

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JANUARY 6, 2020
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER DARON HOLLAND**
- A. 3. INVOCATION BY COUNCIL MEMBER DARON HOLLAND**
- A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 16, 2019**

Proclamations

- B. 1. PROCLAMATION**
"Dr. Martin Luther King, Jr. Day" – January 20, 2020

Citizen Requests

- C. 1. CITIZEN REQUESTS**

Public Hearing

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6277**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 2100-2200 blocks of South U.S. Highway 75, being Lots 5, 6, 10-21, Block A, Lots 1-4, Block B, Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition (SSCGC Holdings, LLC, Owners; Joshua Holley, Developer; 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. 6278**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Duplexes on Lots 1R, 2R, 3R, 4R, 5R, 6R and 7R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition (Bryan and Margaret Graham, Owners; Joe Gilbert, Prospective Buyer; and Preston Trail Land 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. 3. ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6277 and 6278

D. 4. 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. 6576

Authorizing Execution of an Economic Development Program Agreement with Riverside (East) Homebuilders, Ltd., a Texas Limited Partnership, for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code

E. 2. RESOLUTION NO. 6577

Awarding a Bid to and Authorizing Execution of a Contract with Lynn Vessels Construction, LLC based on an Invitation to Bid for Construction of the Munson Tract Wastewater Extension Project

E. 3. * RESOLUTION NO. 6578

Authorizing the Acceptance and Dedication of Right of Way being called Steeple Chase Drive, being dedicated to the City of Sherman by Right-of-Way Dedication Deed filed of record in Document No. 2019-29930, Official Public Records, Grayson County, Texas, being 0.874 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, being further described in Exhibit "A" attached hereto, for public use and utility purposes being the construction of a road, Steeple Chase Drive, east of F.M. 1417 and north of West Travis Street

E. 4. * RESOLUTION NO. 6579

Authorizing the Acceptance and Dedication of Right of Way being called West Travis Street, being dedicated to the City of Sherman by Right-of-Way Dedication Deed, totaling 0.3233 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, being filed of record in Instrument No. 2018-8256, Official Public Records, Grayson County, Texas, for public use and utility purposes being the construction of a road, West Travis Street, east of F.M. 1417 and along the newly constructed West Travis Street

E. 5. * RESOLUTION NO. 6580

Authorizing Execution of a Right-of-Way Dedication Deed for the Dedication of 0.4940 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, for Right of Way Purposes from City-Owned Real Property located on F.M. 1417, being more particularly described in the Exhibit "A" attached hereto and made a part hereof for all purposes

Requests to Advertise

F. 1. REQUEST TO ADVERTISE

Construction of Moore Street from West Travis Street to Park Avenue

F. 2. * REQUEST TO ADVERTISE

Annual Water and Sewer Maintenance Supplies and Parts

- F. 3. *** REQUEST TO ADVERTISE**
Annual Purchase of Water Meters for the City of Sherman Automated Meter Reading System
- F. 4. *** REQUEST TO ADVERTISE**
Annual Services for Right-of-Way Mowing
- F. 5. *** REQUEST TO ADVERTISE**
Park Restroom Cleaning Services

Other Business

- G. 1. **OTHER BUSINESS**
Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp
- G. 2. *** OTHER BUSINESS**
Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in Volume 8, Page 121, P.R.G.C.T.; being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One; Young Enterprises, LP, Owners; and Helvey-Wagner Surveying, Inc., Surveyor (4800-4900 blocks of Knollwood Road)
- G. 3. *** OTHER BUSINESS**
Final Plat Approval of Holly Moore Addition; being 0.738 acres in the Elizabeth Jones Survey, Abstract No. 625; SGU Joint Venture, LLC, Owners; David Baca, Representative; and Underwood Drafting and Surveying, Surveyor (1401 and 1405 West Moore Street)
- G. 4. *** OTHER BUSINESS**
Replat Approval of Graham Addition, Lots 1R-7R, being all of Lots 1, 2 and 3 of Graham Addition; Bryan and Margaret Graham, Owners; Joe Gilbert, Prospective Buyer; and Preston Trail Land Surveying, Surveyor (2300-2400 blocks of North Hickory Street and 229 West Pelton Street)
- H. **MEDIA QUESTIONS**
- I. **COUNCIL COMMENTS**

Executive Session

- J. 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
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Section 551.071 Consult with the City Attorney on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter

Section 551.087 Deliberation Regarding Economic Development Negotiations:
(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

K. 1. OPEN MEETING
Reconvene into Open Meeting and Consider Action, if any, on items discussed in Executive Session

L. 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 2, 2020 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 2nd day of January, 2020.
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.

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

Willie Steele

Council Members

Willie Steele, Council-At-Large, PL #1
Sandra Melton, Council-At-Large, PL #2
Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

A. 4.

Meeting Date: 01/06/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 16, 2019

Attachments

December 16, 2019

STATE OF TEXAS §
 December 16, 2019
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on December 16, 2019.

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

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of December 2, 2019. Council Member Howeth moved to approve the Minutes, as presented; Second by Council Member Teamann; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S REQUESTS

There were no citizen's requests.

CITIZENS REQUESTS

Mayor Plyler introduced Ordinance No. 6272 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX A 95.277 ACRE TRACT OF LAND LOCATED SOUTH OF U.S. HIGHWAY 82, WEST OF S.H. 289, AND EAST OF PRESTON CLUB DRIVE, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION; PROVIDING FOR A MUNICIPAL SERVICE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6272
ANNEXATION
REHMET PROPERTY

Clint Philpott, Director of Engineering, said this ordinance would annex 95 acres of land and is requested by the owner. They would like to develop the site.

No citizens appeared before the City Council to discuss Ordinance No. 6272.

Mayor Plyler introduced Ordinance No. 6273 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING AND APPROVING THE AMENDED PROJECT PLAN AND THE FINANCING PLAN FOR THE SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER SEVEN (#7); PROVIDING FOR FINDINGS OF FACT.

ORD 6273
TIRZ #7 AMENDED
PROJECT PLAN &
FINANCING PLAN

COUNCIL MINUTES – DECEMBER 16, 2019

Mary Lawrence, Director of Finance, said on November 18, 2019, the City Council approved enlarging Tax Increment Reinvestment Zone #7, which is the zone that includes Movie Bowl Grill.

The TIRZ #7 Board met on December 5, 2019, and approved this amendment to the project and financing plan to approve this additional acreage. The plan calls for initial public improvements of about \$5 million, and allows the City to participate in other aspects of the development.

The plan does not commit the City to the projects. That commitment only occurs with development and their related agreements, all of which would require City Council approval. This is the first step to be able to present the projects to the Council.

No citizens appeared before the City Council to discuss Ordinance No. 6273.

Mayor Plyler introduced Ordinance No. 6274 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE REPAIR, PAINT AND BODY SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 2200 NORTH U.S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION 3, CONTAINING 3.260 ACRES (POST OAK LIQUIDATING TRUST, OWNERS; KMS RETAIL INVESTMENTS, LP, DEVELOPER; LUKE STAINBACK, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6274
SUP FOR
AUTO REPAIR, PAINT
& BODY SHOP
(2200 N. HWY 75)

Scott Shadden, Director of Development Services, said this is a Specific Use Permit for a 17,000 square foot auto repair facility.

The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter. The Staff Review Letter limits the dismantled, junk or inoperable vehicles, and wrecked cars outside the building to the north side of the property behind screening and not visible from the roadway or adjacent properties. It also states that no tires or parts are allowed outside the building.

No citizens appeared before the City Council to discuss Ordinance No. 6274.

Mayor Plyler introduced Ordinance No. 6275 and called for a public hearing:

ORD 6275
SALE OF ANIMALS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES, ENTITLED “ANIMAL CONTROL”, AT ARTICLE 2.01, ENTITLED “GENERAL PROVISIONS”, TO PROVIDE FOR A NEW SECTION 2.01.022 TO BE ENTITLED “PROHIBITING THE SALE OF ANIMALS IN PUBLIC PLACES”; PROVIDING FOR A PENALTY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

IN PUBLIC PLACES

Robby Hefton, City Manager, said this ordinance developed through discussion with Council Member Melton. Staff looked at what other cities do and modeled the proposed ordinance after combining parts of other ordinances that seemed “to fit” for Sherman.

They also wanted to support the activities of the Animal Control Shelter to increase the effectiveness of the adoption program.

Council Member Melton said she has seen people setting up in Sherman Town Center and other places within the City to sell animals, and she did not feel it was appropriate, when the City has so many animals at the Shelter who are not getting homes.

She did not feel that breeders need to be setting up in public places to sell animals, adding it was not fair to the animals to be in small cages in the elements. The City’s adoption trailer has air conditioning and water for the animals.

Mr. Hefton said this ordinance is the first of a review of animal control ordinances by Ty Coleman, Animal Services Manager, to see if there are any adjustments or modifications that are needed. Those recommendations will be made to the Council at a later date.

Nicoleta Nasta, 404 Old Hwy 6, Howe, Texas

Ms. Nasta is a volunteer at the City’s Animal Shelter and said she has purchased two breeds from a breeder and not from the Shelter, so she is familiar with “both worlds.” She said this law won’t affect responsible breeders. She also addressed the conditions that dogs come from if they don’t come from a good breeder.

She said good breeders ask for home visits and want those purchasing to come see the dogs they are breeding. They also want to visit the purchaser’s house to see what the living conditions will be, and they adopt at “age appropriate” times. Ms. Nasta added that a good breeder will also take a dog back if there are life changes that make a purchaser unable to keep the animal.

She said there’s no way to know if the animals being sold in parking lots have had their shots or have any veterinarian records. The people selling just want to make money. She felt

the proposed changes to the ordinance would help increase adoptions at the Animal Shelter.

No other citizens appeared before the City Council to discuss Ordinance No. 6275.

Mayor Plyler introduced Ordinance No. 6276 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CREATING AN ECONOMIC DEVELOPMENT SUBCOMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6276
ECONOMIC
DEVELOPMENT
SUBCOMMITTEE

Mr. Hefton said the proposed committee would include three Council Members and the City Manager. As the City continues to grow and have more complex dealings with developers, there should be an additional “vetting” level before it is presented to the entire City Council.

He said Sherman Economic Development Corporation is a vetting mechanism for industrial economic development, but there’s not a similar program for other types of development.

This committee would review requests, meet with developers, and ask detailed questions, before it is presented to the entire Council.

Mr. Hefton said there is also a “companion item” on the agenda at Item D-1, for the appointment of Council Members to this committee. The committee would be a standing committee that could be reviewed annually at the same time other Council appointments are addressed.

No citizens appeared before the City Council to discuss Ordinance No. 6276.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6275

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES, ENTITLED “ANIMAL CONTROL”, AT ARTICLE 2.01, ENTITLED “GENERAL PROVISIONS”, TO PROVIDE FOR A NEW SECTION 2.01.022 TO BE ENTITLED “PROHIBITING THE SALE OF ANIMALS IN PUBLIC PLACES”; PROVIDING FOR A PENALTY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 6275
SALE OF ANIMALS
IN PUBLIC PLACES
(AMENDED)

Council Member Stevenson said there are people in Sherman that operate “puppy mills” and he did not feel that people should do that. Some of these set up every weekend to sell the puppies in the parking lots.

However, he wanted to ensure that the ordinance in place doesn't prohibit those with the "best intentions." If your dog has puppies and you set up in Sherman Town Center to give the puppies away, or even sell them, and it's a one-time thing. He did not want to prohibit that activity and felt there was nothing wrong with it.

He said he did want to prohibit the people that are there every other weekend or ten times a year, and that are selling puppies from puppy mills.

Council Member Melton said there are other places that animals can be sold, and said social media is used for everything. She said if someone wants to sell an animal to someone else, they can meet at a public place. They don't have to "set up" and put the animals in a cage.

Council Member Stevenson felt the ordinance was not clear, about meeting in a public place. Council Member Teamann agreed that some of the specifications in the ordinance should be looked at closer. Council Member Stevenson said he agreed with the intent of the ordinance, but wanted to clean up the language.

Mayor Plyler said the issue would be enforcement, and asked how you would determine someone with "good intentions."

Mr. Coleman said he supported the ordinance, and said it doesn't prohibit people from meeting to sell an animal. It says they can't set up and display puppies for sale. He encouraged citizens to bring their animals to the Shelter to be adopted. They are then vaccinated and the staff can educate the new owners.

Council Member Teamann asked, if someone doesn't use social media, what means do they have to sell their animals. He said the animals can't even be given away.

Mr. Hefton said the ordinance prohibits setting up on roadside public right-of-way, parking lots, garage sales, flea markets, festivals, parks, community centers, or outdoor public places. It doesn't address a person's own property or private property. Mr. Hefton said the intent is to get rid of puppy mills and not to prohibit people from finding good homes for them in a private way, not a public way.

Council Member Stevenson and Council Member Teamann agreed with the intent, but were concerned about the limitations, and felt it might be handled at the enforcement and punishment level.

Mr. Hefton said this would be a joint enforcement effort between the Police Department and Animal Control. Much of the activity they are trying to target, occurs on the weekends. He said the officers would not be "driving around City streets" looking for people trying to find homes for their kittens.

Enforcement is where the staff has the latitude to prohibit the puppy mills, which is the intent.

Council Member Melton said the police officers and the Animal Control officers make decisions every day for what is right and wrong. Council Member Teamann asked if the safe drop zone could be used for the transfer of animals.

Council Member Stevenson said puppy mills are not giving away puppies, they are selling them. He said prohibiting the sale of animals in a public place or right-of-way should be okay, while giving the animals away should be okay.

Council Member Howeth asked about removing “give away” from the proposed ordinance.

Mr. Coleman said by giving the animals to the Shelter, it will also help maintain the animal population in Sherman because they spay and neuter before adoption. Council Member Stevenson confirmed that only the City of Sherman and the Denison Animal Welfare Group operate Animal Shelters in Grayson County. Grayson County Animal Control has a contract with the City of Sherman to bring their animals to us.

Mayor Plyler asked how this would affect the City’s Animal Shelter. Mr. Coleman said it won’t affect them, but they do ask that people giving animals away, bring them to the Shelter so they can be vaccinated, spayed or neutered, and chipped, before adoption.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6275, removing the language about “giving away” animals for free. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED AS AMENDED.

