agency Bullet	FHLB	1.01%	6/19/2017	AA+	1,000,000	100.40	1,003,970	1,000,794	100.11	1,001,136	170	0.84%
887127TM0	2/24/2015	Texas Subdivision	Timberline TX UD	2.00%	8/1/2017	AA	475,000	102.64	487,559	478,051	100.43	477,024	213	0.90%
97000PHG8	4/19/2016	Texas Subdivision	William Co TX MUD# 10	2.00%	8/1/2017	AA	105,000	101.40	106,469	105,676	100.50	105,525	213	0.90%
3130AOWJ5	3/8/2014	Agency Bullet	FHLB	1.02%	8/7/2017	AA+	1,000,000	100.24	1,002,385	1,000,418	100.13	1,001,340	219	0.95%
34684PAW6	3/17/2016	Texas Subdivision	Ft Bend Co TX MUD #137	3.00%	9/1/2017	AA	300,000	102.94	308,823	304,039	101.17	303,501	244	0.96%
31315PZ28	2/17/2016	Agency Bullet	Farmer Mac	1.20%	12/22/2017	AA+	1,000,000	100.70	1,006,987	1,003,690	100.22	1,002,230	356	0.82%
67381PKE1	12/17/2014	Texas Subdivision	Oakmont TX PUD	2.00%	3/1/2018	A3	225,000	102.09	229,712	226,630	100.28	225,623	425	1.33%
232425NB0	2/24/2016	Texas Subdivision	CY-Champ TX PUD	2.00%	3/1/2018	AA	225,000	102.20	229,941	227,833	100.74	226,654	425	0.90%
667489FV5	2/24/2015	Texas Subdivision	NW Harris Co TX MUD #6	2.00%	4/1/2018	A2	210,000	102.74	215,748	212,325	100.78	211,634	456	1.10%
643161HB1	5/21/2015	Texas Subdivision	New Caney TX MUD	2.00%	4/1/2018	Aa3	270,000	101.36	273,672	271,804	100.23	270,608	456	1.51%
414911JL2	2/25/2015	Texas Subdivision	Harris Co TX MUD #119	2.00%	5/1/2018	A3	135,000	102.81	138,789	136,593	100.82	136,104	486	1.10%
313379DT3	3/1/2016	Agency Bullet	FHLB	1.25%	6/8/2018	AA+	1,000,000	100.71	1,007,060	1,004,457	100.23	1,002,276	524	0.94%
41421GFW4	2/27/2015	Texas Subdivision	Harris Co TX MUD # 468	2.00%	9/1/2018	A3	740,000	102.47	758,248	748,669	101.00	747,400	609	1.28%
82620YFZ1	6/19/2015	Texas Subdivision	Sienna Plantation MUD	2.00%	9/1/2018	A3	230,000	100.86	231,978	231,078	100.67	231,546	609	1.73%
34680CDA4	6/23/2015	Texas Subdivision	Ft Bend Co TX MUD #128	2.00%	9/1/2018	A3	650,000	102.02	663,130	656,861	100.26	651,716	609	1.35%
955496GC2	8/8/2015	Texas Subdivision	W Ranch TX Mgmt Dist	1.65%	9/1/2018	A3	340,000	100.60	342,030	341,102	100.06	340,218	609	1.45%
41421DRU2	3/24/2016	Texas Subdivision	Harris Co TX MUD #419	3.00%	9/1/2018	AA	140,000	104.43	146,203	144,240	102.51	143,513	609	1.15%
31331KB74	9/30/2015	Agency Bullet	FFCB	1.88%	3/29/2019	AA+	500,000	102.46	512,290	507,879	101.09	505,449	818	1.12%
88213ACF0	7/23/2015	Texas Subdivision	TX St A&M Sys Brd	4.00%	5/15/2019	AA+	500,000	108.07	540,330	525,061	105.12	525,610	865	1.80%
207435MH8	6/1/2016	Texas Subdivision	Conally TX Consol ISD	3.00%	8/15/2019	AAA	150,000	106.42	159,835	157,881	103.12	154,679	957	0.96%
34683CJU1	5/5/2016	Texas Subdivision	Ft Bend Co TX MUD #133	2.00%	9/1/2019	A3	100,000	102.76	102,762	102,218	100.45	100,447	974	1.15%
8827235D7	12/7/2016	Texas Subdivision	TXBL Ref TX Pub Fin Auth Military	4.00%	10/1/2019	AAA	250,000	106.48	266,205	265,827	105.97	264,933	1,004	1.64%
414229FG8	5/5/2016	Texas Subdivision	Harris Co TX MUD #500	4.00%	12/1/2019	AA	315,000	107.76	339,435	335,078	105.21	331,415	1,085	1.75%
414935LK0	5/3/2016	Texas Subdivision	Harris Co MUD #120	2.00%	8/1/2020	AA	395,000	102.09	403,252	402,013	99.01	391,093	1,309	1.49%
41456PHW0	8/11/2016	Texas Subdivision	Harris-Montgomery TX MUD # 386	2.00%	9/1/2020	Aa3	350,000	103.16	361,050	360,183	99.04	346,623	1,340	1.20%
038395EP0	9/6/2016	Texas Subdivision	Aquilla TX Water SUD Series A	3.25%	9/1/2020	A	200,000	107.96	215,910	214,643	104.10	208,194	1,340	1.20%
038395FD6	9/6/2016	Texas Subdivision	Aquilla TX Water SUD Series B	3.25%	9/1/2020	A	160,000	106.95	171,114	170,228	103.70	165,923	1,340	1.45%
Total							\$ 14,514,973		\$ 14,810,643	\$ 14,696,201		\$ 14,633,683		

CUSIP	Settle Date	Security Description	Maturity Date	Market Value 9/30/2016	Change in Market Value	Market Value 12/31/2016
Tex-Pool		TexPool		\$ 811,198	\$ (399,387)	\$ 411,811
TexStar		TexSTAR		637,890	722	638,612
CD 4176804781	10/1/2014	Landmark Bank	10/1/2016	1,003,227	(1,003,227)	-
CD 4176804344	2/20/2014	Landmark Bank	10/20/2016	502,512	(502,512)	-
CD 4176805036	1/12/2015	Landmark Bank	11/12/2016	503,755	(503,755)	-
CD 4176805564	3/25/2017	Landmark Bank	3/25/2017	1,003,971	2,002	1,005,973
CD 4176805655	4/8/2016	Landmark Bank	10/8/2017	1,001,825	1,813	1,003,638
849520QT1	2/9/2016	Spring Creek TX UD	10/1/2016	95,000	(95,000)	-
129703ER1	2/15/2017	Calhoun Co TX ISD	2/15/2017	503,955	(2,720)	501,235
313379VE6	2/20/2015	FHLB	6/19/2017	1,003,099	(1,963)	1,001,136
887127TM0	2/24/2015	Timberline TX UD	8/1/2017	478,548	(1,524)	477,024
97000PHG8	4/19/2016	William Co TX MUD #10	8/1/2017	105,897	(372)	105,525
3130AOWJ5	3/6/2014	FHLB	8/7/2017	1,003,028	(1,688)	1,001,340
3468PAW6	3/17/2016	Ft Bend Co TX MUD #137	9/1/2017	305,280	(1,779)	303,501
31315PZ28	3/17/2016	Farmer Mac	12/22/2017	1,004,624	(2,394)	1,002,230
67381PKE1	12/17/2014	Oakmont TX PUD	3/1/2018	226,899	(1,276)	225,623
23242NBO	2/24/2016	CY-Champ TX PUD	3/1/2018	228,161	(1,507)	226,654
667489FV5	2/24/2015	NW Harris Co TX MUD #6	4/1/2018	213,106	(1,472)	211,634
643161HB1	5/21/2015	New Caney TX MUD	4/1/2018	272,192	(1,584)	270,608
414911JL2	2/25/2015	Harris Co TX MUD #119	5/1/2018	137,097	(993)	136,104
313379DT3	2/29/2016	FHLB	6/8/2018	1,006,793	(4,517)	1,002,276
41421GFW4	2/27/2015	Harris Co TX MUD # 468	9/1/2018	753,875	(6,475)	747,400
8260YFZ1	6/19/2015	Sienna Plantation MUD	9/1/2018	233,439	(1,893)	231,546
34680CDA4	6/23/2015	Ft Bend Co TX MUD #128	9/1/2018	656,643	(4,927)	651,716
955496GC2	8/6/2015	W Ranch TX Mgmt Dist	9/1/2018	342,679	(2,461)	340,218
41421DRU2	3/24/2016	Harris Co TX MUD #419	9/1/2018	144,948	(1,435)	143,513
31331KB74	9/30/2015	FFCB	3/29/2019	511,005	(5,556)	505,449
88213ACFO	7/23/2015	TX St A&M Sys Brd	5/15/2019	533,475	(7,865)	525,610
207435MH8	6/1/2016	Conally TX Consol ISD	8/15/2019	157,740	(3,061)	154,679
34683CJU1	5/5/2016	Ft Bend CO TX MUD #133	9/1/2019	102,237	(1,790)	100,447
8827235D7	12/7/2016	TXBL Ref TX Pub Fin Auth Military	10/1/2019	-	264,933	264,933
414229FG8	5/5/2016	Harris Co TX MUD #500	12/19/2019	338,269	(6,854)	331,415
3130A7D36	2/26/2016	FHLB	2/26/2020	666,677	(666,677)	-
414935LK0	5/3/2016	Harris Co TX MUD #120	8/1/2020	401,004	(9,911)	391,093
4146PHWO	9/6/2016	Harris-Montgomery TX MUD #386	9/1/2020	357,514	(10,891)	346,623
038395EPO	9/6/2016	Aquilla TX Water SUD Series A	9/1/2020	215,030	(6,836)	208,194
038395FD6	9/6/2016	Aquilla TX Water SUD Series B	9/1/2020	170,518	(4,595)	165,923
Total				\$ 17,633,110	\$ (2,999,427)	\$ 14,633,683