Ordinance 6272

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX A 95.277 ACRE TRACT OF LAND LOCATED SOUTH OF U.S. HIGHWAY 82, WEST OF S.H. 289, AND EAST OF PRESTON CLUB DRIVE, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN’S EXTRA TERRITORIAL JURISDICTION; PROVIDING FOR A MUNICIPAL SERVICE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6272
ANNEXATION
REHMET PROPERTY

Ordinance 6274

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE REPAIR, PAINT AND BODY SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 2200 NORTH U.S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION 3, CONTAINING 3.260 ACRES (POST OAK LIQUIDATING TRUST, OWNERS; KMS RETAIL INVESTMENTS, LP, DEVELOPER; LUKE STAINBACK, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6274
SUP FOR
AUTO REPAIR, PAINT
& BODY SHOP
(2200 N. HWY 75)

Ordinance 6276

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CREATING AN ECONOMIC DEVELOPMENT SUBCOMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6276
ECONOMIC
DEVELOPMENT
SUBCOMMITTEE

ACTION TAKEN.

Motion by Council Member Howeth to adopt Ordinance Nos. 6272, 6274, and 6276, as presented. Second by Deputy Mayor Steele.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6273

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING AND APPROVING THE AMENDED PROJECT PLAN AND THE FINANCING PLAN FOR THE SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER SEVEN (#7); PROVIDING FOR FINDINGS OF FACT.

ORD 6273
TIRZ #7 AMENDED
PROJECT PLAN &
FINANCING PLAN

Council Member Teamann said he was in favor of expanding Tax Increment Reinvestment Zone #7. The plan included some details about incentives in the zone, and the cost estimate was about \$17 million. He asked for clarification, saying there were some items in the plan that the Council had not talked about.

Mr. Hefton said the boundaries of the zone were established a couple of meetings ago, enlarging the TIRZ. This Project and Financing Plan is a plan to move forward with infrastructure and improvements. It also sets parameters on how much the City plans to contribute, in terms of incremental tax revenue. The City is pledging 50% of the M&O rate, which represents about 1/3 of the tax revenue.

However, Mr. Hefton said this plan is not a commitment to build any roads, walking trails, or public amenities. Those would come through additional contracts and agreements with

developers. At this time there is no legal commitment or contract to build any of the amenities. He said the City did not know what roads they would be building or what amenities would be there.

There is also mention of a conference center at a hotel, but the Council has only had general discussion on that and no decisions have been made. Any commitments would only come from additional agreements that are not in place.

Each of the projects would come back through the newly approved Economic Development Subcommittee prior to submission to the entire City Council.

Council Member Teamann said this is a very specific, itemized list of things to be completed in this plan, and it amounts to a lot of money. He felt the Council was setting a benchmark on how these things will be done in the future, and he wanted to be sure they were being done in an efficient way.

Mr. Hefton reiterated that the City is not committing to building a conference center tonight. It is in the plan, but this is the first step of what will be many steps of the project. The other steps will come through the Subcommittee first, and then through the entire Council.

Mr. Hefton added that he would expect the TIRZ Project Plan to be amended at some point, similar to when Sherman Town Center was constructed through TIRZ #1. For active reinvestment zones, the City periodically reviews them and may change the scope or terms of the project.

Deputy Mayor Steele confirmed that with the expansion of TIRZ #7, the entire area will be about 290 acres.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6273, as presented. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

**APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS**

ECONOMIC DEVELOPMENT SUBCOMMITTEE (4)

Mr. Hefton said the City Manager's appointment to the Economic Development Subcommittee is included in the ordinance that created the subcommittee.

**ECONOMIC
DEVELOPMENT
SUBCOMMITTEE**

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Mayor David Plyler, Deputy Mayor Willie Steele, and Council Member Shawn Teamann to the Economic Development

COUNCIL MINUTES – DECEMBER 16, 2019

Subcommittee, for a term from December 17, 2019 until November 2020. Second by Council Member Howeth.
VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Melton moved to approve the Consent Agenda, as presented. Second by Council Member Holland. All present voted AYE.

RESOLUTION NO. 6572 – AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM THE MUNSON REALTY COMPANY FOR THE CONVEYANCE AND ACQUISITION OF 0.5720 ACRES OF LAND AND 0.8070 ACRES OF LAND, TOTALING 1.379 ACRES OF LAND, MORE OR LESS, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, PROPERTY BEING LOCATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM THE MUNSON REALTY COMPANY FOR THE CONVEYANCE AND ACQUISITION OF 0.5720 ACRES OF LAND AND 0.8070 ACRES OF LAND, TOTALING 1.379 ACRES OF LAND, MORE OR LESS, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, PROPERTY BEING LOCATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS.

Mr. Philpott said this resolution will allow the City to purchase two parcels of land that are required by the Texas Department of Transportation for the intersection improvements at West Travis Street and FM 1417, for the new high school.

The request is to purchase about 1.4 total acres for \$200,000. The bids for the project close next month, and construction is expected to begin in the Spring of 2020. The project should be complete by August of 2020, before school starts. The project will include an acceleration, deceleration, and turn lane for that intersection.

Mr. Philpott said the cost estimate for the project is \$1.5 million. The City will pay for 100% of the project cost.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution No. 6572, as presented. Second by Council Member Holland.

CONSENT AGENDA

RES 6572
MUNSON PROPERTY
CONVEYANCE
DOCUMENT

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6573 – AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH BLUESTONE PARTNERS, LLC FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN HERITAGE CROSSING, PHASE 1, A 31.333-ACRE DEVELOPMENT WEST OF HERITAGE PARKWAY (F.M. 1417) AND NORTH OF WASHINGTON STREET IN THE CITY OF SHERMAN

**RES 6573
HERITAGE CROSSING
DEVELOPMENT
AGREEMENT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH BLUESTONE PARTNERS, LLC FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN HERITAGE CROSSING, PHASE 1, A 31.333-ACRE DEVELOPMENT WEST OF HERITAGE PARKWAY (F.M. 1417) AND NORTH OF WASHINGTON STREET IN THE CITY OF SHERMAN.

Mr. Philpott said this resolution authorizes the Development Agreement with Bluestone Construction for Heritage Crossing, Phase 1, a 31 acre subdivision.

According to the City's Master Thoroughfare Plan, this subdivision does have a minor thoroughfare planned to go through it. McGee Street, which is what the street is currently being called, will eventually tie into West Washington Street and into FM 1417.

The McGee Street project is estimated to cost about \$1.5 million, and will be paid for by the City, since it is a thoroughfare. In order to coordinate the two projects, Bluestone Partners has offered to help build McGee Street at the same time as building the new subdivision.

Approval of this agreement will allow Bluestone to do that and the City will reimburse them for the cost, up to \$1.5 million or about 28% of the total project cost. Both projects will be tested and inspected during construction.

ACTION TAKEN.

Motion by Council Member Melton to adopt Resolution No. 6573, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6574 – AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO JOSEPH BROWN FOR THE INSTALLATION OF A TEN FOOT WIDE ASPHALT ACCESS DRIVE WITHIN THE UNIMPROVED PLATTED PUBLIC RIGHT OF WAY SHOWN AS COLLEGE STREET, ADJACENT TO LOT

**RES 6574
ENCROACHMENT
EASEMENT
(WASHINGTON
PARK ADDITION)**

8, BLOCK K OF THE WASHINGTON PARK ADDITION, VOLUME 1, PAGE 24, PLAT RECORDS, GRAYSON COUNTY, TEXAS, FOR REAR ENTRY PURPOSES FOR LOT NO. 8, BLOCK K OF SAID WASHINGTON PARK ADDITION IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS SHOWN IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO JOSEPH BROWN FOR THE INSTALLATION OF A TEN FOOT WIDE ASPHALT ACCESS DRIVE WITHIN THE UNIMPROVED PLATTED PUBLIC RIGHT OF WAY SHOWN AS COLLEGE STREET ADJACENT TO LOT 8, BLOCK K OF THE WASHINGTON PARK ADDITION, VOLUME 1, PAGE 24, PLAT RECORDS, GRAYSON COUNTY, TEXAS, FOR REAR ENTRY PURPOSES FOR LOT NO. 8, BLOCK K OF SAID WASHINGTON PARK ADDITION IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS SHOWN IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

CONSENT AGENDA.

RESOLUTION NO. 6575 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC BASED ON AN INVITATION TO BID FOR CONSTRUCTION OF THE LAMBERTH ROAD DRAINAGE IMPROVEMENTS PROJECT

RES 6575
LAMBERTH RD.
DRAINAGE
IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC BASED ON AN INVITATION TO BID FOR CONSTRUCTION OF THE LAMBERTH ROAD DRAINAGE IMPROVEMENTS PROJECT.

Mr. Philpott said this project was designed to increase the capacity of Lamberth Road and raise the roadway out of the floodway for two locations between US Hwy 75 and North Travis Street.

Four bids were received, with the low bid being Lynn Vessels Construction at \$2.2 million. The original estimate for the project was \$1.7 million.

In order to keep on budget, the staff met with the engineer to reduce the scope of the project. The next Council agenda item, H-1, will be a change order to reduce the scope down by about \$750,000.

To keep from having to rebid the project, Mr. Philpott said the staff is asking the Council to award the contract, as is, and immediately approve the change order.

The reduction of scope removes the east crossing, near Hwy 75, from Phase 1 of the project. That area does flood, but it is still passable for emergency vehicles during a 100-year event, and is not in the floodway.

The changes will allow an increased capacity at the main Post Oak Creek crossing and raise the road by about four feet, while staying in budget.

Deputy Mayor Steele asked about the estimated completion time and how long the road would be completely shut down. Mr. Philpott said the project will start, just west of Cornerstone Drive, near the orthodontist's office, and will extend to North Travis Street.

The project is expected to start in January or February of 2020 and the contract is for construction time of 180 days. Council Member Melton confirmed that there will be access to the orthodontist's office during construction.

Council Member Teamann verified that the upcoming Hwy 75 project will not extend this far north.

Council Member Stevenson asked why the project was being reduced in scope. Mr. Philpott said this project is being funded through the City's Stormwater Utility Fee, which was accrued in 2017 to be about \$1 per residential unit.

That money has been used to issue debt, and that debt has been used to purchase homes in the floodplain, for flood impact analysis, and for this project. As expected, this project came back higher. Unless the City uses money from somewhere else, the money is just not available from this source.

Council Member Melton verified this project will take care of the main crossing, but there will still be an issue at the first crossing. He said the main crossing is a 10 foot diameter box culvert, and it is being replaced with four 12x12 boxes. There is a substantial amount of flow that is going under that road.

Mr. Hefton said when this project was originally considered, the goal was to make this location passable by emergency vehicles, during a 100-year event, which it wasn't during the 2007 flood. With this project, that goal will be met.

He added that the Council could consider Resolution 6575 and Change Order No. 1 for the Lamberth Road Drainage Improvements Project, together under one motion, if they wished.

CHANGE ORDER NO. 1
LAMBERTH ROAD DRAINAGE IMPROVEMENTS PROJECT;
LYNN VESSELS CONSTRUCTION, LLC; \$747,180.72
DECREASE

Resolution 6575 and Change Order No. 1, to Lynn Vessels Construction, LLC, for the Lamberth Road Drainage Improvements Project, are related and will be considered with one motion.

CHANGE ORDER
LAMBERTH RD.
DRAINAGE
IMPROVEMENTS

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution No. 6575 and Change Order #1 to Lynn Vessels Construction, LLC, for a \$747,180.72 decrease, for the Lamberth Road Drainage Improvements Project, as presented. Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

REQUEST TO ADVERTISE
ANNUAL SUPPLY OF CHEMICALS

The City Council approved the request to advertise for the annual supply of chemicals for the calendar year 2020. These chemicals are used at the Water Treatment Plant and the Wastewater Treatment Plant.

CONSENT AGENDA.

REQ TO ADVERTISE
ANNUAL SUPPLY
OF CHEMICALS

CHANGE ORDER NO. 1
FALLON DRIVE WATER & SEWER EXTENSION PHASE I
PROJECT; VESSELS CONSTRUCTION; \$84,812.42 INCREASE

Mr. Philpott said the extension of Fallon Drive is driven by MPS, who is constructing a 175,000 square foot warehouse, that will have 505 employees. As part of that extension, the City is removing the lift station and extending water down to Dripping Springs Road, along with right-of-way dedication.

FALLON DR.
WATER & SEWER
EXTENSION
PHASE I

When the contract was awarded, the Sherman Economic Development Corporation agreed to pay up to \$750,000 to help with the project. During the design, and because of some problems obtaining right-of-way, the developer wanted to guarantee himself access to the first driveway on the development. Therefore the project was bid without the first 100 feet of Fallon Drive being done by Vessels Construction.

The intent was that the developer would build the first phase and the City would reimburse them. During the process, the estimate for them to build that portion was about \$140,000. Based on Vessels' bid, he could construct that portion for \$84,000.

Moneywise, it didn't make sense for the developer to do the project, and the City is working with Vessels to complete the project. Mr. Philpott said the City has been assured that the work can be completed in time for the development to open.

ACTION TAKEN.

Motion by Council Member Melton to approve Change Order No. 1 to Vessels Construction, for an \$84,812.42 increase for the Fallon Drive Water and Sewer Extension Phase 1 Project, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

FINAL PLAT APPROVAL OF McGRAW-MARTINEK ADDITION, BEING 0.970 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763; JUDY McGRAW, OWNER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (531 EAST LAMAR STREET)

The City Council approved the Final Plat of the McGraw-Martinek Addition, located at 531 East Lamar Street. The 0.970 acre tract is zoned an M-1 (Heavy Manufacturing) District and the owner would like to plat the property into two lots to sell one of the lots.

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

CONSENT AGENDA.

APPROVE FINAL PLAT
McGRAW-MARTINEK
ADDITION
(531 E. LAMAR ST.)

REPLAT APPROVAL OF BLOCK 43R, LOT 1, SOUTH SIDE ADDITION, BEING A REPLAT OF ALL OF BLOCKS 37, 38, 39 AND TRACTS 1, 3 AND 4 OF THE REPLAT OF SOUTH SIDE ADDITION; BEING A 13.60 ACRE TRACT IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO BEING MULTIPLE TRACTS: TRACT 1, BEING A 7.036 ACRE TRACT; TRACT 3, BEING ALL OF BLOCKS 38, 39 AND A PORTION OF BLOCK 37 OF THE REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 31, 40 AND 41 OF SOUTH SIDE ADDITION; AND TRACT 4, BEING A 0.888 ACRE TRACT, EXCEPT A CALLED 0.487 ACRE PORTION OF LOTS 7-12, BLOCK 39; FRHP LINCOLNSHIRE, LLC, OWNERS; CAMPING WORLD AND GOOD SAM, TENANTS; AND CEI ENGINEERING ASSOCIATES, INC., CIVIL ENGINEER AND SURVEYOR (2005 SOUTH SAM RAYBURN FREEWAY)

The City Council approved the Replat of Block 43R, Lot 1, South Side Addition, being a Replat of all of Blocks 37, 38, 39 and Tracts 1, 3 and 4 of the Replat of South Side Addition. The 13.60 acre tract includes multiple tracts.