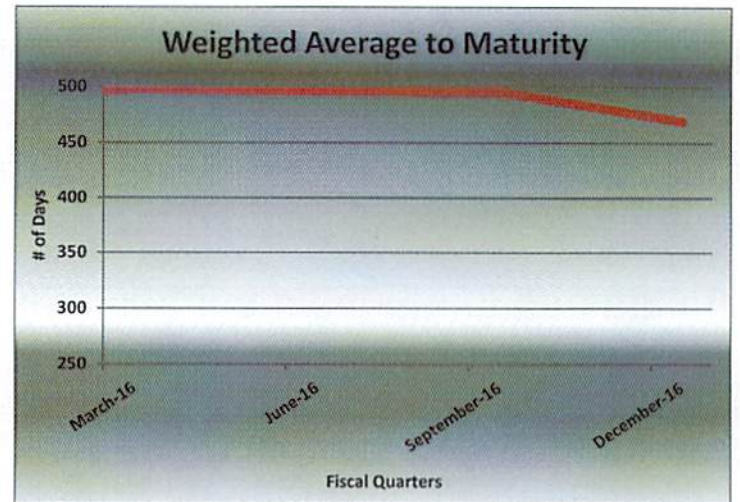
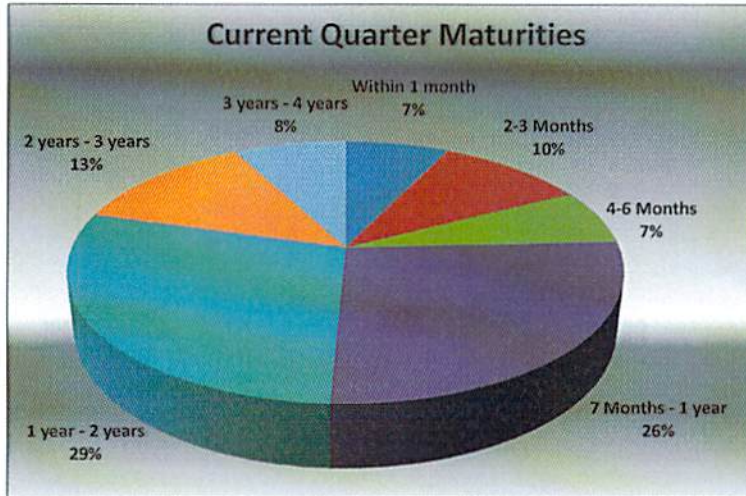
Trade Date	Settle Date	CUSIP	Security Description	Coupon	Maturity Date	Call Date	Par Value	Principal Amount	Interest Purchased/Received	Total Amount	YTM
<u>Maturities</u>											
	10/1/2016	849520QT1	Spring Creek TX Utility Dist	2.00%	10/1/2016		\$ 95,000	\$ 95,003	\$ 1,267	\$ 96,270	0.650%
	10/3/2016	CD 4176804781.2	Landmark Bank	0.43%	10/20/2016		1,000,000	1,004,311	1,084	1,005,395	0.43%
	10/6/2016	3130A7D36	FHLB	1.50%	2/26/2020	10/6/2016	666,666	666,666	1,111	667,777	1.50%
	10/28/2016	CD 4176804344	Landmark Bank	0.50%	10/20/2016		500,000	502,512	467	502,979	0.50%
	11/22/2016	CD 4176805036	Landmark Bank	0.50%	11/12/2016		500,000	504,601	276	504,877	0.50%
	12/2/2016	Texpool	LGIP	0.41%	12/2/2016		400,000	400,000	-	400,000	0.41%
<u>Purchases</u>											
	12/7/2016	8827235D7	Txbl Ref TX Pub Fin Auth Military	4.00%	10/1/2019		250,000	266,205	-	266,205	1.64%
<u>Income Payments</u>											
	12/31/2016	TexPool	LGIP	0.41%			411,641		662	662	0.41%
	12/31/2016	TexStar	LGIP	0.48%			638,332		706	706	0.48%
	10/1/2016	667489FV5	NW Harris Cnty MUD#6	2.00%	4/1/2018		210,000		2,100	2,100	1.10%
	10/1/2016	643161HB1	New Caney TX MUD	2.00%	4/1/2018		270,000		2,700	2,700	1.51%
	10/12/2016	CD 4176805036	Landmark Bank	0.50%	10/20/2016		500,000		633	633	0.50%
	10/21/2016	CD 4176805655	Landmark Bank	0.74%	10/8/2017		1,000,000		1,813	1,813	0.74%
	11/1/2016	414911JL2	Harris Cnty UD #119	2.00%	5/1/2018		135,000		1,350	1,350	1.10%
	11/15/2016	88213ACF0	TX St A&M Sys Brd	4.00%	5/15/2019		500,000		10,000	10,000	1.80%
	12/1/2016	414229FG8	Harris Co TX MUD #500	4.00%	12/1/2019		315,000		7,350	7,350	1.75%
	12/8/2016	313379DT3	FHLB	1.25%	6/8/2018		1,000,000		6,250	6,250	0.94%
	12/19/2016	313379VE6	FHLB	1.01%	6/19/2017		1,000,000		5,050	5,050	0.84%
	12/22/2016	31315PZ28	Farmer Mac	1.20%	12/22/2017		1,000,000		6,000	6,000	0.82%
	12/22/2016	CD 4176805564	Landmark Bank	0.80%	3/25/2017		1,000,000		2,002	2,002	0.80%
Total									\$ 50,821		

Cash/Investment Type	Balance 3/31/2016	Balance 6/30/2016	Balance 9/30/2016	Balance 12/31/2016	Percent of Portfolio	Portfolio Cap
Local Government Pool (LGIP)	\$2,444,777	\$1,947,148	\$1,448,574	\$ 1,049,973	7.14%	50.00%
Certificates of Deposit	5,007,493	5,009,116	4,015,290	2,009,611	13.67%	50.00%
US Agency	6,526,885	5,523,693	5,187,142	4,517,238	30.74%	50.00%
Texas Subdivisions	6,556,566	6,924,535	6,968,336	7,119,379	48.44%	50.00%
Total	\$ 20,535,721	\$ 19,404,492	\$ 17,619,342	\$ 14,696,201	100.00%	



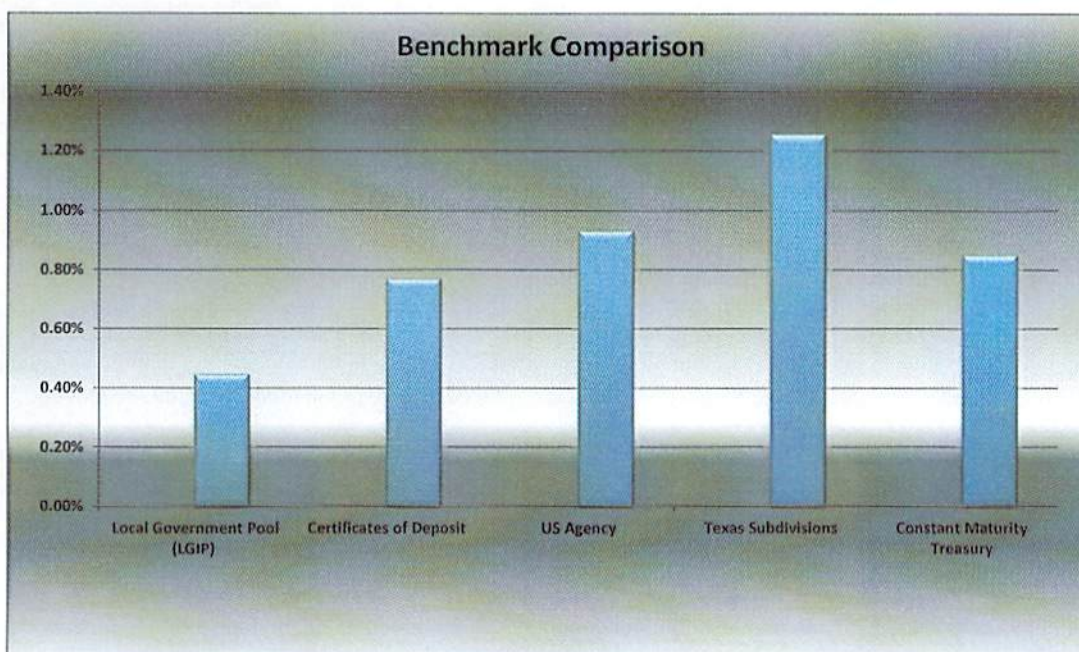
Maturity Time Frame	Balance 3/31/2016	Balance 6/30/2016	Balance 9/30/2016	Balance 12/31/2016	Percent of Portfolio
Within 1 month	\$ 3,882,832	\$ 1,947,148	\$ 3,049,317	\$ 1,049,973	7.14%
2-3 Months	291,550	1,685,891	503,755	1,507,519	10.26%
4-6 Months	1,686,665	2,102,492	1,508,543	1,000,794	6.81%
7 Months - 1 year	3,611,090	2,511,201	2,892,694	3,895,512	26.51%
1 year - 2 years	4,257,554	5,985,543	6,214,048	4,201,392	28.59%
2 years - 3 years	5,273,001	3,168,671	1,297,567	1,893,944	12.89%
3 years - 4 years	1,533,029	1,600,554	2,153,418	1,147,067	7.81%
4 years - 5 years	-	402,992	-	-	0.00%
	\$ 20,535,721	\$ 19,404,492	\$ 17,619,342	\$ 14,696,201	100.00%

Liquidity Indicator					Maximum Allowable
Weighted Average Maturity	498.48	496.46	496.17	469.52	500.00



Date Received/ Purchased	CUSIP	Security Description	Coupon	YTM	Interest Purchased/ Received	Accrued Interest/ Amortization	Income Earned
12/31/2016	Tex-Pool	TexPool		0.41%	662	-	662
12/31/2016	TexStar	TexSTAR		0.48%	706	-	706
10/1/2016	CD 417604781.2	Landmark Bank	0.43%	0.43%	1,084	(1,075)	9
10/13/2016	CD 4176805036	Landmark Bank	0.50%	0.50%	909	(530)	379
10/21/2016	CD 4176805655	Landmark Bank	0.74%	0.74%	1,813	335	2,148
10/28/2016	CD 4176804344	Landmark Bank	0.50%	0.50%	467	(289)	178
12/22/2016	CD 4176805564	Landmark Bank	0.80%	0.80%	2,002	40	2,042
10/1/2016	643161HB1	New Caney TX MUD	2.00%	1.51%	2,700	(1,674)	1,026
10/1/2016	667489FV5	NW Harris Co TX MUD #6	2.00%	1.10%	2,100	(1,540)	560
10/1/2016	849520QT1	Spring Creek TX UD	2.00%	0.65%	1,267	(1,255)	12
10/6/2016	3130A7D36	FHLB	1.50%	1.50%	1,111	(833)	278
11/1/2016	414911JL2	Harris Co TX MUD #119	2.00%	1.10%	1,350	(972)	378
11/15/2016	88213ACF0	TX St A&M Sys Brd	4.00%	1.80%	10,000	(7,665)	2,335
12/1/2016	414229FG8	Harris Co TX MUD #500	4.00%	1.75%	7,350	(5,958)	1,392
12/8/2016	313379DT3	FHLB	1.25%	0.94%	6,250	(3,908)	2,342
12/19/2016	313379VE6	FHLB	1.01%	0.84%	5,050	(2,983)	2,067
12/22/2016	31315PZ28	Farmer Mac	1.20%	0.82%	6,000	(3,920)	2,080
12/31/2016	34683CJU1	Ft Bend Co TX MUD # 133	2.00%	1.15%	-	291	291
12/31/2016	82620YFZ1	Sienna Plantation TX MUD	2.00%	1.73%	-	993	993
12/31/2016	41421GFW4	Harris Co Tx MUD #468	2.00%	1.28%	-	2,390	2,390
12/31/2016	67381PKE1	Oakmont PUD	2.00%	1.33%	-	739	739
12/31/2016	3468CDA4	Ft. Bend Co TX MUD #128	2.00%	1.35%	-	2,214	2,214
12/31/2016	954496GC2	W Ranch TX Mgmt Dist	1.65%	1.45%	-	1,236	1,236
12/31/2016	3468PAW6	Ft Bend Co TX MUD # 137	3.00%	0.96%	-	727	727
12/31/2016	41421DRU2	Harris Co TX MUD #419	3.00%	1.15%	-	409	409
12/31/2016	232425NBO	CY-Champ TX PUD	2.00%	0.90%	-	507	507
12/31/2016	31331KB74	FFCB	1.88%	1.12%	-	1,477	1,477
12/31/2016	887127TM0	Timberline TX UD	2.00%	0.90%	-	1,075	1,075
12/31/2016	97000PHG8	William Co TX MUD #10	2.00%	0.90%	-	237	237
12/31/2016	414935LKO	Harris Co TX MUD #120	2.00%	1.49%	-	1,486	1,486
12/31/2016	3130A0WJ5	FHLB	1.02%	0.95%	-	2,403	2,403
12/31/2016	41456PHW0	Harris Cnty TX MUD#386	2.00%	1.20%	-	1,064	1,064
12/31/2016	207435MH8	Conally TX Consol ISD	3.00%	0.96%	-	367	367
12/31/2016	129703ER1	Calhoun Co TX ISD	1.88%	0.52%	-	724	724
12/31/2016	038395EP0	Aquilla TX Water SUD Series A	3.25%	1.20%	-	620	620
12/31/2016	038395FD6	Aquilla TX Water SUD Series B	3.25%	1.45%	-	598	598
12/31/2016	8827235DR	TXBL Ref TX Pub Fin Auth Milit	4.00%	1.64%	-	288	288

\$ 50,821 \$ (12,382) \$ 38,439



CITY OF SHERMAN, TEXAS
DEBT PROCEEDS PORTFOLIO SUMMARY
For the Quarter Ending December 31, 2016

Total Portfolio Summary			
	Current Quarter 12/31/16	Prior Quarter 9/30/16	Change From Prior Qtr
Book Value	\$ 8,069,370	\$ 8,534,279	\$ (464,909)
Market Value	\$ 8,072,662	\$ 8,536,925	\$ (464,263)
Weighted Average Maturity - Days	1	1	-
Weighted Average Yield	0.41%	0.37%	0.04%
Earned Income	\$ 8,776	\$ 4,972	\$ 3,804
Earned Income - Year-to-Date	\$ 8,776	\$ 7,456	\$ 1,320

This report complies with the requirements of the public funds investment law and covers all the funds of the City of Sherman that are subject to that law.

As of December 31, 2016, the City's 2016 Debt Proceeds portfolio had a book value of about \$8 million, which approximates the market value held in a Local Government Investment Pool (LGIP). The addition of interest income and maturity of approximately \$475,000 for project payments were the only transactions.

The weighted average yield on the portfolio was 0.41%, 3 basis points below the 4-week Constant Maturity Treasury Index of 0.44% and 4 basis points above the previous quarter.



Mary Lawrence, Finance Director and City of Sherman Investment Officer



Tammy Davis, Controller and City of Sherman Investment Officer



CITY OF SHERMAN, TX
Investments Outstanding
AS of 12/31/2016

Name	Settlement Date	Security Type	Security Description	Credit Rating	Par Value	Purchase Price	Original Cost	Book Value	Market Price	Market Value	Days to Mty	YTM
TexPool Tax Notes		LGIP	Texpool	AAAm	\$ 1,630,668	100.00	\$ 1,630,668	\$ 1,630,668	100.04	\$ 1,631,320	1	0.41%
TexPool Cert of Obligation		LGIP	Texpool	AAAm	\$ 6,438,702	100.00	\$ 6,438,702	\$ 6,438,702	100.04	6,441,342	1	0.41%
Total					\$ 8,069,370		\$ 8,069,370	\$ 8,069,370		\$ 8,072,662		



CITY OF SHERMAN, TX
Market Value Summary
AS of 12/31/2016

CUSIP	Settle Date	Security Description	Maturity Date	Market Value 9/30/16	Change in Market Value	Market Value 12/31/2016
TexPool Tax Notes		TexPool		\$ 1,629,253		\$ 1,631,320
TexPool Tax & Rev CO		TexPool		6,907,672		6,441,342
Total				\$ 8,536,925	\$ -	\$ 8,072,662

Trade Date	Settle Date	Name	Security Description	Coupon	Maturity Date	Par Value	Price	Principal Amount	Interest Purchased / Received	Total Amount	YTM
<u>Project Payments</u>											
	12/16/2016	TexPool Tax & Rev CO	LGIP	0.457%		\$ 473,541		\$ 473,541	-	\$ 473,541	0.457%
<u>Debt Proceeds</u>											
<u>Income Payments</u>											
	10/31/2016	TexPool Tax Notes	LGIP	0.383%		1,629,278		1,629,278	529	529	0.383%
	10/31/2016	TexPool Tax & Rev CO	LGIP	0.383%		6,907,776		6,907,776	2,236	2,236	0.383%
	11/30/2016	TexPool Tax Notes	LGIP	0.399%		1,629,811		1,629,811	534	534	0.399%
	11/30/2016	TexPool Tax & Rev CO	LGIP	0.399%		6,910,039		6,910,039	2,263	2,263	0.399%
	12/31/2016	TexPool Tax Notes	LGIP	0.457%		1,630,444		1,630,444	632	632	0.457%
	12/31/2016	TexPool Tax & Rev CO	LGIP	0.457%		6,439,080		6,439,080	2,582	2,582	0.457%
Total								\$	8,776		



CITY OF SHERMAN, TX
Comparison by Type
AS of 12/31/2016

Cash / Investment Type	Balance 3/31/2016	Balance 6/30/2016	Balance 9/30/2016	Balance 12/31/2016	Percent of Portfolio	Portfolio Cap
Local Government Pool (LGIP)	\$ 1,807,850	\$ 1,809,415	\$ 8,534,279	\$ 8,069,370	100.00%	100.00%
Total	\$ 1,807,850	\$ 1,809,415	\$ 8,534,279	\$ 8,069,370	100.00%	