The property is located at 2005 South Sam Rayburn Freeway, and is zoned a O-1.2 (Retail Business) District and M-1 (Light Manufacturing) District, and is also located in the O-1.2 (Sam Rayburn) Overlay District. The owners would like to replat the property into one lot for commercial development.

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

CONSENT AGENDA.

APPROVE REPLAT
SOUTH SIDE ADDITION
(2005 S. SAM RAYBURN
FRWY)

FINAL PLAT APPROVAL OF OYAIL ESTATES IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION, BEING 4.905 ACRES IN THE JEREMIAH M. McDANIEL SURVEY, ABSTRACT NO. 774; D.J. WORTHAM PROPERTIES, LLC,

APPROVE FINAL PLAT
OYAIL ESTATES
(388 BENNETT RD.)

OWNERS; AND HELVEY-WAGNER SURVEYING, SURVEYOR
(388 BENNETT ROAD)

The City Council approved the Final Plat of Oyail Estates in the City's Extra Territorial Jurisdiction, located at 388 Bennett Road. The owners would like to plat the 4.905 acre tract into one lot.

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

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS
PLANNING AND ZONING COMMISSION ALTERNATE
MEMBERS (4)

Mr. Hefton explained that this item came up this past week when the staff discovered that the upcoming Planning and Zoning Commission Meeting will not have a quorum of members in attendance. Their agenda will be "very heavy" and they felt the meeting should not be canceled.

PLANNING &
ZONING
COMMISSION

The staff felt the best solution was to adopt these alternate members that could be called on, when needed to ensure that a quorum was in attendance. They were proposing four members be appointed to be used as needed, and said those four members could be changed at will, by the City Council.

Mr. Hefton said each of the proposed alternate members were prior P&Z Members, so they have experience in the position and there would be no learning curve. Former members that the staff was proposing be appointed as alternate members were Darren Tankersley, Brad Morgan, Jason Bethel, and Sean Vanderveer.

Brandon Shelby, City Attorney, added that appointing alternate P&Z Members is a common practice, especially in General Law Cities, and is authorized by the Local Government Code. The City's Charter is silent about the use of alternates.

Mr. Shelby said he consulted with other counsel and was assured that it is perfectly legal to appoint alternate members to the P&Z Commission.

Council Member Stevenson asked about the process for using an alternate member. Mr. Hefton said the number of alternate members used would be just enough to make a quorum. Mr. Shadden felt one additional should be used in case a member gets sick and doesn't attend.

Council Member Stevenson said he wanted to avoid a situation where there might be an item that several P&Z Members don't like and don't want to vote on. So they don't attend the

COUNCIL MINUTES – DECEMBER 16, 2019

meeting and the alternates would have to attend and vote on the item. He felt it was fine to use enough alternates to make a quorum.

Mr. Shadden added that, during a large agenda, they might have a member that needs to abstain from the vote, and an alternate could then be used.

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Darren Tankersley, Brad Morgan, Sean Vanderveer, and Jason Bethel as Alternate Members to the Planning and Zoning Commission, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

LAST MEETING FOR ASSISTANT CITY MANAGER

Council Member Melton said this was Steve Ayers, Assistant City Manager's, last meeting before his retirement. She wished him a happy retirement.

**LAST MEETING
FOR ASSISTANT
CITY MANAGER**

CITY MANAGER CERTIFICATION

Council Member Melton recognized Terrence Steele, Assistant City Manager, on receipt of his City Manager Certification.

**CITY MANAGER
CERTIFICATION**

ANIMAL CONTROL CHANGES

Council Member Melton thanked Mr. Coleman for attending the meeting to answer questions, and for all the changes that are going on at the Animal Shelter. She said he is making a great difference.

**ANIMAL CONTROL
CHANGES**

THANKS TO SHERMAN HIGH SCHOOL ORCHESTRA

Council Member Melton thanked members of the Sherman High School Orchestra that played Christmas songs in the hallway prior to the City Council Meeting.

**THANKS TO
SHS ORCHESTRA**

MERRY CHRISTMAS AND HAPPY NEW YEAR

Council Member Melton wished everyone a Merry Christmas and a Happy New Year.

**MERRY CHRISTMAS
& HAPPY NEW YEAR**

HAPPY RETIREMENT

Council Member Howeth wished Mr. Ayers a happy retirement.

HAPPY RETIREMENT

CITY MANAGER CERTIFICATION

Council Member Howeth recognized Mr. Steele for his recent certification, saying the Council is very proud of him.

**CITY MANAGER
CERTIFICATION**

MERRY CHRISTMAS

Council Member Howeth wished everyone a Merry Christmas and asked them to be safe.

MERRY CHRISTMAS

HAPPY RETIREMENT

Council Member Teamann said they would miss Mr. Ayers and asked if he was sure he wanted to retire.

HAPPY RETIREMENT

HAPPY RETIREMENT

Council Member Holland congratulated Mr. Ayers on his upcoming retirement and said he had been an asset to the City.

HAPPY RETIREMENT

CITY MANAGER CERTIFICATION

Council Member Holland said he had known Mr. Steele for a long time and congratulated him on his certification.

CITY MANAGER
CERTIFICATION

TAX REINVESTMENT ZONE

Council Member Holland thanked the TIRZ Board and the newly formed subcommittee for working with reinvestment zones to work out all the questions so they don't overwhelm the City Council.

TAX REINVESTMENT
ZONE

SAVING MONEY ON ENGINEERING PROJECTS

Council Member Holland thanked the Engineering Department for saving money on their projects.

SAVING MONEY ON
ENGINEERING
PROJECTS

MERRY CHRISTMAS

Council Member Holland wished every a Merry Christmas and a safe holiday.

MERRY CHRISTMAS

RECOGNIZED CITY STAFF

Council Member Stevenson said Sherman has a fantastic City staff and said they would miss Mr. Ayers. He said they would try to appoint him to "something."

RECOGNIZED
CITY STAFF

CITY MANAGER CERTIFICATION

Council Member Stevenson congratulated Mr. Steele on his recent City Manager certification.

CITY MANAGER
CERTIFICATION

HAPPY HOLIDAYS

Council Member Stevenson wished everyone a Happy Holiday season.

HAPPY HOLIDAYS

HAPPY RETIREMENT

Mr. Hefton recognized Mr. Ayers on his upcoming retirement, and said he is thankful to be working with men and women that are of such high caliber and high character. They do what they say they will do and you can trust them.

HAPPY RETIREMENT

He said there will be a retirement gathering later to recognize his service. He said it has been an honor to work with him, and he has been a real support for Mr. Hefton.

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Leadership Sherman will host Wags and Whiskers at Buffalo Wild Wings on December 30, 2019 at 11:00 a.m. The fundraiser will help support renovations to the Animal Shelter.

ANNOUNCEMENTS

COUNCIL MINUTES – DECEMBER 16, 2019

- Next Coffee with the Mayor will be held at Ameristate Bank, on January 3, 2020, at 8:00 a.m.
- Habitat for Humanity will host their annual Habitaters fundraiser on Saturday, January 25, 2020, in support of the great work they do around Grayson County.
- Merry Christmas and Happy New Year for 2020!

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

EXECUTIVE SESSION

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

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

SECTION 551.071 -- CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER

SECTION 551.087 -- DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS: DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT AND DELIBERATE ANY OFFERS OR INCENTIVES TO THE BUSINESS PROSPECT

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:04 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:19 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING

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

COUNCIL MINUTES – DECEMBER 16, 2019

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:20 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B. 1.

Meeting Date: 01/06/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

PROCLAMATION

"Dr. Martin Luther King, Jr. Day" – January 20, 2020

Issue:

To present a proclamation designating Monday, January 20, 2020 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 20, 2020 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

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 Pyle, Mayor of the City of Sherman, Texas, by the authority vested in me, do hereby proclaim January 20, 2020

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 6th day of January, 2020.

Mayor

ATTEST:

Linda Aslby
City Clerk





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 1.

Meeting Date: 01/06/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6277

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 2100-2200 blocks of South U.S. Highway 75, being Lots 5, 6, 10-21, Block A, Lots 1-4, Block B, Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition (SSCGC Holdings, LLC, Owners; Joshua Holley, Developer; 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 SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being Lots 5, 6, 10-21, Block A, Lots 1-4, Block B, Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition, for a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District

Background:

The property is located in the 2100-2200 blocks of South U.S. Highway 75, between Center Street and F.M. 1417; Stone Creek Golf Club is the tenant. The property is zoned an R-1 (One Family Residential) District. The owners are requesting a Specific Use Permit to allow patio homes on the following lots in the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition:

- Block A - Lots 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
- Block B - Lots 1, 2, 3, 4
- Block C - Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
- Block D - Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23

Origination:

SSCGC Holdings, LLC (Owners)
Joshua Holley (Developer)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 17, 2019 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. 6277
Location Map
Zoning Map
Zoning Sign Photo
Holley Heights Addition
Patio Home Lots
Building Elevations
Patio Home Separation
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6277

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 2100-2200 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING LOTS 5, 6, 10-21, BLOCK A, LOTS 1-4, BLOCK B, LOTS 11-23, BLOCK C AND LOTS 5-23, BLOCK D OF THE PROPOSED REPLAT OF HOLLEY HEIGHTS ADDITION, A REPLAT OF THE SUNRISE TRACT AT SHERMAN HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF SHERMAN HILLS COUNTRY CLUB ADDITION (SSCGC HOLDINGS, LLC, OWNERS; JOSHUA HOLLEY, DEVELOPER; 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, SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) are granted a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District concerning the property located in the 2100-2200 blocks of South U.S. Highway 75 and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lots 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21, Block A;

Lots 1, 2, 3 & 4, Block B;

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23, Block C;

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. 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:

9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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 _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

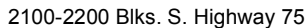
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

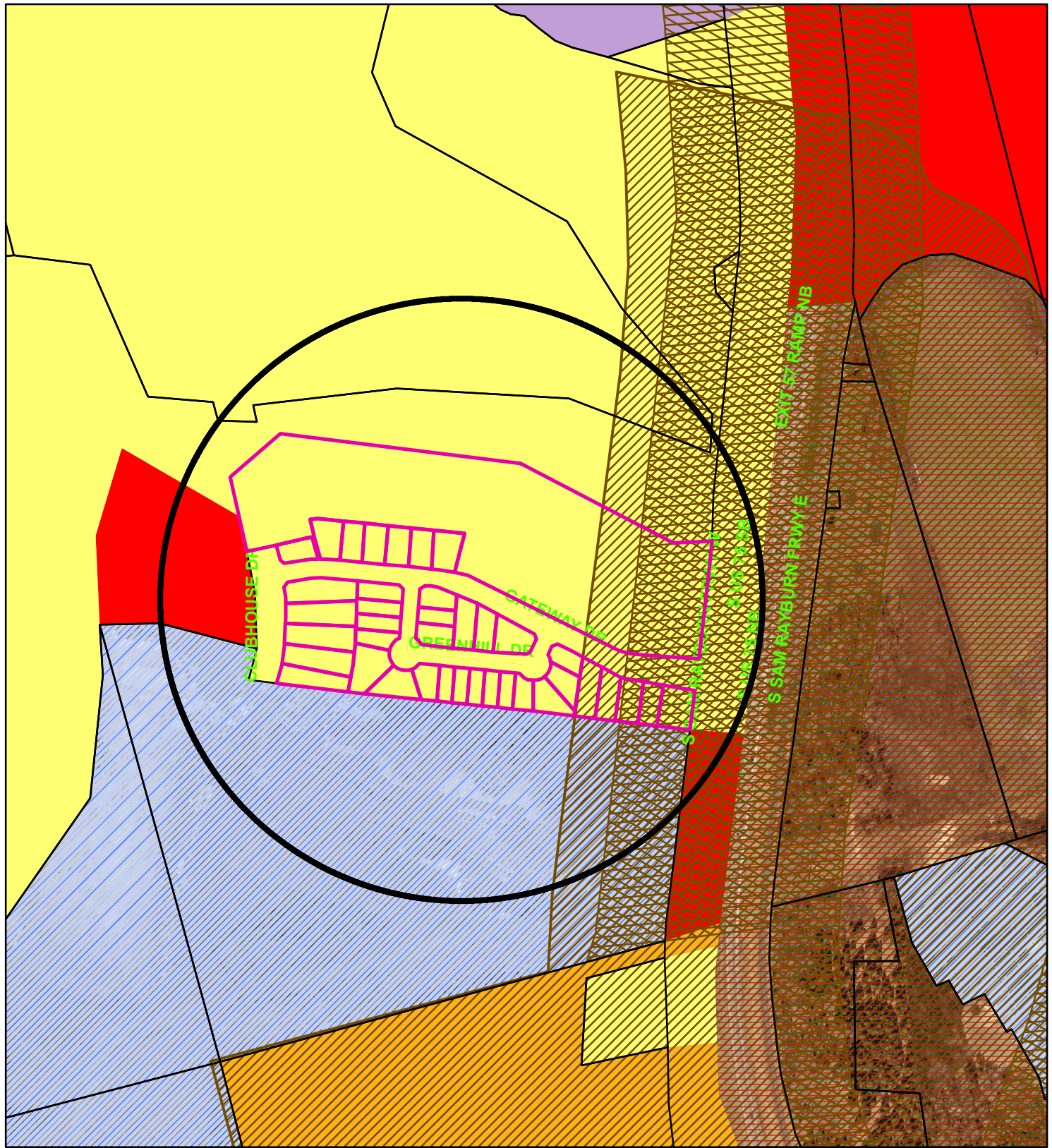
BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



1 in = 661 ft



Zoning - 2100-2200 Blocks South U.S. Highway 75

Legend

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
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