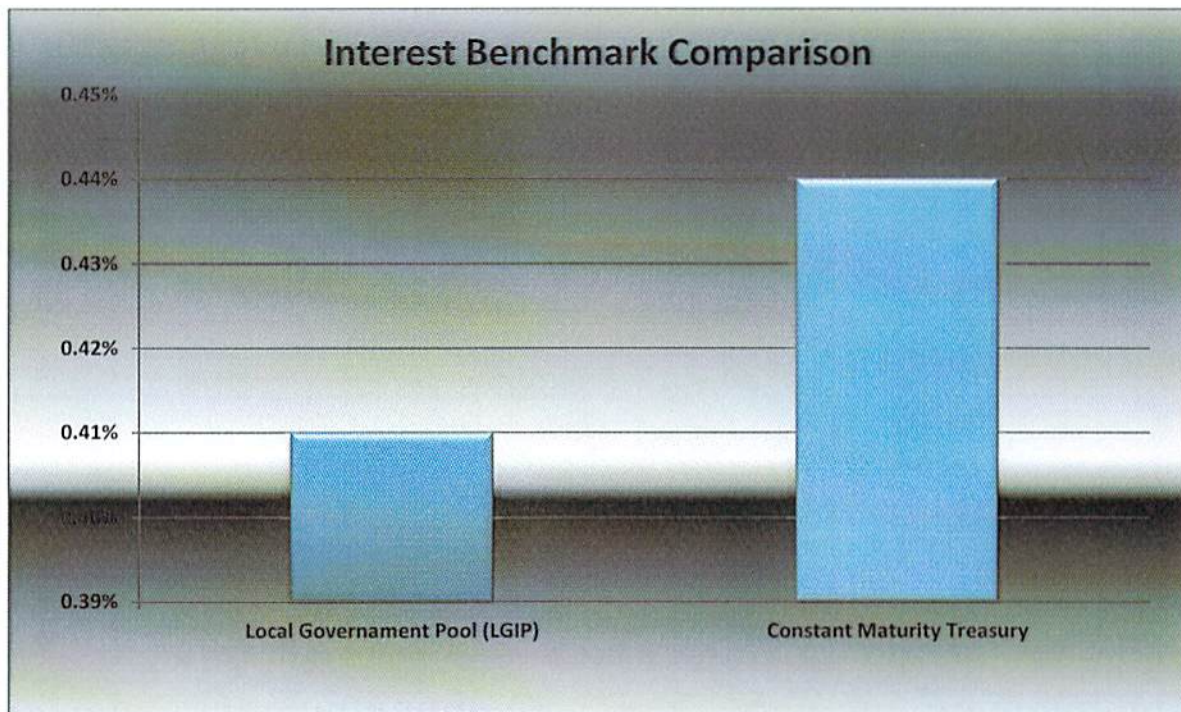
CITY OF SHERMAN, TX
Portfolio by Maturity
AS of 12/31/2016

Maturity Time Frame	Balance 3/31/2016	Balance 6/30/2016	Balance 9/30/2016	Balance 12/31/2016	Percent of Portfolio	Minimum Allowable
Within 1 month	\$ 1,807,850	\$ 1,809,415	\$ 8,534,279	\$ 8,069,370	100.00%	100.00%
	\$ 1,807,850	\$ 1,809,415	\$ 8,534,279	\$ 8,069,370		

Liquidity Indicator

Weighted Average Maturity	1.00	1.00	1.00	1.00
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Date Received/ Purchased	Name	Security Description	Coupon	YTM	Interest Purchased/ Received	Accrued Interest/ Amortization	Income Earned
10/31/2016	TexPool Tax Notes	LGIP		0.383%	\$ 529	\$ -	529
10/31/2016	TexPool Tax & Rev CO	LGIP		0.383%	\$ 2,236	\$ -	2,236
11/30/2016	TexPool Tax Notes	LGIP		0.399%	\$ 534	\$ -	534
11/30/2016	TexPool Tax & Rev CO	LGIP		0.399%	\$ 2,263	\$ -	2,263
12/31/2016	TexPool Tax Notes	LGIP		0.457%	\$ 632	\$ -	632
12/31/2016	TexPool Tax & Rev CO	LGIP		0.457%	\$ 2,582	\$ -	2,582
9/30/2016					\$ 8,776	\$ -	\$ 8,776





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. H. 2.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Amending Final Plat Approval of West Canyon Creek Estates, Section 3, being 105.102 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Properties, LTD, Owners; City of Sherman, Developer; and Brockette/Davis/Drake, Inc., Surveyor (2700-2800 blocks of Shady Oaks Lane and 3300-3600 blocks of Canyon Creek Drive)

Issue:

To consider Amending Final Plat approval of West Canyon Creek Estates, Section 3, being 105.102 acres in the James H. Vaden Survey, Abstract No. 1288, located in the 2700-2800 blocks of Shady Oaks Lane and the 3300-3600 blocks of Canyon Creek Drive

Background:

The property is located in the 2700-2800 blocks of Shady Oaks Lane and the 3300-3600 blocks of Canyon Creek Drive in West Sherman; the property was formerly the County Farm, which was annexed into the City in 2003. The purpose of this amended plat is to correct errors on Tract 1 and Tract 5 of West Canyon Creek Estates, Section 3, according to the Plat Records of Grayson County, Texas, recorded in Volume 23, Page 172, on August 31, 2016.

Origination:

West Canyon Creek Properties, LTD (Owners)
City of Sherman (Developer)
Brockette/Davis/Drake, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

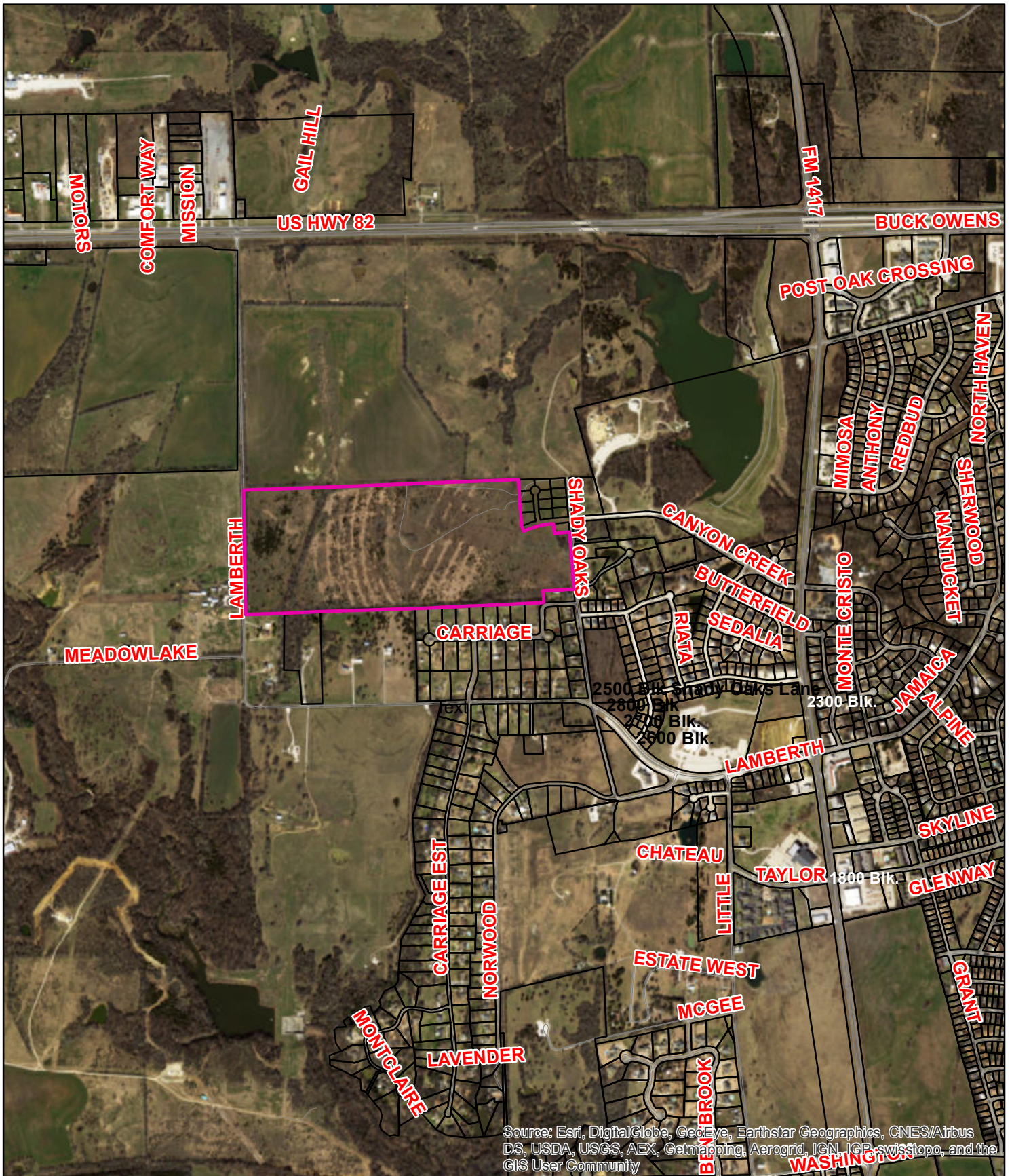
At the December 20, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Amended Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Amended Plat
P&Z Communication
Staff Review Letter

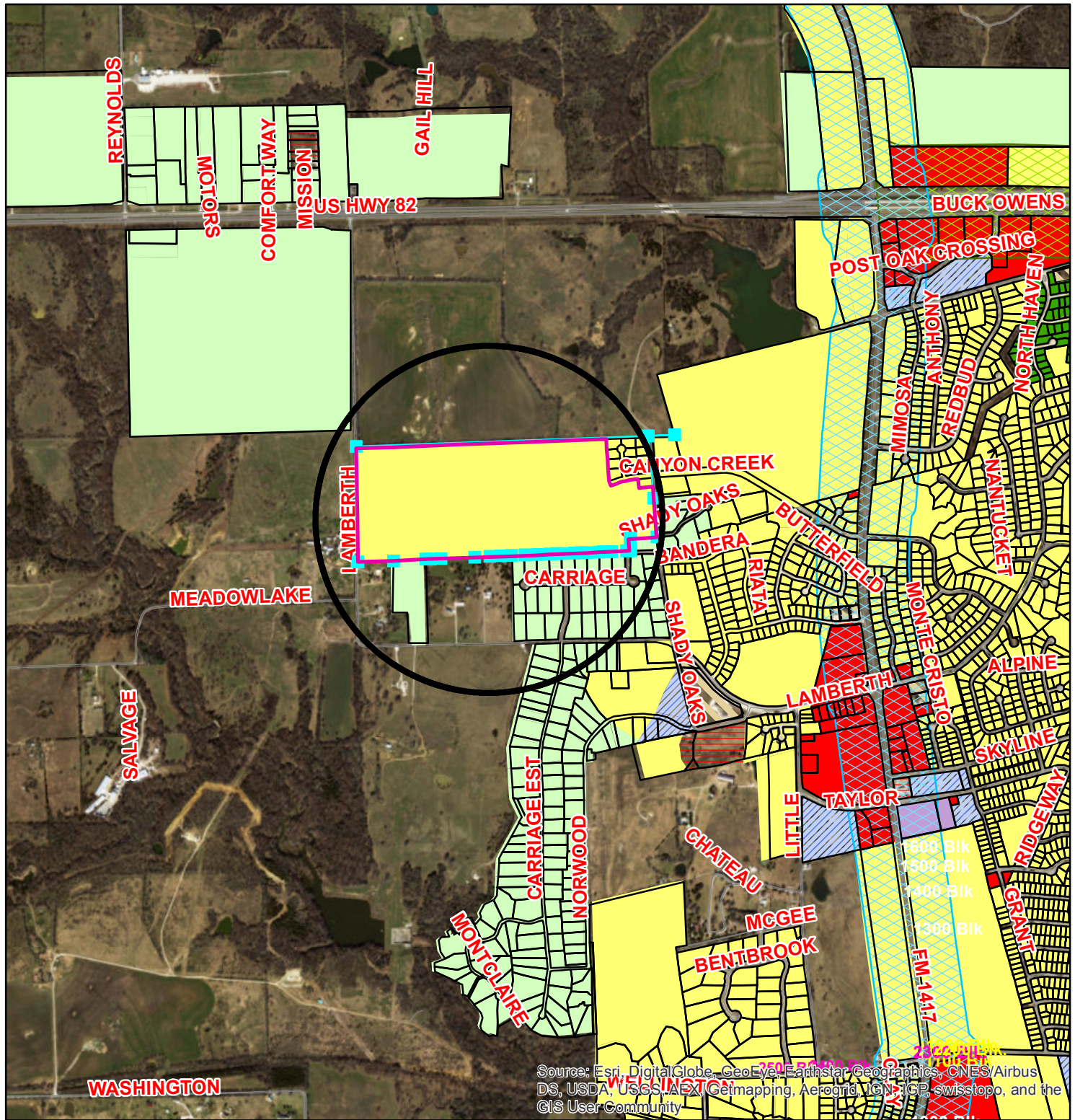


City of Sherman, Texas
Developmental Services Department

West Canyon Creek Estates, Section 3 2700-2800 Blks. Shady Oaks Lane & 3300-3600 Blks. Canyon Creek Drive



1 in = 1,427 ft



Zoning - 2700-2800 Blocks Shady Oaks Lane & 3300-3600 Blocks Canyon Creek Dr.

Legend

Transportation Corridors Overlay DISTRICT_NAME

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

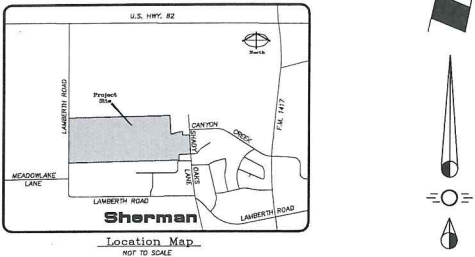


NOT TO SCALE

1 in = 1,667 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



GRAPHIC SCALE

1 inch = 150 ft.

LEGEND	
OCIRF	CAPPED IRON ROD FOUND
OCIRS	"ROD" CAPPED IRON ROD SET
ORIF	IRON ROD FOUND
ORIS	5/8" IRON ROD SET
ORIML	STAINLESS STEEL CAPTION MONUMENT
ORIML	STAINLESS STEEL CAPTION MONUMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
BL	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
U.U.E.	UNDERGROUND UTILITY EASEMENT
P.R.C.G.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.C.G.T.	ORIGINAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
	TRACT LINE
---	SURVEY LINE
---	BOUNDARY LINE
	PROPOSED R.O.W.

Line Table		
Line #	Direction	Length
L1	S20°18'37"E	60.00
L2	N69°41'23"E	68.01
L3	S04°18'05"E	109.01
L4	N85°41'55"E	167.68

Line Table		
Line #	Direction	Length
L9	N02°28'32"E	4.08
L10	S04°18'06"E	5.00
L11	S02°28'32"W	10.02
L12	S02°28'32"W	40.36

Line Table		
Line #	Direction	Length
L5	S69°41'23"W	17.18
L6	N58°54'40"W	6.91
L7	N12°37'05"W	8.25
L8	N02°28'32"E	46.31

L14	S32°41'18"W	7.03
L15	S43°50'03"W	21.43
L16	S46°43'27"E	7.07
L17	N88°16'33"E	25.00
L18	S02°32'47"E	5.00
L19	S43°16'33"W	7.07

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	271.59	970.00	016°02'33"	N77°42'40"E	270.71

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	32.93	125.00	0100°53'37"	N05°04'17"W	32.83
C3	261.80	90.00	0305°00'00"	S87°31'47"E	50.00
C4	46.10	175.00	0105°05'37"	N05°04'17"W	45.97
C5	350.67	90.00	0204°22'48"	N81°24'16"W	34.76
C6	371.70	103.00	0204°30'35"	S81°23'10"E	369.68
C7	221.13	50.00	253°23'55"	N51°34'36"E	80.18
C8	25.60	19.92	073°38'59"	S38°28'17"E	23.86
C9	334.12	103.00	0138°35'10"	N78°56'58"E	313.28
C10	314.66	90.00	0138°35'10"	N78°56'58"E	313.28
C11	350.05	90.00	0204°35'37"	S81°23'10"E	348.15
C12	372.36	103.00	0204°22'48"	N81°24'16"W	370.34

AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING ALL OF THE REMAINDER OF A 105.155 ACRE TRACT
AND BEING A PORTION OF AND BEING SITUATED IN THE
JAMES H. VADEN SURVEY, ABSTRACT NO. 1288
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER: CREEK PROPERTIES, LTD.
411 NORTH HIGHWAY
SUITE 105
FORD, TEXAS 76086

SURVEYORS: BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647,
fax (214) 824-7064

DECEMBER, 2016 C16082 FP.dwg

City Clerk, City of Sherman, Texas

DEVELOPER:
CITY OF SHERMAN
220 W. MULBERRY STREET
SHERMAN, TEXAS 75090

OWNER:
WEST CANYON CREEK PROPERTIES, LTD
1951 FORT WORTH HIGHWAY
SUITE 105
WEATHERFORD, TEXAS 76086

SURVEYORS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647
fax (214) 824-7064

Copyright 2016 Brockette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockette/Davis/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0270 F, dated September 29, 2016. Property is in Zone X.
2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 14.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2700-2800 BLOCKS SHADY OAKS LANE & 3300-3600 BLOCKS CANYON CREEK
DRIVE**

The request of West Canyon Creek Properties, LTD (Owners), City of Sherman (Developer) and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property located in the 2700 - 2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks Canyon Creek Drive, being 105.102 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Amending Final Plat approval of West Canyon Creek Estates, Section 3

Background:

The property is located in the 2700-2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks of Canyon Creek Drive in West Sherman; the property was formerly the County Farm, which was annexed into the City in 2003. The purpose of this amended plat is to correct errors on Tract 1 and Tract 5 of West Canyon Creek Estates, Section 3, according to the Plat Records of Grayson County, Texas recorded in Volume 23, Page 172, on August 31, 2016.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

West Canyon Creek Properties, LTD (Owners)

City of Sherman (Developer)

Brockett/Davis/Drake, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not required

Objections Received:

0

Attachments

Location Map

Zoning Map

Amended Plat

Staff Review Letter

**STAFF REVIEW LETTER**

December 14, 2016

West Canyon Creek Estates, Ltd.
1951 Fort Worth Highway, Suite 105
Weatherford, Texas 76086

Brockett/Davis/Drake, Inc.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

Dear Applicants,

The request for approval of the Amending Final Plat of West Canyon Creek Estates, Section 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on plat.
5. Any other changes made to the plat prior to the fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community Development

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clayton Brown, Director of Public Works and Eng.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. H. 3.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Sherman Carwash Addition, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639; Ibrahim Abu Sarris Family, LP, Owners; Aaron Cole, Developer; Homeyer Engineering, Inc., Civil Engineer; and Underwood Drafting and Surveying, Surveyor (3600 block of Loy Lake Road and 900 block of East Pecan Grove Road)

Issue:

To consider Final Plat approval of Sherman Carwash Addition, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639, located in the 3600 block of Loy Lake Road and the 900 block of East Pecan Grove Road

Background:

The property is located in the 3600 block of Loy Lake Road and the 900 block of East Pecan Grove Road, between Pecan Grove Road and Sara Swamy Drive. The owners would like to plat the property into two lots for commercial development.