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



City of Sherman, Texas
Developmental Services Department

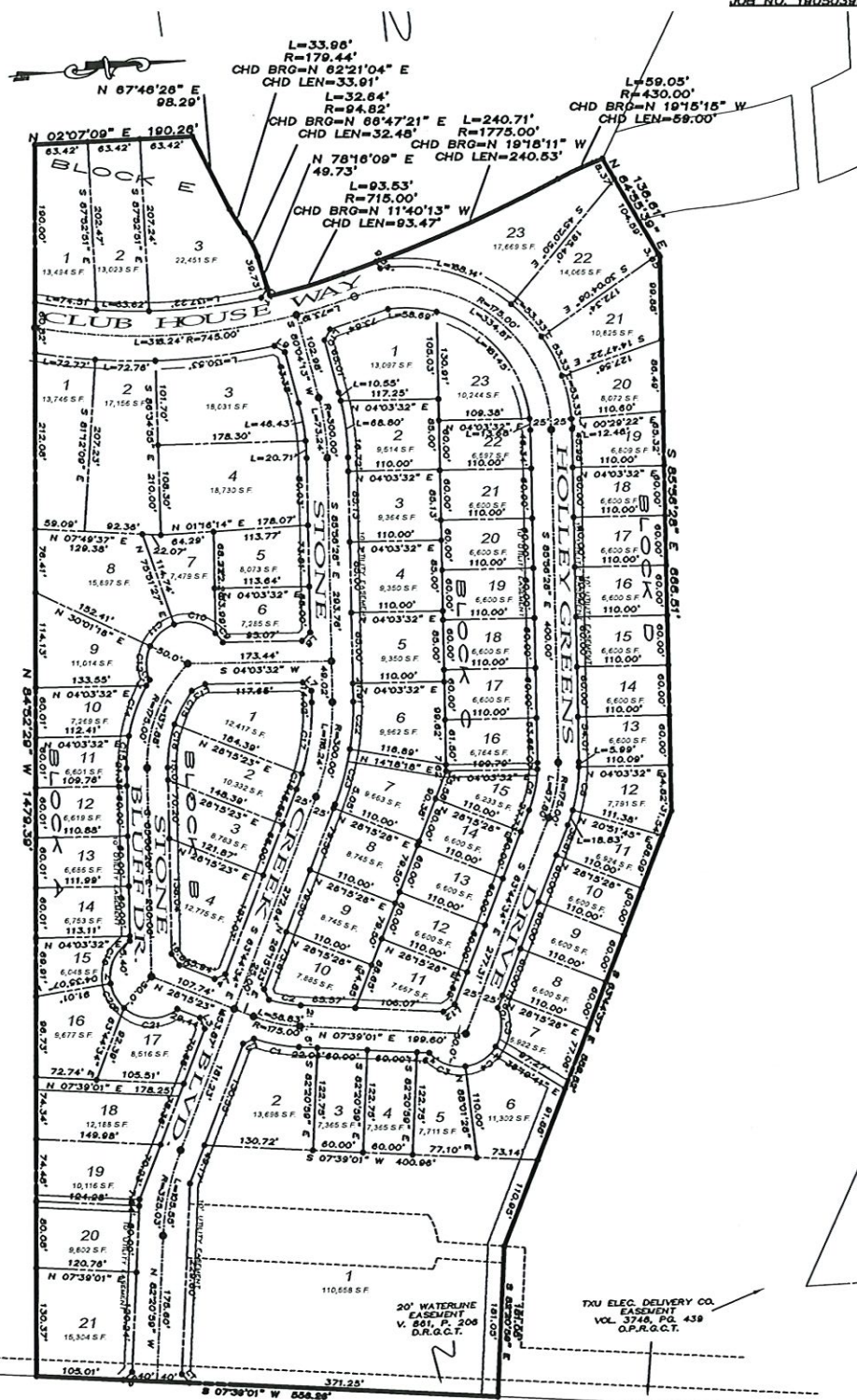


NOT TO SCALE

1 in = 400 ft

2100-2200 South Highway 75





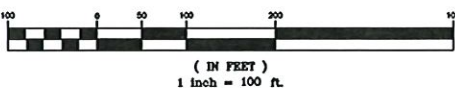
LINE	BEARING	DISTANCE
1	N 02°07'09" E	190.26'
2	N 02°07'09" E	190.26'
3	N 02°07'09" E	190.26'
4	N 02°07'09" E	190.26'
5	N 02°07'09" E	190.26'
6	N 02°07'09" E	190.26'
7	N 02°07'09" E	190.26'
8	N 02°07'09" E	190.26'
9	N 02°07'09" E	190.26'
10	N 02°07'09" E	190.26'
11	N 02°07'09" E	190.26'
12	N 02°07'09" E	190.26'
13	N 02°07'09" E	190.26'
14	N 02°07'09" E	190.26'
15	N 02°07'09" E	190.26'
16	N 02°07'09" E	190.26'
17	N 02°07'09" E	190.26'
18	N 02°07'09" E	190.26'
19	N 02°07'09" E	190.26'
20	N 02°07'09" E	190.26'
21	N 02°07'09" E	190.26'

LINE	BEARING	DISTANCE
1	N 02°07'09" E	190.26'
2	N 02°07'09" E	190.26'
3	N 02°07'09" E	190.26'
4	N 02°07'09" E	190.26'
5	N 02°07'09" E	190.26'
6	N 02°07'09" E	190.26'
7	N 02°07'09" E	190.26'
8	N 02°07'09" E	190.26'
9	N 02°07'09" E	190.26'
10	N 02°07'09" E	190.26'
11	N 02°07'09" E	190.26'
12	N 02°07'09" E	190.26'
13	N 02°07'09" E	190.26'
14	N 02°07'09" E	190.26'
15	N 02°07'09" E	190.26'
16	N 02°07'09" E	190.26'
17	N 02°07'09" E	190.26'
18	N 02°07'09" E	190.26'
19	N 02°07'09" E	190.26'
20	N 02°07'09" E	190.26'
21	N 02°07'09" E	190.26'

FINAL PLAT
HOLLEY HEIGHTS ADDITION
 AN ADDITION TO THE CITY OF SHERMAN, TEXAS
 BEING A REPLAT OF THE SUNRISE TRACT AT SHERMAN
 HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF
 SHERMAN HILLS COUNTRY CLUB ADDITON
 TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
 CONTAINING 22.822 ACRES OF LAND

~ BASIS OF BEARINGS ~
 GRID NORTH, NAD 83
 TEXAS STATE PLANE COORDINATE SYSTEM
 NORTH CENTRAL ZONE

GRAPHIC SCALE



OWNERS/DEVELOPER
 SSCGC HOLDINGS LLC
 4 TIMBERCREEK
 SHERMAN, TEXAS 76092

SURVEYOR
 DOUGLAS W. UNDERWOOD
 R.P.L.S. NO. 4709
 3404 INTERURBAN ROAD
 DENISON, TEXAS

UNDERWOOD
 DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667, and being a part of that tract of land conveyed to SSCGC HOLDINGS, LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, also being all of the Sunrise Tract at Sherman Hills, Phase 1, an addition to the City of Sherman as recorded in Volume 19, Page 98, Plat Records, Grayson County, Texas and a part of Lot 1, of the Replat of Sherman Hills Country Club Addition Golf Course Tracts, as recorded in Volume 19, Page 154 of said plat records and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of said Sunrise Addition;
 Thence North 84°52'29" West, a distance of 1,479.39 feet to a set 1/2" steel rod;
 Thence North 02°07'09" East, a distance of 190.26 feet to a set 1/2" steel rod;
 Thence North 67°46'28" East, a distance of 98.29 feet to a set 1/2" steel rod;
 Thence with a curve to the left having a radius of 179.44 feet, (chord bears North 82°21'04" East, 33.91 feet) on an arc length of 33.98 feet to a set 1/2" steel rod;
 Thence with a reverse curve to the right having a radius of 94.82 feet, (chord bears North 05°47'21" East, 32.48 feet) on an arc length of 32.64 feet to a set 1/2" steel rod;
 Thence North 78°16'09" East, a distance of 40.73 feet to a set 1/2" steel rod;
 Thence with a non-tangent curve to the left having a radius of 715.00 feet, (chord bears North 11°40'13" West, 93.47 feet) on an arc length of 93.53 feet to a set 1/2" steel rod;
 Thence North 15°25'05" West, a distance of 41.33 feet to a set 1/2" steel rod;
 Thence with a curve to the left having a radius of 1,775.00 feet, (chord bears North 19°18'11" West, 240.53 feet) on an arc length of 240.71 feet to a set 1/2" steel rod;
 Thence with a reverse curve to the right having a radius of 430.00 feet, (chord bears North 19°15'15" West, 59.00 feet) on an arc length of 59.05 feet to a set 1/2" steel rod;
 Thence North 64°55'01" East, a distance of 136.61 feet to a set 1/2" steel rod;
 Thence South 85°56'28" East, a distance of 666.51 feet to a set 1/2" steel rod;
 Thence South 83°44'37" East, a distance of 559.52 feet to a set 1/2" steel rod;
 Thence South 82°20'59" East, a distance of 181.05 feet to a set 1/2" steel rod;
 Thence South 07°39'01" West, a distance of 556.26 feet to the Point of Beginning and containing 22.822 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2019, by the
 City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HOLLEY HEIGHTS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, 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 _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, 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

Date

OWNERS/DEVELOPER
 SSCGC HOLDINGS LLC
 4 TIMBERCREEK
 SHERMAN, TEXAS 76092

SURVEYOR
 DOUGLAS W. UNDERWOOD
 R.P.L.S. NO. 4709
 3404 INTERURBAN ROAD
 DENISON, TEXAS

UNDERWOOD
 DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, SSCGC HOLDINGS, LLC, do hereby adopt this plat designating the hereinabove property as the HOLLEY HEIGHTS ADDITION, an addition to the City of Sherman, 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 of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system 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 approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2019

WILLIAM MAGERS

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 SSCGC HOLDINGS, LLC 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 _____, 2019.

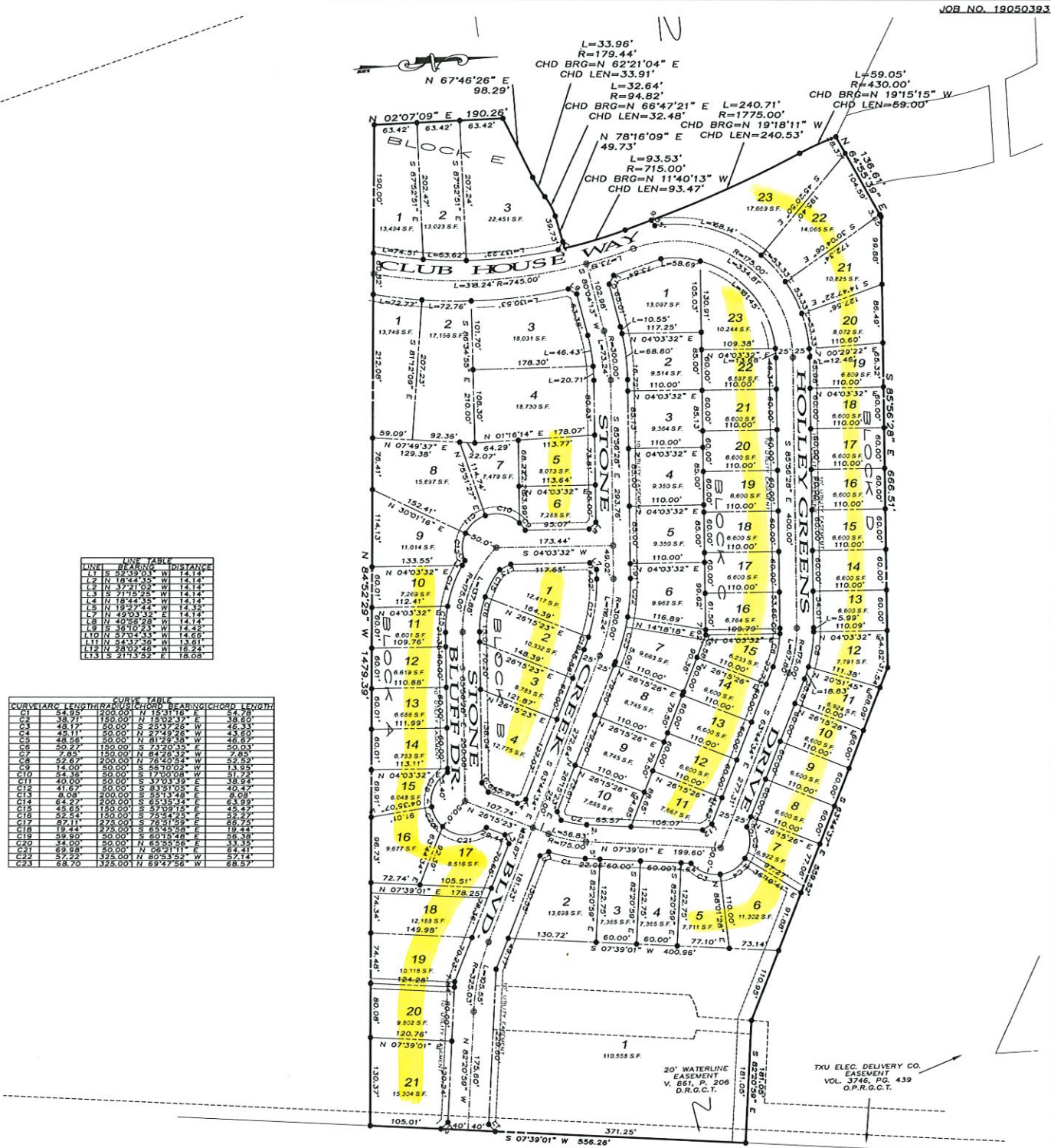
Notary Public in and for
 the State of Texas
 Commission Expires: _____

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding development of this tract.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT
HOLLEY HEIGHTS ADDITION
 AN ADDITION TO THE CITY OF SHERMAN, TEXAS
 BEING A REPLAT OF THE SUNRISE TRACT AT SHERMAN
 HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF
 SHERMAN HILLS COUNTRY CLUB ADDITON
 TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
 CONTAINING 22.822 ACRES OF LAND

8-25-19

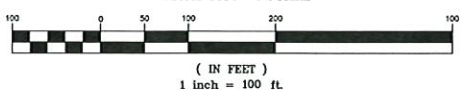


U. S. HIGHWAY
NO. 75

FINAL PLAT
HOLLEY HEIGHTS ADDITION
AN ADDITION TO THE CITY OF SHERMAN, TEXAS
BEING A REPLAT OF THE SUNRISE TRACT AT SHERMAN
HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF
SHERMAN HILLS COUNTRY CLUB ADDITON
TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
CONTAINING 22.822 ACRES OF LAND