Origination:

Ibrahim Abu Sarris Family, LP (Owners)
Aaron Cole (Developer)
Homeyer Engineering, Inc. (Civil Engineer)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 20, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

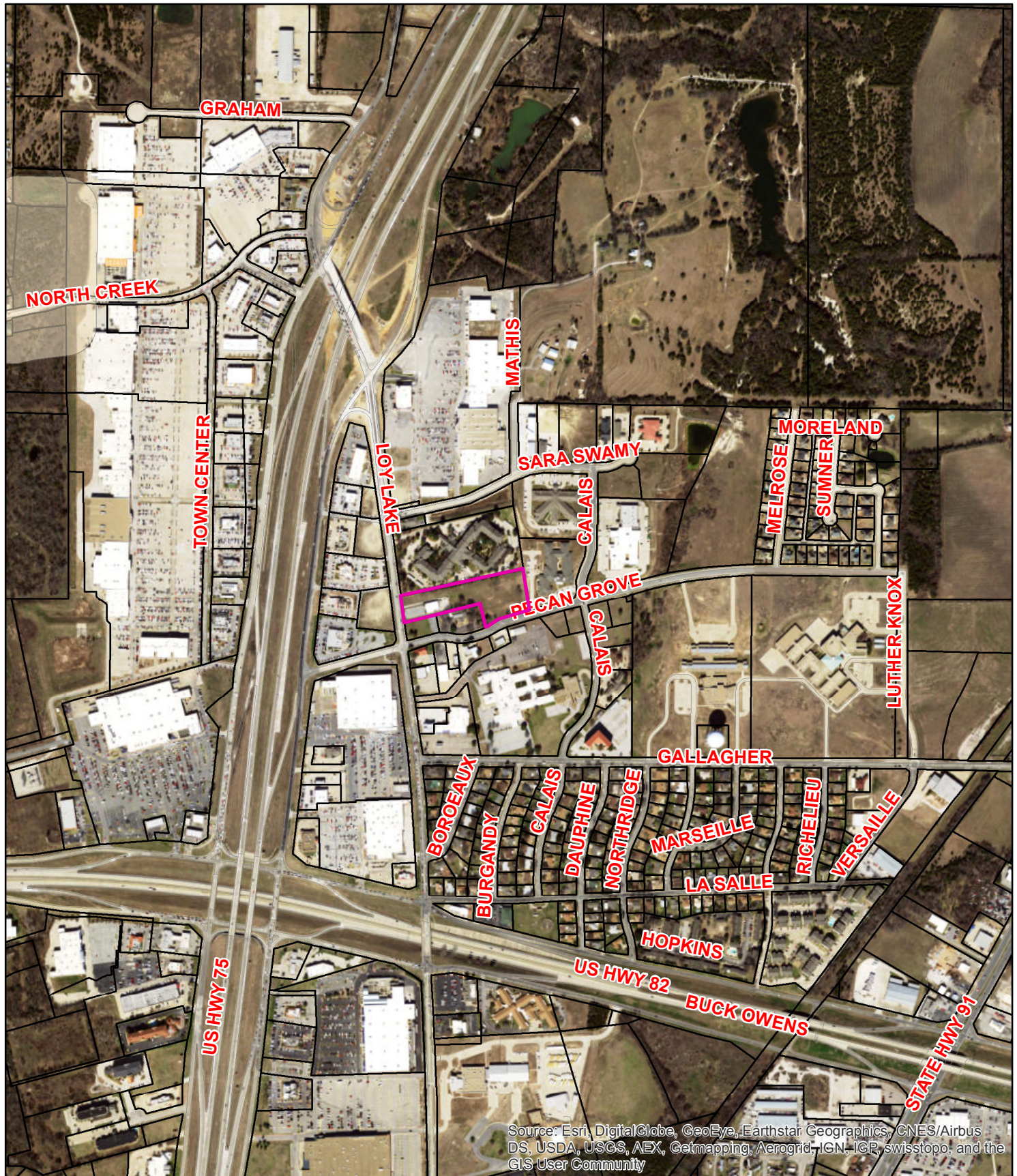
Location Map

Zoning Map

Final Plat

P&Z Communication

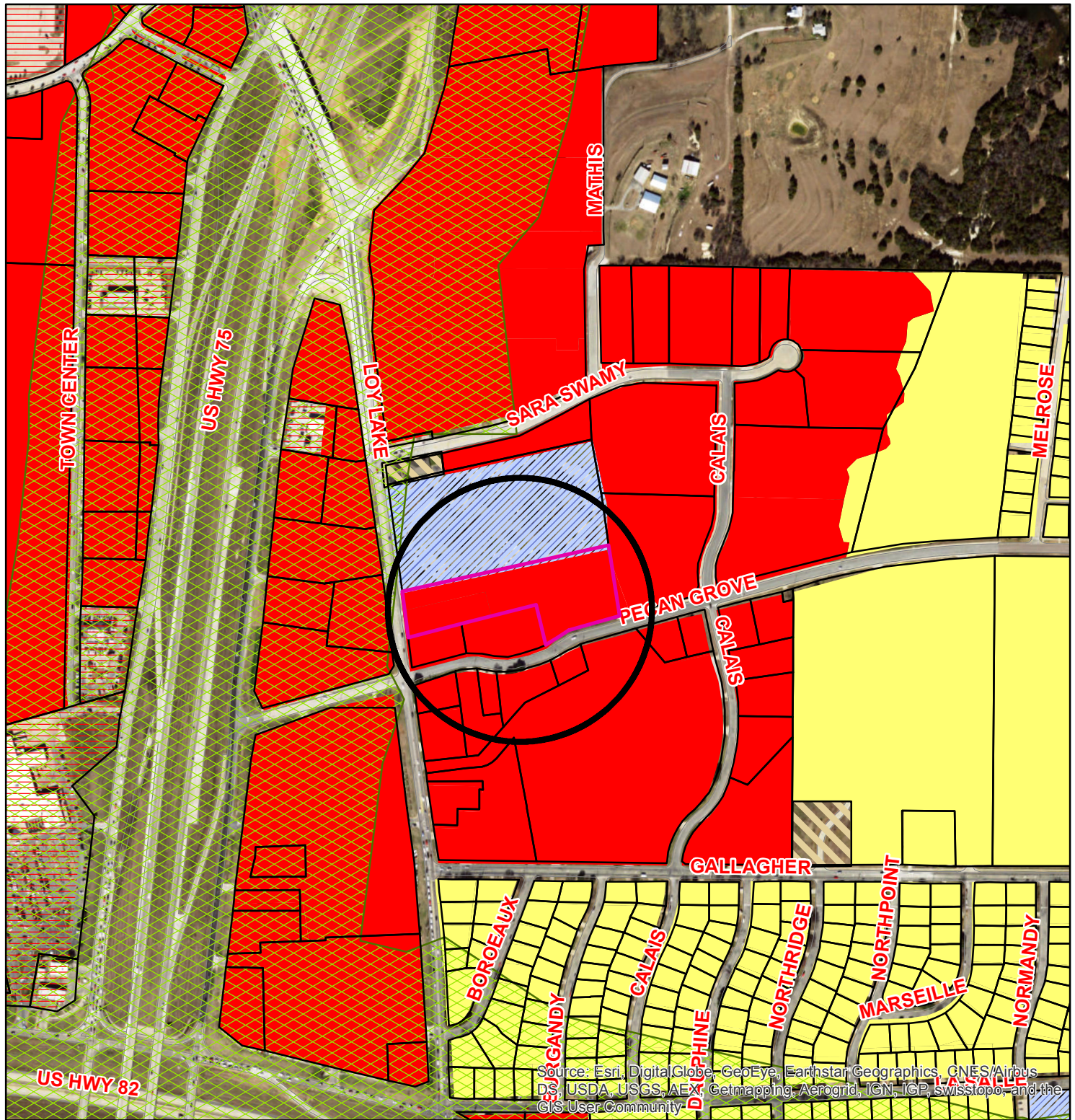
Staff Review Letter



3600 Blk. Loy Lake Road & 900 Blk. E. Pecan Grove Road Sherman Carwash Addition



1 in = 856 ft



Zoning - 3600 Block Loy Lake Rd & 900 Block E. Pecan Grove Rd.

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Approved this ____ day of ____, 20__, by the City Planning and Zoning
Commission of the City of Sherman, Texas.

Chairman Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas Date

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Hillard Jennings Survey, Abstract No. 639 and being a part of the 3.88 acre Tract 1 of lands conveyed to Ibrahim Abu Sarris Family Limited Partnership, by deed of record in Volume 4932, Page 307, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the east line of Loy Lake Road (a public road) maintaining the southwest corner of Chasewood Addition, an addition to the City of Sherman as recorded by deed of record in Volume 8, Page 66, Plat Records, Grayson County, Texas, said rod being in the north line of said 3.88 acre tract;

Thence North 77°29'55" East, along the south line of said Chasewood Addition, a distance of 809.63 feet to a 1/2" steel rod found in the west line of Heritage Park Addition, Phase One, an addition to the City of Sherman as recorded by deed of record in Volume 16, Page 37, of said Plat Records, said rod also maintaining the southeast corner of said Chasewood Addition, and the northeast corner of said 3.88 acre tract;

Thence South 05°58'20" East, along the west line of said Heritage Park Addition, a distance of 263.85 feet to a 1/2" steel rod set in the north line of Pecan Grove Road for the southerly most southeast corner of said Heritage Park Addition;

Thence along the north line of said Pecan Grove Road the following calls and distances:
South 74°35'31" West, a distance of 91.75 feet to a 1/2" steel rod set;
With a tangent curve to the left having a radius of 532.88 feet (chord bears South 65°36'16" West, a distance of 166.63 feet) an arc length of 167.21 feet to a 1/2" steel rod set;
With a tangent curve to the right having a radius of 270.00 feet (chord bears South 63°50'36" West, a distance of 67.93 feet) an arc length of 68.11 feet to a 1/2" steel rod found maintaining the southeast corner of a 2.195 acre tract of land conveyed to Taxana Orematology Clinic by deed of record in Volume 1353, Page 157, Deed Records, Grayson County, Texas;

Thence North 13°47'08" West, along the east line of said 2.195 acre tract, a distance of 172.98 feet to a 1/2" steel rod found maintaining the northeast corner of said 2.195 acre tract;

Thence South 76°58'46" West, along the north line of said 2.195 acre tract of land, a distance of 166.13 feet to a 1/2" steel rod found;

Thence North 13°04'38" West, a distance of 88.91 feet to a 1/2" steel rod found;

Thence South 77°06'12" West, a distance of 297.51 feet to a 3/4" steel rod found in the east line of said Loy Lake Road;

Thence North 07°53'41" West, a distance of 59.64 feet to the Point-of-Beginning and containing 3.127 acres of land

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, final plat of Sherman Carwash Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of ____, 20__, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of ____, 20__.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, We, the IBRAHIM ABU SARRIS FAMILY LIMITED PARTNERSHIP, do hereby adopt this plat designating the hereinabove property as Sherman Carwash Addition, an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat is approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of ____, 20__.

IBRAHIM ABU SARRIS FAMILY LIMITED PARTNERSHIP
BY IBRAHIM ABU SARRIS

STATE OF TEXAS COUNTY OF GRAYSON BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared IBRAHIM ABU SARRIS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 20__.

Notary Public in and for
the State of Texas
Commission Expires: ____

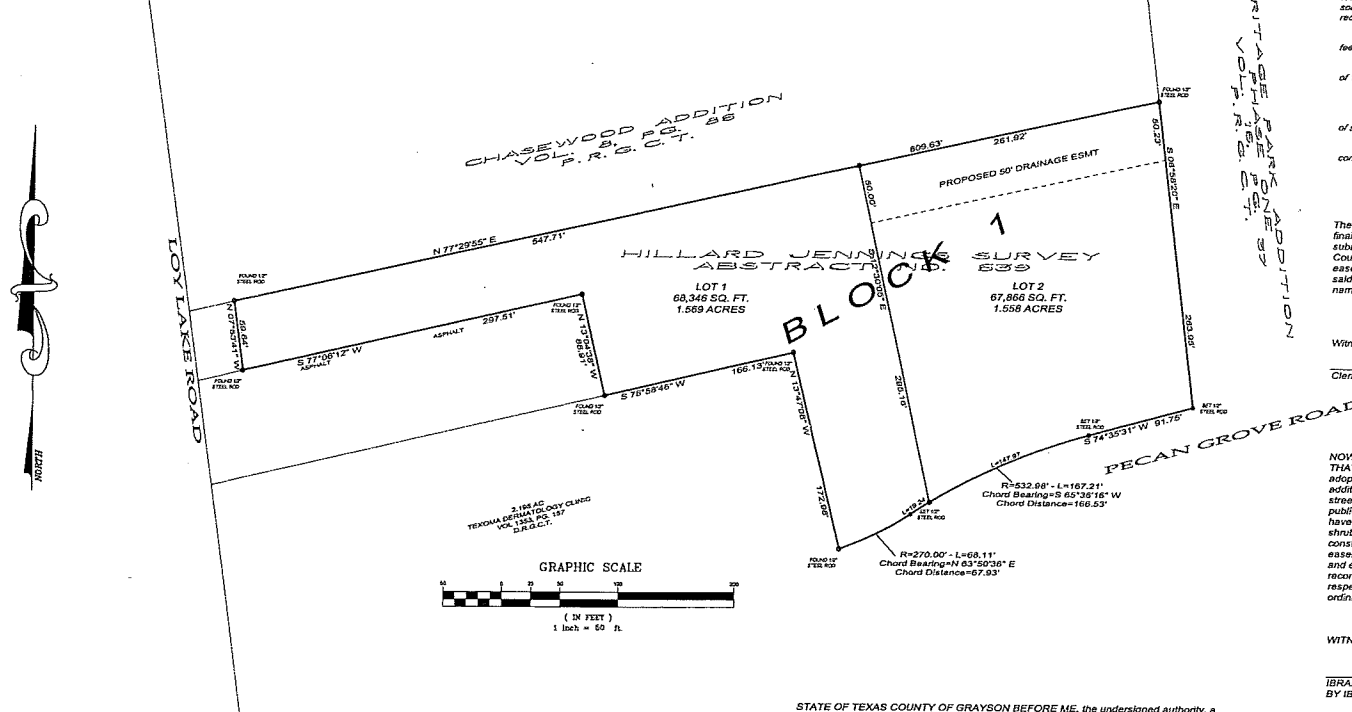
FINAL PLAT OF
SHERMAN CARWASH ADDITION
AN ADDITION TO
THE CITY OF SHERMAN, TEXAS
HILLARD JENNINGS SURVEY,
ABSTRACT NO. 639
GRAYSON COUNTY, TEXAS

OWNER
IBRAHIM ABU SARRIS FAMILY LIMITED PARTNERSHIP
PO BOX 157
SHERMAN, TEXAS

SURVEYOR
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2151

UNDERWOOD
DRAFTING & SURVEYING, INC.

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (803)465-2151





**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 5.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 3600 BLOCK LOY LAKE ROAD & 900 BLOCK E. PECAN GROVE ROAD**

The request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Developer), Homeyer Engineering, Inc. (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3600 Block Loy Lake Road and the 900 Block E. Pecan Grove Road, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval Sherman Carwash Addition.

Background:

The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive. The owner would like to plat the property into two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

Ibrahim Abu Sarris Family, LP (Owners)

Aaron Cole (Developer)

Homeyer Engineering, Inc. (Civil Engineer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Sherman Carwash Addition Preliminary Plat

Sherman Carwash Addition Final Plat

Staff Review Letter

**STAFF REVIEW LETTER**

December 14, 2016

Ibrahim Abu Sarris Family Limited Partnership
P.O. Box 157
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary and Final Plat Sherman Carwash Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on Plat drawing.
6. Add Zip Code to Owner's block on Plat drawing.
7. Detention in accordance with City criteria will be required as the site develops.
8. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
9. Pro-Rata will be due at the time of development.
10. Dedicate 10' Utility Easement along Loy Lake Road and Pecan Grove Road.
11. Verify 80' Right-of-Way along Loy Lake Road.
12. Show all Easements on drawing.
13. Include the existing Sarris building off of Loy Lake Road in Plat Area.
14. Verify fire requirements with Fire Marshall.
15. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning and Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. H. 4.

Meeting Date: 01/16/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Magnolia Village, being 12.00 acres in the James H. Clark Survey, Abstract No. 275; Young Enterprises, LP, Owners; Daniel Worrell, Representative; and Helvey-Wagner Surveying, Surveyor (300-500 blocks of East Northcreek Drive)

Issue:

To consider Final Plat approval of Magnolia Village, being 12.00 acres in the James H. Clark Survey, Abstract No. 275, located in the 300-500 blocks of East Northcreek Drive

Background:

The property is located in the 300-500 blocks of East Northcreek Drive, between Travis Street and the Sherman Town Center. The owners would like to plat the property into 44 lots for residential development.

Origination:

Young Enterprises, LP (Owners)
Daniel Worrell (Representative)
Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 20, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