9-25-19

GRAPHIC SCALE



OWNERS/DEVELOPER
SSCC HOLDINGS LLC
4 TIMBERCREEK
SHERMAN, TEXAS 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2

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Thence North 67°46'26" East, a distance of 98.29 feet to a set 1/2" steel rod;
Thence with a curve to the left having a radius of 179.44 feet, (chord bears North 62°21'04" East, 33.91 feet) an arc length of 33.96 feet to a set 1/2" steel rod;
Thence with a reverse curve to the right having a radius of 94.82 feet, (chord bears North 66°47'21" East, 32.48 feet) an arc length of 32.64 feet to a set 1/2" steel rod;
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Thence with a non-tangent curve to the left having a radius of 715.00 feet, (chord bears North 11°40'13" West, 93.47 feet) an arc length of 93.53 feet to a set 1/2" steel rod;
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Thence with a curve to the left having a radius of 1,775.00 feet, (chord bears North 19°18'11" West, 240.53 feet) an arc length of 240.71 feet to a set 1/2" steel rod;
Thence with a reverse curve to the right having a radius of 430.00 feet, (chord bears North 19°15'15" West, 59.00 feet) an arc length of 59.05 feet to a set 1/2" steel rod;
Thence North 64°55'01" East, a distance of 136.61 feet to a set 1/2" steel rod;
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Thence South 82°20'59" East, a distance of 181.05 feet to a set 1/2" steel rod;
Thence South 07°39'01" West, a distance of 556.26 feet to the Point of Beginning and containing 22.822 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2019, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HOLLEY HEIGHTS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, 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 _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, 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

Date

OWNERS/DEVELOPER
SSCC HOLDINGS LLC
4 TIMBERCREEK
SHERMAN, TEXAS 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, SSCG HOLDINGS, LLC, do hereby adopt this plat designating the hereinabove property as the HOLLEY HEIGHTS ADDITION, an addition to the City of Sherman, 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 of any buildings, fences, trees, shrubs or other improvements or growths which in any way 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 approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2019

WILLIAM MAGERS

STATE OF TEXAS
COUNTY OF GRAYSON

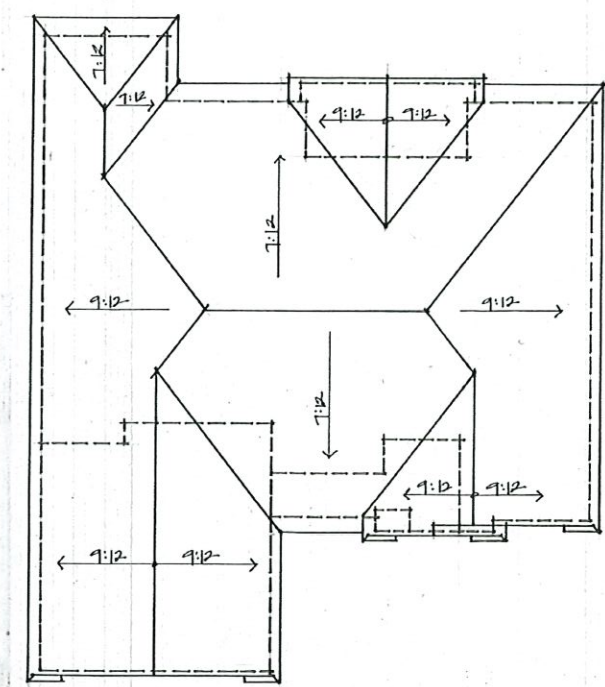
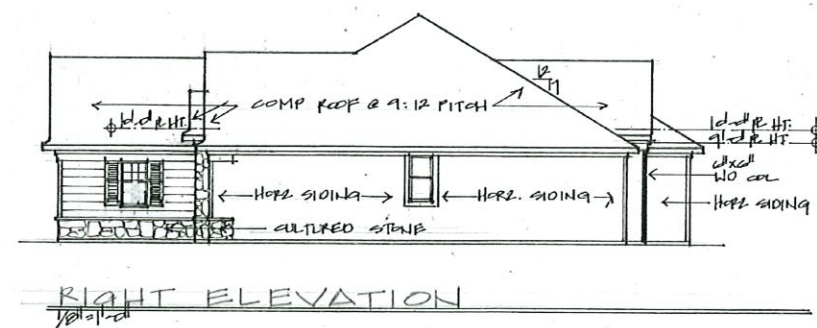
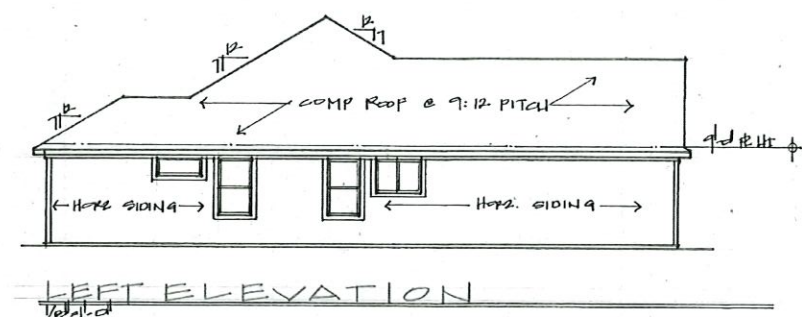
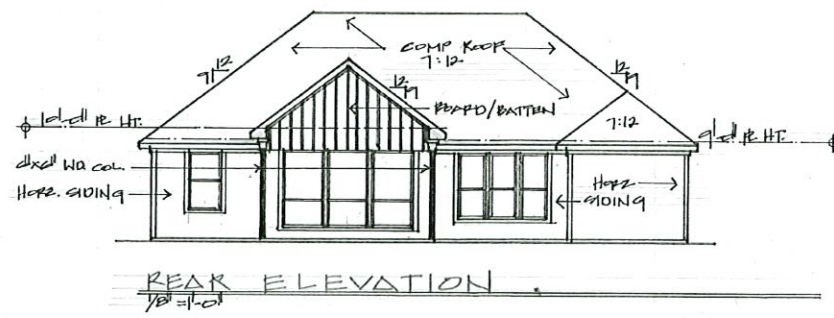
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared XXXXXXXXXX known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

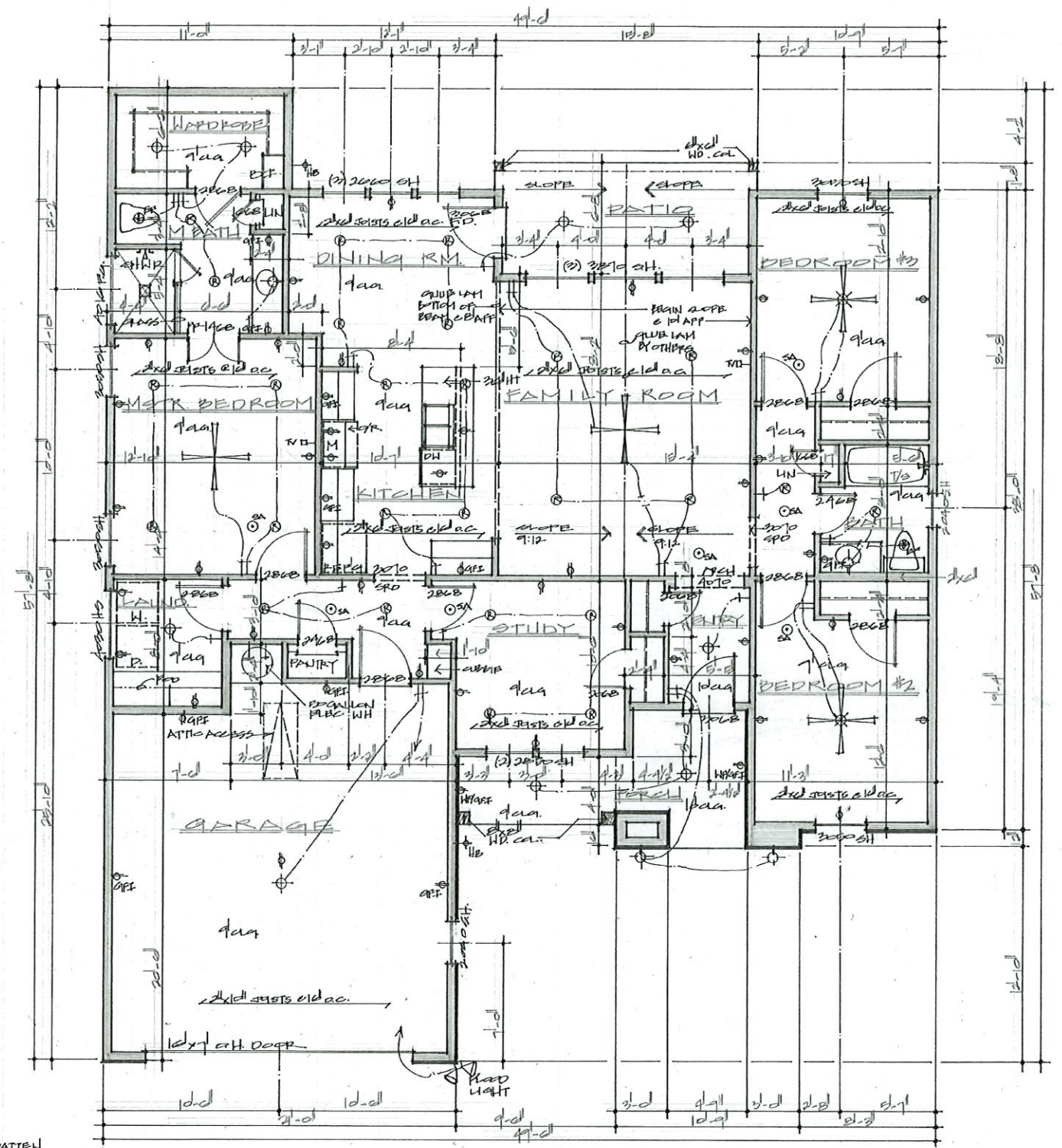
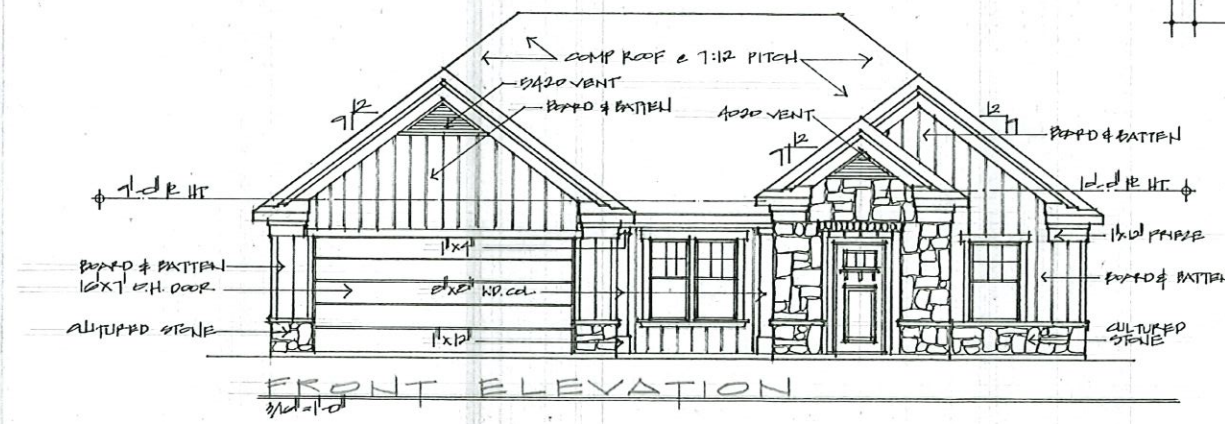
Notary Public in and for
the State of Texas
Commission Expires: _____

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing ditches or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



ROOF PLAN
 1/2" = 1'-0"
 1/2" R. RAFTERS @ 24" O.C.
 1/2" R. NOSE/VALLEY MEMBERS
 1/2" R. D.S.D. DECKING 1/2" R. COMP ROOF



FLOOR/ELECTRICAL PLAN
 1/4" = 1'-0"

AIR CONDITIONED AREA: 1,000 SQ. FT.
 GARAGE: 400
 PORCH: 99
 PATIO: 100
 TOTAL UNDER ROOF: 2,210

NOTES:
 EXTERIOR WALLS TO BE 2x4 STUDS
 INSULATION: WALLS - R17 BATT
 CLG. - R38
 FRAMING MATERIAL TO BE #2 GRADE OR BETTER.
 NO FINGER JOINT RAFTERS/JOISTS

DESIGN FOR: TEXAN PLATINUM HOMES			
SHEARER DESIGN & ASSOCIATES			
CSHEARER1@YAHOO.COM			
214-497-5466			
PLAN NO.: 419-1606	DATE: 4/18/19	REVISIONS:	SHEET: A1.0



SCALE: 1" = 1'-0"