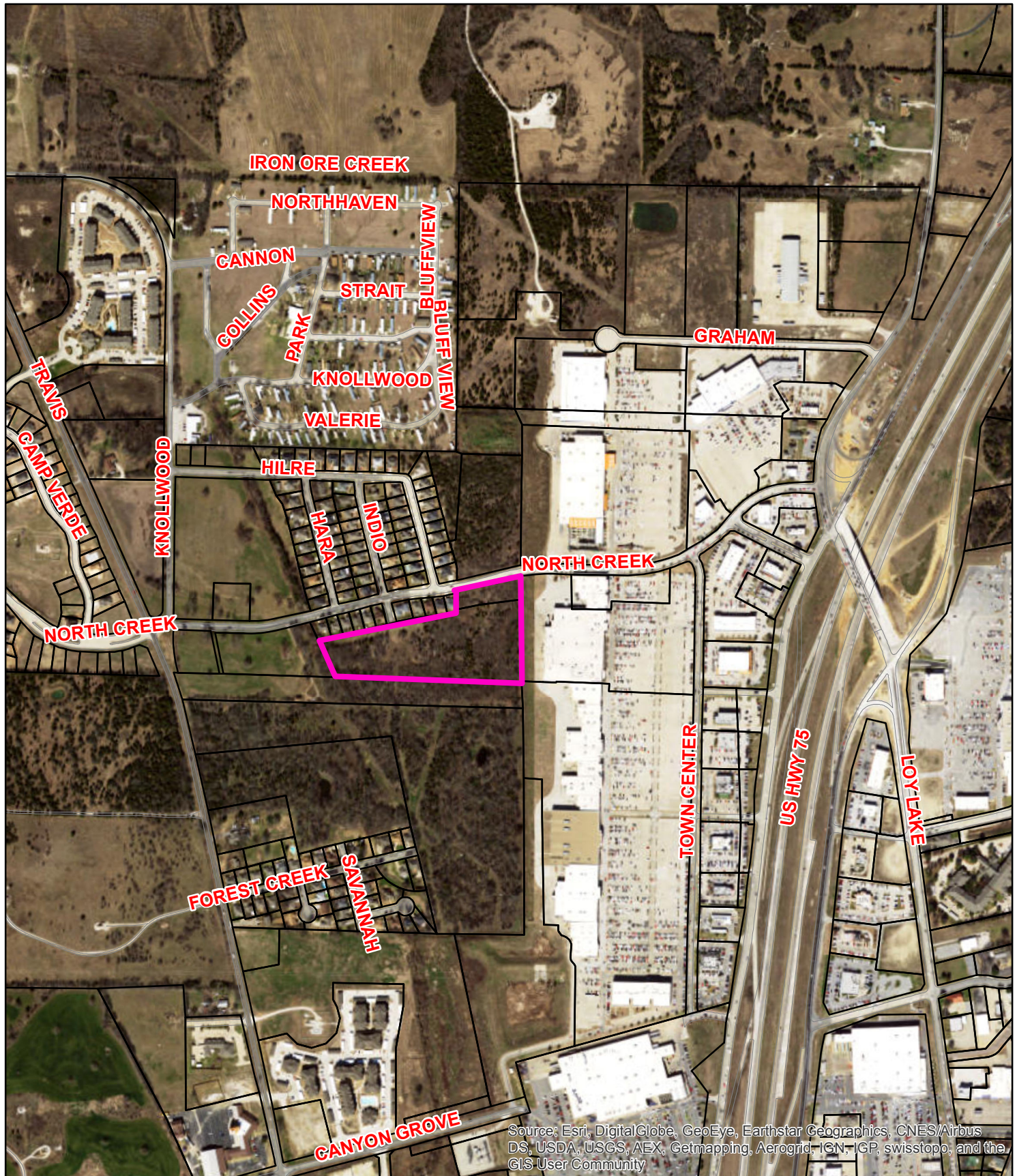
Location Map

Zoning Map

Final Plat

P&Z Communication

Staff Review Letter



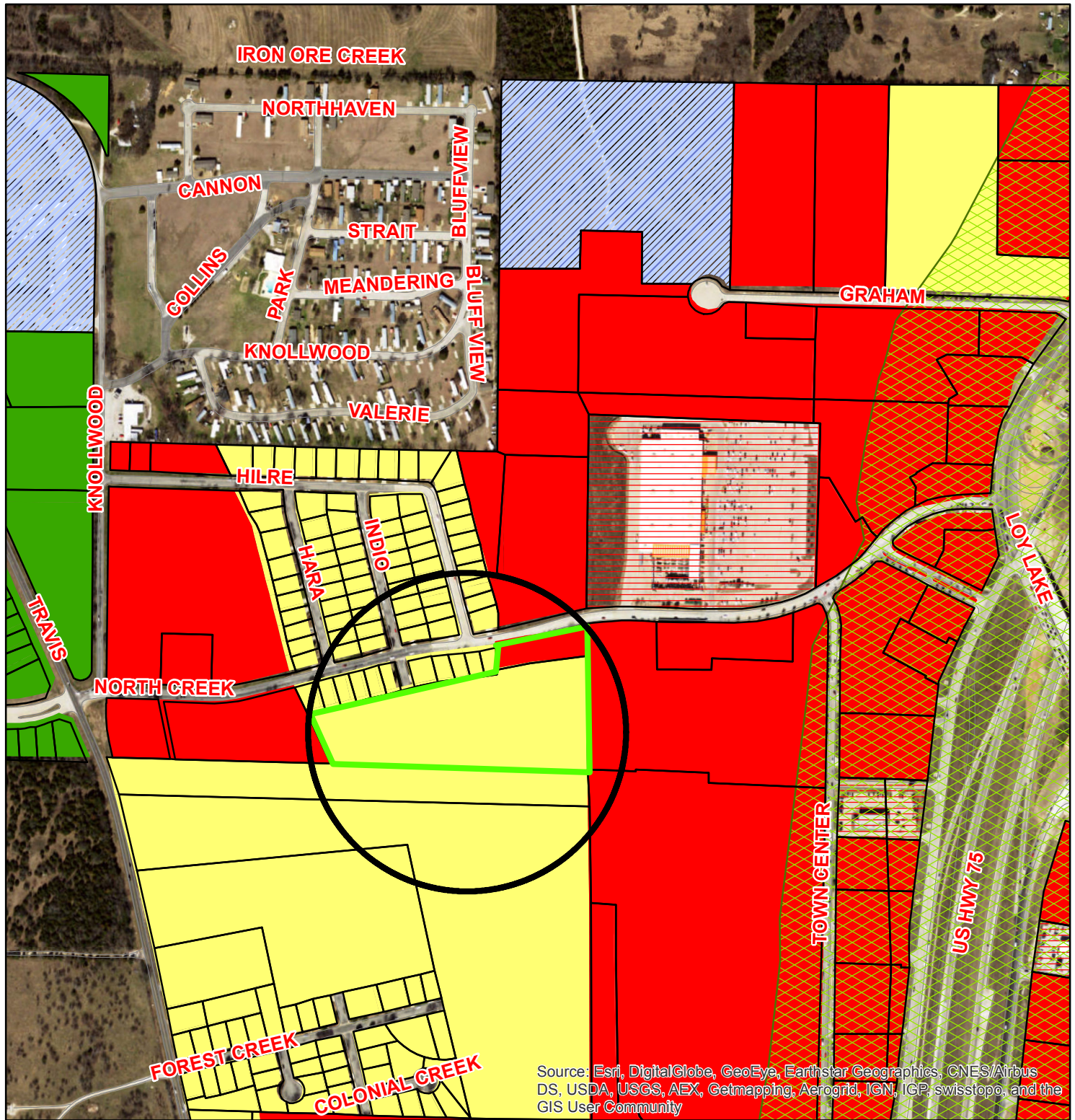
300-500 Blocks E. Northcreek Drive Magnolia Village



City of Sherman, Texas
Developmental Services Department



1 in = 700 ft



Zoning - 300-500 Blocks E. Northcreek Drive Final Plat - Magnolia Village

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- | DISTRICT_NAME | Representation |
|-------------------------------------|----------------|
| Arts and Cultural District | |
| Blalock Commercial Overlay District | |
| Central Business District | |
| College Park District | |
| Downtown Overlay District | |
| Historic Preservation District | |

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System

Legend
1/2" = 1" rebar found
1/2" (448) = 1/2" capped rebar set
1/2" (448) = 1/2" capped rebar found
stamped "PLS 4488"

North Creek Addition
Section Three
Vol. 18, Pg. 71, P.R.G.C.T.

James H. Clark Survey
Abstract No. 275
Grayson County, Texas

Young Enterprises, LP
8155 Jones
Vol. 356, Pg. 102
P.R.G.C.T.

Western limits of a C-1 (Retail Business) District
as per Sherman City Ordinance No. 5087

10' wide sanitary sewer easement
(Easement "S" in Vol. 4652, Pg. 643)

Block 1
Sherman Town Center
City of Sherman, Texas
Vol. 16, Pg. 42, P.R.G.C.T.

Replat of Blocks
2-3-4-5-6-7-8 & 9
North Creek Addition, Section One
and All of Block No. 1 of the
Replat of North Creek
Addition, Section One
Vol. 8, Pg. 121, P.R.G.C.T.

Replat of Block 9 of the
North Creek Addition
Section One
Vol. 10, Pg. 12, P.R.G.C.T.

North Creek Addition
Section Two
Vol. 17, Pg. 146, P.R.G.C.T.

Sonoma Court

Carneros Drive

Dr. Creek Road

Partial Amending Plat of
Sherman Town Center
City of Sherman, Texas
Vol. 17, Pgs. 9 & 10, P.R.G.C.T.

P.O.B.
1/2" (448)

Replat of Blocks
2-3-4-5-6-7-8 & 9
North Creek Addition, Section One
and All of Block No. 1 of the
Replat of North Creek
Addition, Section One
Vol. 8, Pg. 121, P.R.G.C.T.

1.687 Ac.
(Open Space)

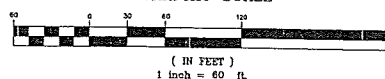
Job No. CGS261016-F

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cox.net
Texas Board of Professional Land Surveying
Firm Registration No. 10058100

Magnolia Village to the City of Sherman, Texas

J. Jennings Survey
Abstract No. 647
Grayson County, Texas

GRAPHIC SCALE



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**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 9.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

300-500 BLOCKS E. NORTHCREEK DRIVE

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-500 Blocks East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

Final Plat Approval of Magnolia Village

Background:

The property is located in the 300-500 blocks of East Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to plat the property into 44 lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Daniel Worrell (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

**STAFF REVIEW LETTER**

December 14, 2016

Young Enterprises
5414 N. FM 1417
Sherman, TX 75092

Helvey-Wagner Surveying, Inc.
222 W. Main Street
Denison, TX 75020

Dear Applicants,

The request for approval of the Final Plat of Magnolia Village has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Detention in accordance with City criteria will be required as the site develops.
5. All requirements of the Floodplain Ordinance should be followed.
6. Block A, Lots 4 & 5 appear to be in 100 year Floodplain and shall be removed.
7. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 01/16/2017

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2017 Council Calendar

2017

JANUARY						
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