AIR CONDITIONED AREA:		SQ. FT.
GARAGE	115	↓
PERCH	108	
TOTAL UNDER ROOF	2136	

DESIGN FOR: **TEXAN PLATINUM HOMES**

SHEARER DESIGN & ASSOCIATES

CSHEARER1@YAHOO.COM

214-497-5466

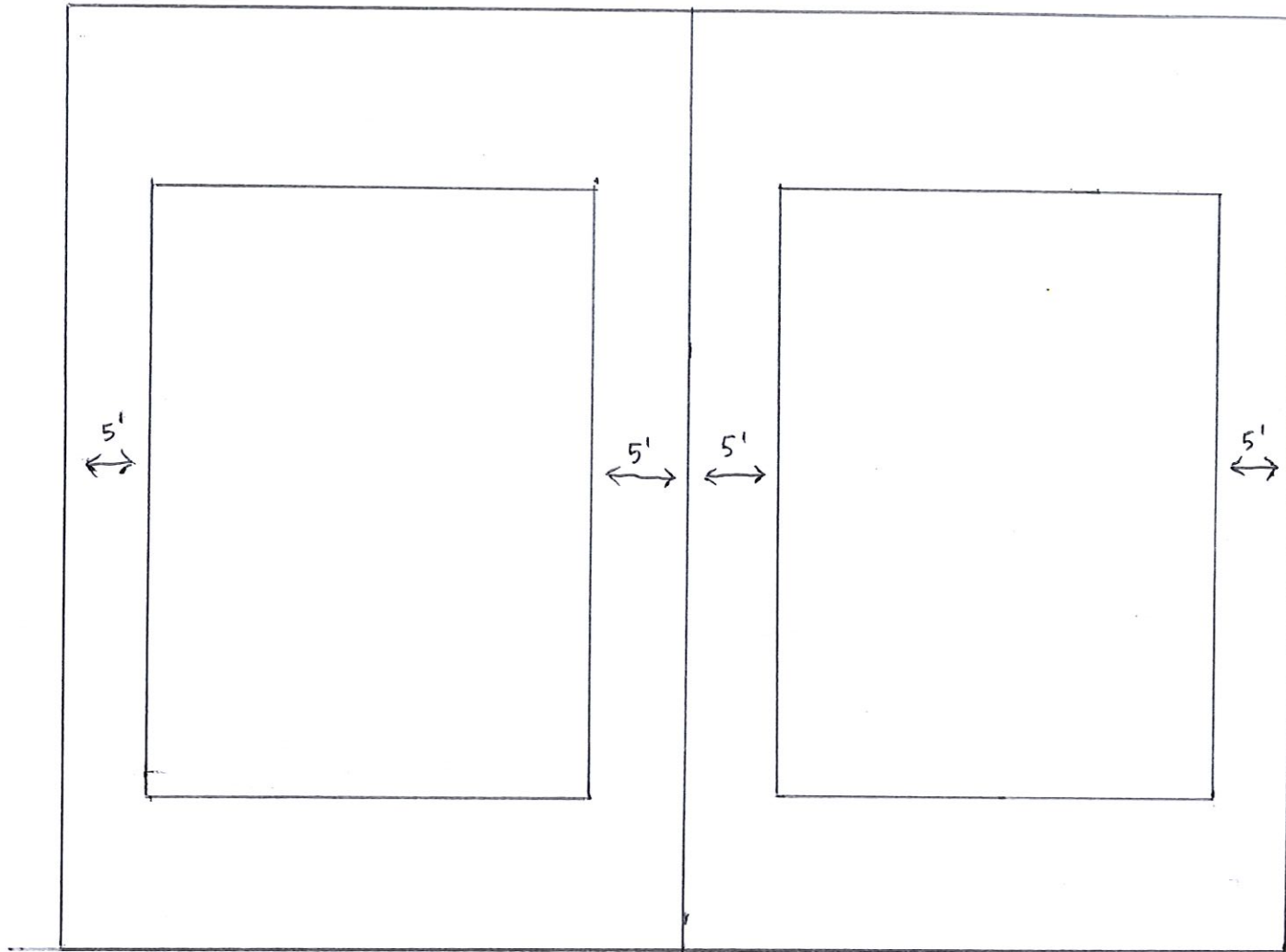
PLAN NO.:
319-1613

DATE:
3/14/19

REVISIONS:

SHEET:
A1.0

Side Sedbacks



STAFF REVIEW LETTER

December 9, 2019

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Joshua Holley
2013 S. Polaris Dr.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District being Lots 5, 6, 10-21, Block A; Lots 1-4, Block B; Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition for the property located in the 2100-2200 blocks of South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. 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:

9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

Agenda Item No. 14.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75

The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being Lots 5, 6, 10-21, Block A; Lots 1-4, Block B; Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One Family Residential) District.

Background:

The property is located in the 2100-2200 blocks South U.S. Highway 75, between Center Street and FM 1417; Stone Creek Golf Club is the tenant. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Specific Use Permit to allow patio homes on the following lots in the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition:

- Block A - Lots 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
- Block B - Lots 1, 2, 3, 4
- Block C - Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
- Block D - Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

SSCGC Holdings, LLC (Owners)

Joshua Holley (Developer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

Not required; same owner within 200'

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Holley Heights Addition

Patio Home Lots

Building Elevations

Patio Home Separation

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 2.

Meeting Date: 01/06/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6278

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Duplexes on Lots 1R, 2R, 3R, 4R, 5R, 6R and 7R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition (Bryan and Margaret Graham, Owners; Joe Gilbert, Prospective Buyer; and Preston Trail Land 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 Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, for a Specific Use Permit to allow duplexes on Lots 1R, 2R, 3R, 4R, 5R, 6R and 7R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District

Background:

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to construct duplexes on seven lots. Parking will be provided for one space per bedroom.

Origination:

Bryan and Margaret Graham (Owners)
Joe Gilbert (Prospective Buyer)
Preston Trail Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 17, 2019 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. 6278

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6278

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 DUPLEXES ON LOTS 1R, 2R, 3R, 4R, 5R, 6R AND 7R OF THE PROPOSED REPLAT OF GRAHAM ADDITION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 2300-2400 BLOCKS OF NORTH HICKORY STREET AND 229 WEST PELTON STREET, BEING ALL OF LOTS 1, 2 AND 3 OF GRAHAM ADDITION (BRYAN AND MARGARET GRAHAM, OWNERS; JOE GILBERT, PROSPECTIVE BUYER; AND PRESTON TRAIL LAND 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, Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) shall be granted a Specific Use Permit to allow duplexes on each of Lots 1R, 2R, 3R, 4R, 5R, 6R and 7R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street 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 Lots 1, 2 and 3 of Graham Addition; also being Lots 1R, 2R, 3R, 4R, 5R, 6R and 7R of the proposed Replat of Graham Addition

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
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. Platting of the property is required.
8. Verify fire lane requirements with Fire Marshall.
9. All trash receptors must be emptied from Hickory Street. Coordinate with Solid Waste Department.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. No parking will be permitted on Hickory Street.
12. Sewer must be extended to serve the development. Sewer capacity shall be verified for proposed use.
13. Internal water and sewer lines will be privately owned and maintained.
14. Development Agreement required for public infrastructures.
15. Parking requirements of Lots 6R and 7R do not meet standards.
16. Water Pro-Rata will be due at the time of development.
17. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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 _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

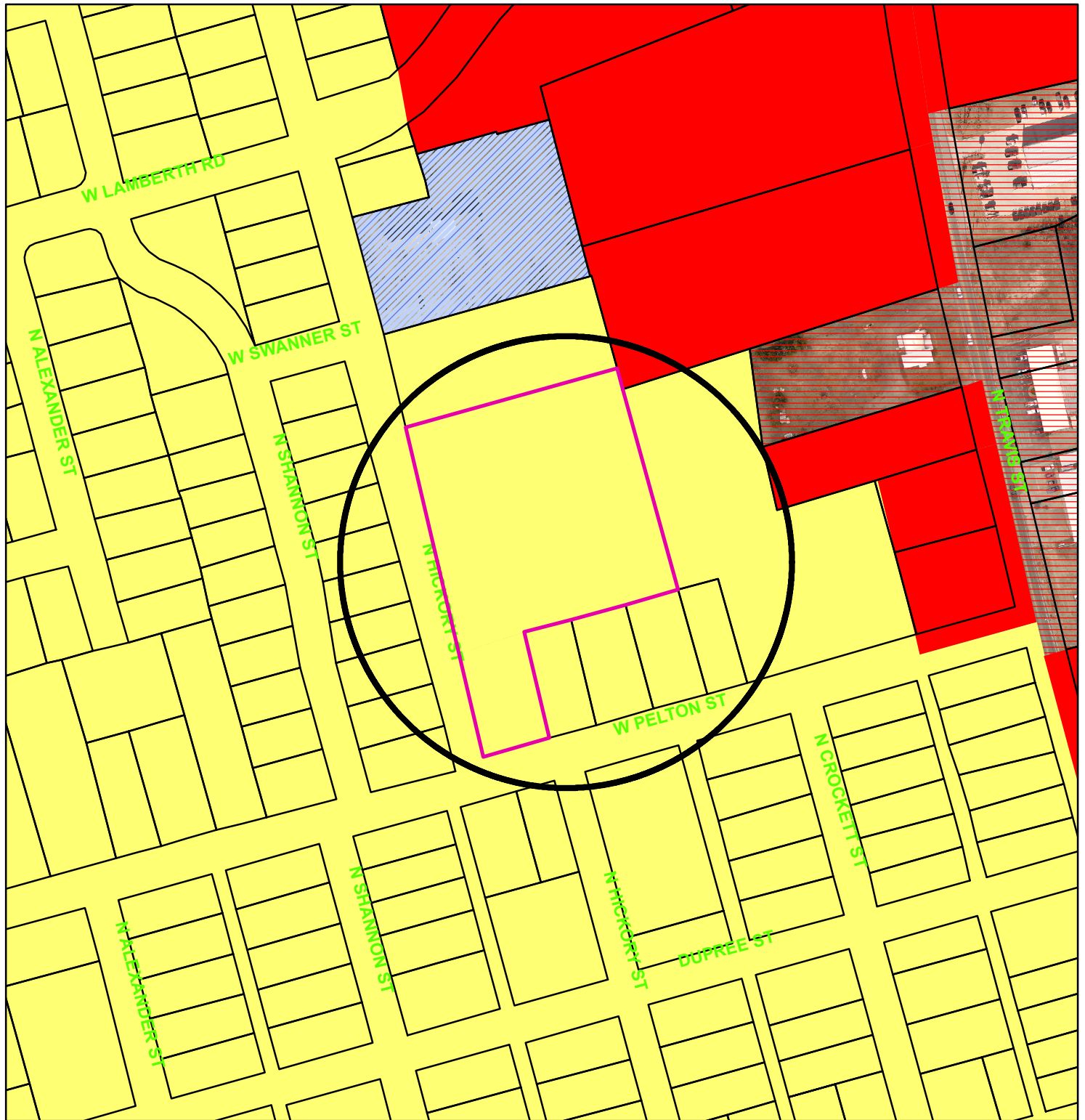
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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





Zoning - 2300-2400 Blks. N. Hickory Street & 229 W. Pelton Street

Legend

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
-  Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

-  FM 1417
-  Sam Rayburn Freeway
-  US Hwy 82 and 75
-  SH 289
-  FM 691

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 = 200 ft



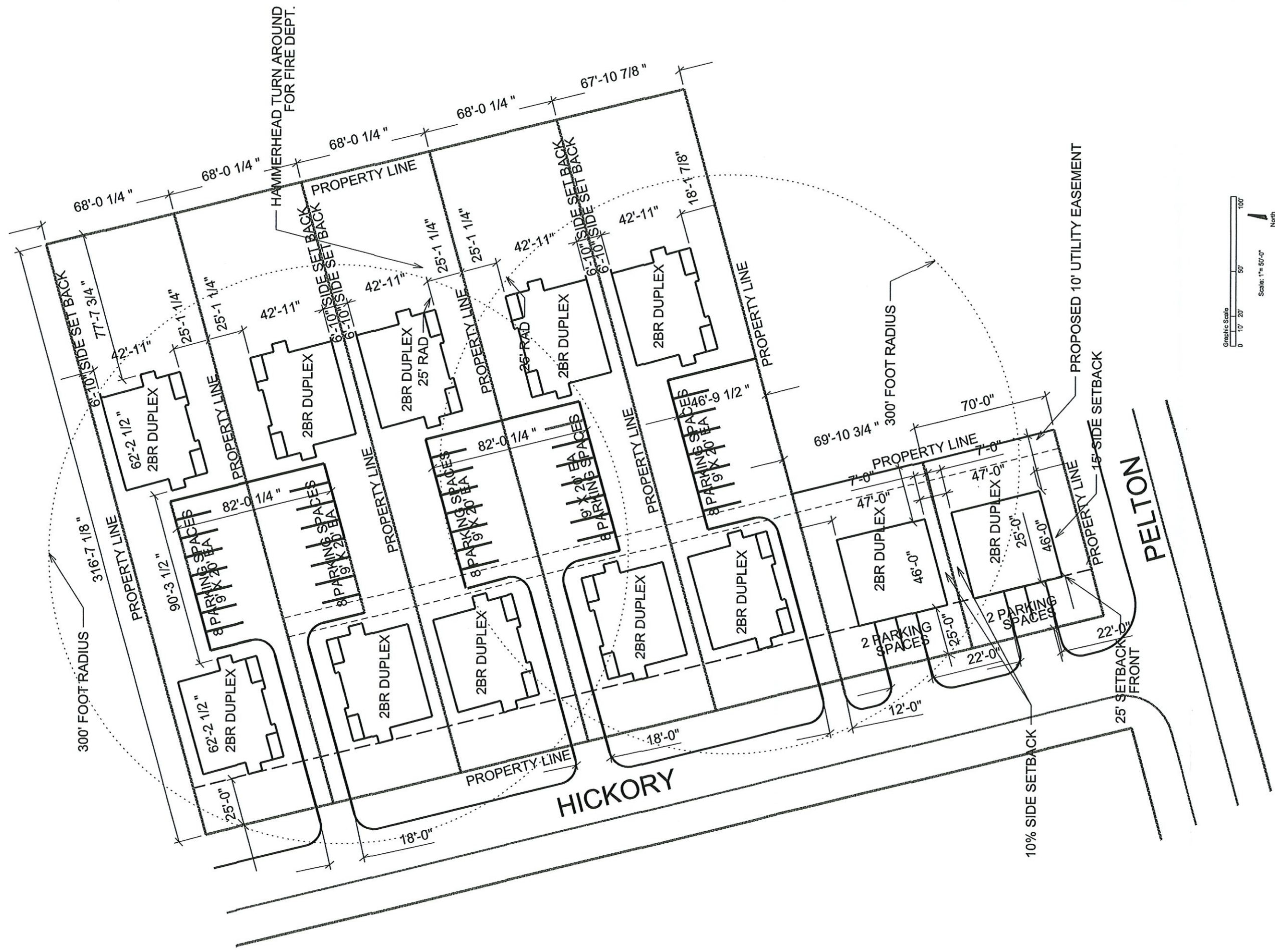
City of Sherman, Texas
Developmental Services Department

229 West Pelton Street



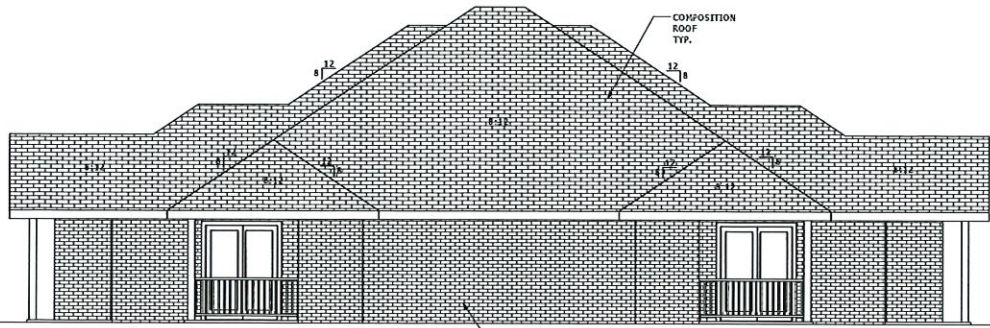
2300-2400 Blocks North Hickory Street





PRELIMINARY DUPLEX SITE PLAN

GRAHAM ADDITION DUPLICES



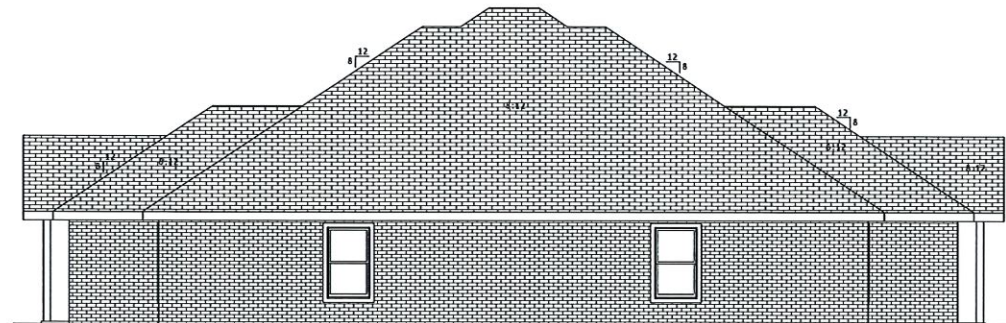
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

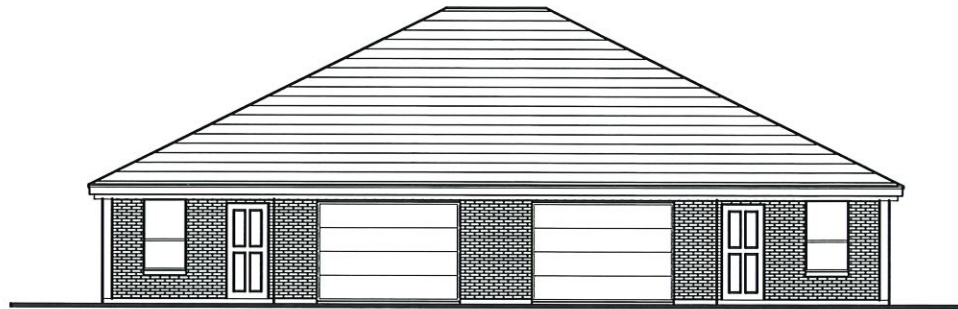
PROJECT DESCRIPTION:
Hickory Street
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.692.5620

DATE:
4/6/2016

SCALE:

SHEET:
A-2



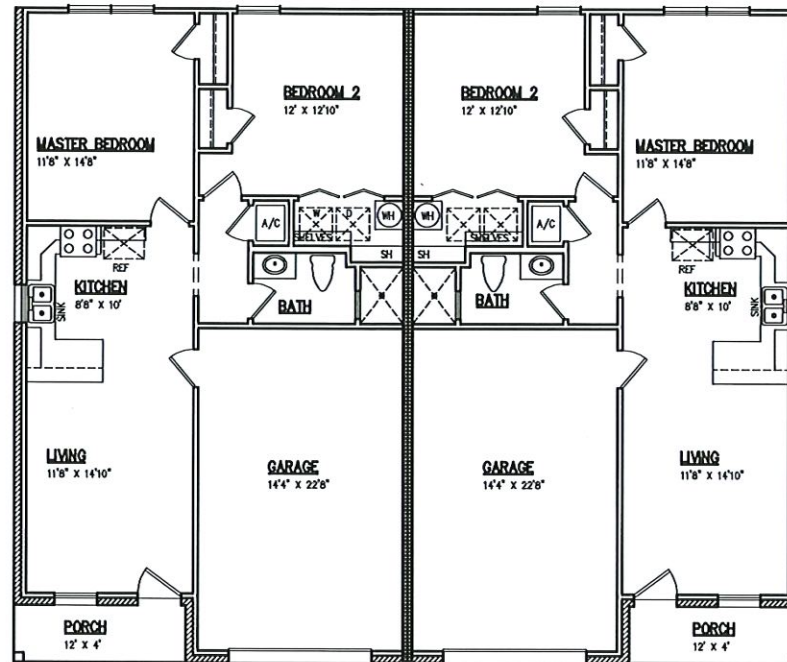
Plan Factory Plan: DUP1205868

Living 1st	Living 2nd	Total	Garage	Porch	Patio	Porte Cochere	A.U.R.
868	0	868	348	48	0	0	1264

Width	Depth
55'	46'

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of "THE PLAN FACTORY". It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

THE Plan Factory



These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of "THE PLAN FACTORY". It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

STAFF REVIEW LETTER

December 9, 2019

Bryan & Margaret Graham
1865 Meadowlake Dr.
Sherman, TX 75092

Joe Gilbert
801 E. Taylor
Sherman, TX 75090

Preston Trail Land Surveying
83493 N. State Highway 289
Suite 5
Pottsboro, TX 75076

Kent Hughlett
529 S. Crockett
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow two-story duplexes on Lots 6R and 7R and two single-story duplexes on each of Lots 1R, 2R, 3R, 4R and 5R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District for the property located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
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. Platting of the property is required.
8. Verify fire lane requirements with Fire Marshall.
9. All trash receptors must be emptied from Hickory Street. Coordinate with Solid Waste Department.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. No parking will be permitted on Hickory Street.
12. Sewer must be extended to serve the development. Sewer capacity shall be verified for proposed use.
13. Internal water and sewer lines will be privately owned and maintained.
14. Development Agreement required for public infrastructures.
15. Parking requirements of Lots 6R and 7R do not meet standards.
16. Water Pro-Rata will be due at the time of development.

17. 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", 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., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

Agenda Item No. 16.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET

The request of Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-story duplexes on Lots 6R and 7R and two single-story duplexes on each of Lots 1R, 2R, 3R, 4R and 5R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District.

Background:

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct (2) two-story duplexes and (10) single-story duplexes on seven lots. Parking will be provided for one space per bedroom.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Bryan and Margaret Graham (Owners)

Joe Gilbert (Prospective Buyer)

Preston Trail Land 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:

28

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Graham Addition Lots 1R-7R

Site Plan

Building Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 3.

Meeting Date: 01/06/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6277 and 6278

Issue:

D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6277

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 2100-2200 blocks of South U.S. Highway 75, being Lots 5, 6, 10-21, Block A, Lots 1-4, Block B, Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition (SSCGC Holdings, LLC, Owners; Joshua Holley, Developer; 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. 6278

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Duplexes on Lots 1R, 2R, 3R, 4R, 5R, 6R and 7R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition (Bryan and Margaret Graham, Owners; Joe Gilbert, Prospective Buyer; and Preston Trail Land 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

D. 4.

Meeting Date: 01/06/2020

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. 3. * RESOLUTION NO. 6578

Authorizing the Acceptance and Dedication of Right of Way being called Steeple Chase Drive, being dedicated to the City of Sherman by Right-of-Way Dedication Deed filed of record in Document No. 2019-29930, Official Public Records, Grayson County, Texas, being 0.874 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, being further described in Exhibit "A" attached hereto, for public use and utility purposes being the construction of a road, Steeple Chase Drive, east of F.M. 1417 and north of West Travis Street

E. 4. * RESOLUTION NO. 6579

Authorizing the Acceptance and Dedication of Right of Way being called West Travis Street, being dedicated to the City of Sherman by Right-of-Way Dedication Deed, totaling 0.3233 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, being filed of record in Instrument No. 2018-8256, Official Public Records, Grayson County, Texas, for public use and utility purposes being the construction of a road, West Travis Street, east of F.M. 1417 and along the newly constructed West Travis Street

E. 5. * RESOLUTION NO. 6580

Authorizing Execution of a Right-of-Way Dedication Deed for the Dedication of 0.4940 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, for Right of Way Purposes from City-Owned Real Property located on F.M. 1417, being more particularly described in the Exhibit "A" attached hereto and made a part hereof for all purposes

F. 2. * REQUEST TO ADVERTISE

Annual Water and Sewer Maintenance Supplies and Parts

F. 3. * REQUEST TO ADVERTISE

Annual Purchase of Water Meters for the City of Sherman Automated Meter Reading System

F. 4. * REQUEST TO ADVERTISE

Annual Services for Right-of-Way Mowin

F. 5. * REQUEST TO ADVERTISE

Park Restroom Cleaning Service

G. 2. * OTHER BUSINESS

Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in Volume 8, Page 121, P.R.G.C.T.; being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One; Young Enterprises, LP, Owners; and Helvey-Wagner Surveying, Inc., Surveyor (4800-4900 blocks of Knollwood Road)

G. 3. * OTHER BUSINESS

Final Plat Approval of Holly Moore Addition; being 0.738 acres in the Elizabeth Jones Survey, Abstract No. 625; SGU Joint Venture, LLC, Owners; David Baca, Representative; and Underwood Drafting and Surveying, Surveyor (1401 and 1405 West Moore Street)

G. 4. * OTHER BUSINESS

Replat Approval of Graham Addition, Lots 1R-7R, being all of Lots 1, 2 and 3 of Graham Addition; Bryan and Margaret Graham, Owners; Joe Gilbert, Prospective Buyer; and Preston Trail Land Surveying, Surveyor (2300-2400 blocks of North Hickory Street and 229 West Pelton Street)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 1.

Meeting Date: 01/06/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6576

Authorizing Execution of an Economic Development Program Agreement with Riverside (East) Homebuilders, Ltd., a Texas Limited Partnership, for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code

Issue:

Approving an Economic Development Program Agreement with Riverside (East) Homebuilders, Ltd. (the "Homebuilder") for incentives authorized under Chapter 380 (380 Agreement) of the Texas Local Government Code

Background:

City staff has reached an agreement with Riverside (East) Homebuilders, Ltd. to induce the homebuilder to remit Use Tax directly to the state instead of paying the supplier when and where the building materials are purchased. Most homebuilders simply pay sales tax directly to suppliers. However, the taxpayer is allowed to self-assess and pay Use Tax on its purchases of building materials. All Use Taxes are destination-based, meaning a homebuilder can voluntarily elect to pay its own taxes on materials based on the job site locations, which re-directs local taxes to cities where they construct new homes and where their customers live.

Riverside (East) Homebuilders, Ltd. is a homebuilder headquartered in Fort Worth who has 325 undeveloped lots in the Quail Run Subdivision. Purchases of direct materials where the sales/use tax can be re-directed to Sherman are estimated to be over \$12.3 million during the build-out period, which could generate about \$246,000 in new local tax revenue. None of the Homebuilder's suppliers have a place of business in Sherman. The Agreement calls for Riverside to receive a grant of 80% of the Use Tax receipts from the collection of one percent (1%) general City Use Tax, or about \$98,000. The remaining portion of \$148,000 would be retained by the City.

Origination:

Riverside (East) Homebuilders, Ltd.
Robby Hefton, City Manager

Financial Consideration:

This agreement will provide a cash grant equal to 80% of the net receipts from the collection of one percent (1%) general City Use Tax. This agreement expires after ten (10) years.

Staff Recommendation:

It is recommended that the City Council approve the proposed agreement.

Alternatives:

The City Council could deny the agreement.

Attachments

Resolution No. 6576
Chapter 380 Agreement
Aerial Location Map

RESOLUTION NO. 6576

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH RIVERSIDE (EAST) HOMEBUILDERS, LTD., A TEXAS LIMITED PARTNERSHIP, FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE; 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 Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from Riverside (East) Homebuilders, Ltd. and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an Economic Development Program Agreement with Riverside (East) Homebuilders, Ltd. for the grant of incentives pursuant to Chapter 380 of the Texas Local Government Code, to induce Riverside (East) Homebuilders, Ltd. to purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, in the same or substantially same form as the 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 _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

CHAPTER 380 GRANT AGREEMENT BETWEEN THE CITY OF SHERMAN, TEXAS AND RIVERSIDE EAST

This **CHAPTER 380 GRANT AGREEMENT** ("Agreement") is made by and between The City of Sherman, Texas, also referred to as ("Grantor"), and Riverside (East), a Texas limited partnership ("Company"), acting by and through their respective authorized officers and representatives.

WHEREAS, the City Council ("City Council") of the City of Sherman, Texas ("City ") has investigated and determined that it is in the best interest of the City and its citizens to encourage programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380"); and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would like to partner with the City, and that a contributing factor that would induce the Company to purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, would be an agreement by the City to provide an economic development grant to the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City Council has investigated and determined that the Company meets the criteria for providing the grants (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Sherman (collectively, the "Approved Project"); and

WHEREAS, the City has concluded that the Approved Project qualifies for a Grant under Chapter 380; and

WHEREAS, with the approval of this Agreement, the City hereby establishes a program authorized by Chapter 380 to encourage and induce the generation of local use tax; and

WHEREAS, the City has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I DEFINITIONS

1. For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

"Agreement" shall mean this Chapter 380 Grant Agreement, together with all exhibits, schedules, and attachments that are attached to this Agreement from time to time, if any.

"City" and "Grantor" shall mean Sherman, Texas.

"Company" shall mean Riverside (East) Homebuilders, Ltd.

"Commencement Date" shall mean January 1, 2020.

"Effective Date" shall mean January 1, 2020.

"Direct Payment Permit" also referred to herein as a "Texas Direct Payment Permit" shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of Company's taxable purchases. Texas Rule 3.288 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Code or Rules whether renaming such permits or otherwise modifying such provisions.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

"Program" shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

"Program Grant" shall mean the periodic payments paid by the City to the Company in accordance with Section 3 of this Agreement.

“Grant Period” shall mean consecutive six (6) month periods during the term of this Agreement, except that the first Grant Period shall begin on the Effective Date and continue through and include the last day of June 2020 following the Effective Date. For illustration purposes, assume the Effective Date is January 1, 2020 then the first Grant Period would begin on January 1, 2020 and continue through and include June 30, 2020. The next Grant Period would begin on July 1, 2020 and continue through and include December 31, 2020. The final Grant Period for the initial 10-year term of the Agreement would be from July 1, 2029 and end on December 31, 2029.

"Taxable Items" shall have the same meaning assigned by Sections 151.010 and 151.0101, TEX. TAX CODE, as amended.

"Use Tax Receipts" shall mean the City's net receipts from the State of Texas from the collection of one percent (1%) general City use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the collection of use tax by Company associated with the issuance of Company's Texas Direct Payment for Taxable Items used or consumed in the City.

"Use Tax Certificate" shall mean a certificate or other statement in a form reasonably acceptable to the City setting forth the Company's collection of use tax imposed by and received by the City from the State of Texas, for the use of Taxable Items by Company in the City for the applicable calendar month during a Grant Period which are to be used to determine Company's eligibility for a Grant, together with such supporting documentation required herein, and as City may reasonably request.

ARTICLE II TERM

2.01 Term. The term of this Agreement shall begin on the Effective Date and continue for a ten (10) year period.

2.02 This Agreement shall remain in effect until City has made the Program Grants set forth in Section 3 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.03 This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III ECONOMIC DEVELOPMENT GRANT

3.01 Grant. Subject to the Company's continued compliance with (a) all the terms and conditions of this Agreement, the Grantor agrees to provide Company with an economic development grant from lawful available funds payable as provided herein in an amount equal to 80% of the Use Tax Receipts, as previously defined herein (the "Grant"). The Grant will be paid

semi-annually at the end of June and the end of December with the potential exception of the final Grant Period during the ten (10) year period following the execution of the Agreement, commencing January 1, 2020. The Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts.

3.02 Grant Payment. City shall pay the Grant for the applicable Grant Period within forty-five (45) days after receipt of a Use Tax Certificate from Company following the end of each Grant Period, pursuant to Section 4.01. Company shall submit Use Tax Certificates to City within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on January 1, 2020 and continues through and includes June 30, 2020. Company would submit a Use Tax Certificate to City for the first Grant Period by July 30, 2020 and City would pay the first Grant within forty-five (45) days after receipt of the Use Tax Certificate and after receiving all of the net Use Tax Receipts within the Grant Period. Further assume that the Use Tax Receipts for the first Grant Period equal Five Thousand Dollars (\$5,000.00), then the amount of the first Grant would be Four Thousand Dollars (\$4,000.00).

3.03 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional use tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous period covered within the term of this Agreement, the Grant payment for the Grant Period immediately following such State-approved amendment shall be adjusted accordingly, provided the City must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide City with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

3.04 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of use tax paid to the City exceeds the correct amount of use tax for a previous Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the City. The City may at its option adjust the Grant payment for the Grant Period immediately following such State of Texas determination to deduct there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide Company with a copy of such determination by the State of Texas.

ARTICLE IV DOCUMENTATION SUPPORTING THE ECONOMIC DEVELOPMENT GRANT

The conditions contained in this Article IV are conditions precedent to the City's obligation to make any Grant payment.

4.01 Use Tax Certificate. During the term of this Agreement, the Company shall within thirty (30) days after the end of each Grant Period, provide the City with a Use Tax Certificate relating to Use Tax Receipts paid during the Grant Period. The City shall have no duty to calculate the Use Tax Receipts or determine Company's entitlement to any Grant for a Grant Period, or pay

any Grant during the term of this Agreement until such time as Company has provided the City a Use Tax Certificate for such Grant Period and the City has received the actual Use Tax Receipts from the State of Texas attributable to such calendar months within the Grant Period. Company shall provide such additional documentation as may be reasonably requested by City to evidence, support and establish the use tax paid directly to the State of Texas pursuant to Company's Direct Payment Permit. The Use Tax Certificate for each Grant Period shall at a minimum contain, include or be accompanied by the following:

- a. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use tax paid directly to the State of Texas related to Company's operations for the Grant Period; and
- b. Information concerning any refund or credit received by the Company of use tax paid by the Company which has previously been reported by the Company as use tax paid for a previous Grant Period within the term of this Agreement.

Company will provide to City the Use Tax Certificates from time to time pursuant to the terms of the Agreement, which are confidential ("Confidential Information") and, except as otherwise provided herein, may not be disclosed to a third party without the Company's consent. To the extent that any disclosure of the Confidential Information may be required by law, City will use reasonable efforts to inform Company of the request in sufficient time for Company to assert any objection it may have to such disclosure to an appropriate judicial or administrative body.

4.02 Grantor must have received a Use Tax Certificate for the months within the Grant Period for which payment of a Grant is requested, and Grantor must have received the actual Use Tax Receipts for all calendar months within the Grant Period.

4.03 The Company intends to issue its Texas Direct Payment Permit to specific suppliers or vendors that provide large quantities of building materials or other tangible personal property.

4.04 The Company shall provide the City with a true and correct copy of its Texas Direct Payment Permit, which permit shall be kept in full force and effect throughout the term of the Agreement.

4.05 Company or the City shall not have an uncured material breach or default of this Agreement.

ARTICLE V TERMINATION

5.01 This Agreement may be terminated upon any one of the following:

- (a) by mutual written agreement of the parties;

- (b) by Grantor or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the City or Company, as the case may be;
- (c) by Grantor, if any Impositions owed to the City or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (d) by Grantor, if Company suffers an Event of Bankruptcy or Insolvency;
- (e) by Grantor or Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable;
- (f) by Company, if the City does not pay the applicable Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default, or;
- (g) expiration of the term, or any subsequent renewal of the term.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI MISCELLANEOUS

6.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this Agreement and their respective successors and permitted assigns. This Agreement may not be assigned without the express written consent of Grantor, which consent shall not be unreasonably withheld or delayed.

6.02 Limitation on Liability. It is understood and agreed between the parties that the Company and City, in satisfying the conditions of this Agreement, have acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions. The Company agrees to indemnify and hold harmless the City from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Company's performance of the conditions under this Agreement.

6.03 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

6.04 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.05 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City, to:

Attn: Robby Hefton
City Manager
220 West Mulberry, P.O. Box 1106
Sherman, TX 75090

With a copy to:

Attn:

If intended for the Company:

Attn: Tim Fleet
President
Riverside (East) Homebuilders, Ltd.
3045 Lackland Road
Fort Worth, TX 76116

With a copy to:

Attn: Benjamin Compton
General Counsel
Riverside (East) Homebuilders, Ltd.
3045 Lackland Road
Fort Worth, TX 76116

6.06 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

6.07 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Sherman, Grayson County, Texas with exclusive venue for any

action concerning this Agreement being in a court of competent jurisdiction in Grayson County, Texas.

6.08 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

6.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.13 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

6.14 Dispute Resolution. Any controversy or claim arising from or relating to this Agreement, or a breach thereof shall be subject to non-binding mediation, as a condition precedent to the institution of legal or equitable proceedings by any party unless the institution of such legal or equitable proceeding is necessary to avoid the running of an applicable statute of limitation. The parties shall endeavor to resolve their claims by mediation. City and Company shall share the costs of mediation equally. The mediation shall be held in Sherman, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

[SIGNATURE PAGES FOLLOW]

EXECUTED as of the ____ day of _____, 2020.

THE CITY OF SHERMAN, TEXAS

By: _____
Robby Hefton, City Manager

ATTEST:

By: _____
_____, City Secretary

EXECUTED as of the ____ day of _____, 2020.

Riverside (East) Homebuilders, Ltd.
a Texas Limited Partnership

By: Jacksboro Highway, Inc.
a Texas Corporation,
its General Partner

By: _____
Name: Tim Fleet
Title: President

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
CITY OF SHERMAN §

This instrument was acknowledged before me on the _____ day of _____, 2020 by Robby Hefton, City Manager of The City of Sherman, Texas, on behalf of said City.

Name: _____

Notary Public, State of Texas

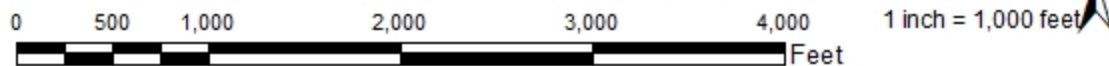
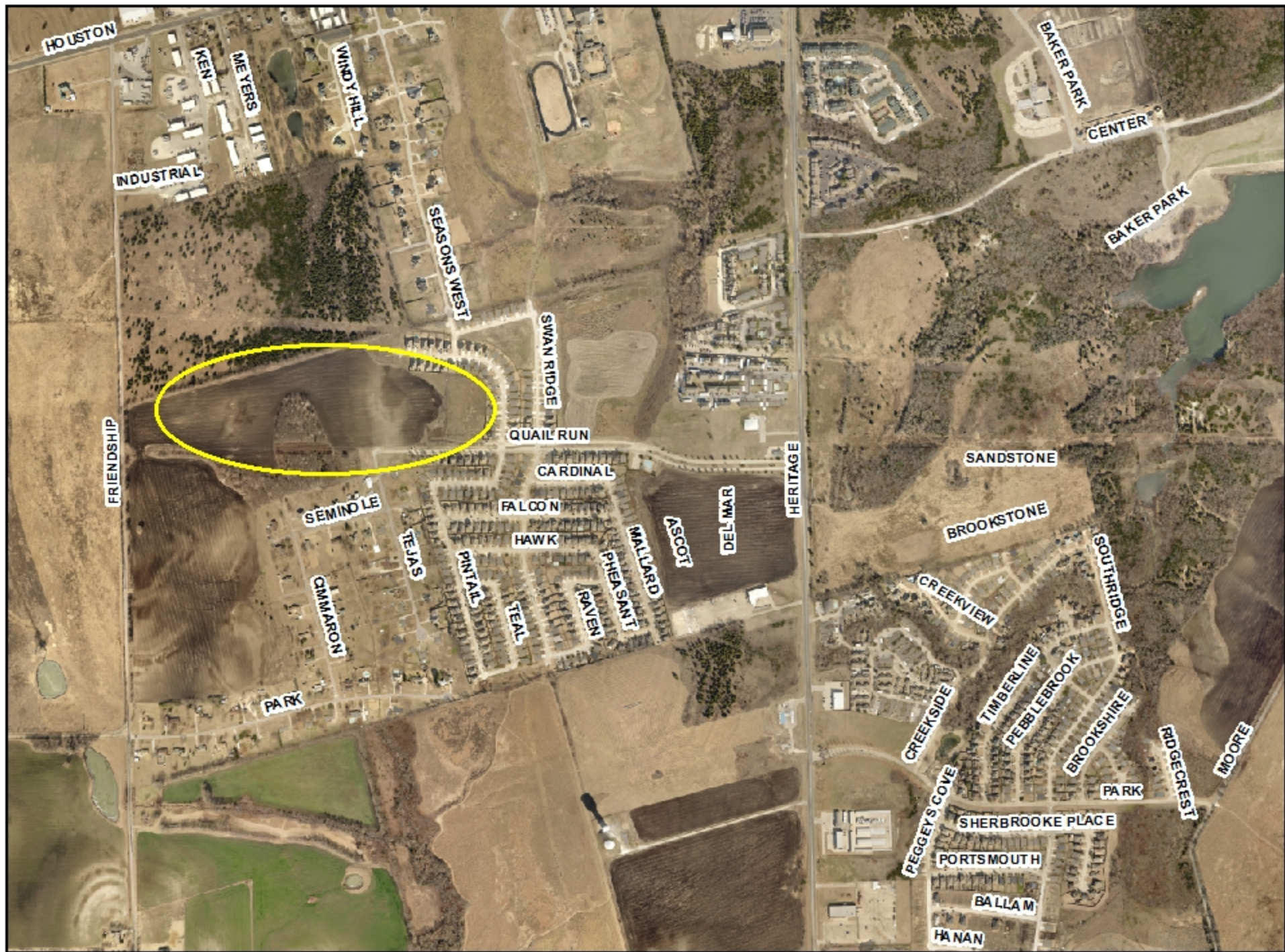
My commission expires: _____

STATE OF TEXAS §
 §
CITY OF SOUTHLAKE §

This instrument was acknowledged before me on the _____ day of _____, 2020 by Tim Fleet, President of Jacksboro Highway, Inc., General Partner of Riverside (East) Homebuilders, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Name: _____

Notary Public - State of Texas





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 2.

Meeting Date: 01/06/2020

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6577

Awarding a Bid to and Authorizing Execution of a Contract with Lynn Vessels Construction, LLC based on an Invitation to Bid for Construction of the Munson Tract Wastewater Extension Project

Issue:

To consider awarding a bid to and authorizing execution of a contract with Lynn Vessels Construction, LLC of Sherman, Texas, based on an invitation to bid, for construction of the Munson Tract Wastewater Extension Project

Background:

This project will extend the sewer line north of the area of Flanary Road and Heritage Parkway (F.M. 1417) through the Munson Planned Development. The project consists of installing approximately 7,200 linear feet of sewer line. The constructed Munson Tract Wastewater Extension will service the many planned developments in the area, including the new Sherman High School.

Ten (10) bidders responded to the request for bids. The low bid in the amount of \$645,216.69 was submitted by Lynn Vessels Construction, LLC of Sherman, Texas. A bid tabulation is attached.

Origination:

Engineering Department

Financial Consideration:

The total cost of the project \$645,216.69 and is funded through the Greater Texoma Utility Authority.

Staff Recommendation:

It is recommended that the bid be awarded for construction of the Munson Tract Wastewater Extension Project to Lynn Vessels Construction, LLC in the amount of \$645,216.69. It is also recommended that the City Manager be authorized to execute the required contract documents.

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6577

Contract Agreement

Bid Tabulation

Aerial Location Map

RESOLUTION NO. 6577

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC BASED ON AN INVITATION TO BID FOR CONSTRUCTION OF THE MUNSON TRACT WASTEWATER EXTENSION 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 Lynn Vessels Construction, LLC of Sherman, Texas, is hereby awarded the bid and the City of Sherman hereby approves the contract with Lynn Vessels Construction, LLC in the amount of Six Hundred Forty-Five Thousand Two Hundred Sixteen Dollars and Sixty-Nine Cents (\$645,216.69) for construction of the Munson Tract Wastewater Extension Project; 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 Lynn Vessels Construction, LLC for construction of the aforementioned improvements, 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 _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

CONTRACT AGREEMENT

STATE OF TEXAS

COUNTY OF GRAYSON

THIS AGREEMENT is made and entered into this 6th day of January 2020, by and between the City of Sherman, of the County of Grayson and State of Texas, acting through its City Manager, thereunto duly authorized so to do, Party of the First Part, hereinafter termed the OWNER, and Lynn Vessels Construction, LLC of the City of Sherman, County of Grayson, State of Texas, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the OWNER, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete construction of certain improvements as follows:

Munson Tract Wastewater Extension

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of the AGREEMENT; and at his own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the OWNER, each of which has been identified by the endorsement of the CONTRACTOR and the OWNER thereon, together with the CONTRACTOR's written Proposal and the General Provisions, all of which are made a part hereof and collectively evidence and constitute the entire AGREEMENT.

Notice to Proceed

The CONTRACTOR hereby agrees to commence work within ten (10) calendar days after the date of written notice to do so shall have been given to him, to complete the work within One Hundred Fifty (**150**) calendar days, after he commences work, subject to such extensions of time as are provided by the General Provisions.

The OWNER agrees to pay the CONTRACTOR Six Hundred Forty-Five Thousand, Two Hundred Sixteen Dollars and Sixty-Nine Cents (**\$645,216.69**) in current funds for the performance of the Contract in accordance with the Proposal submitted thereof, subject to additions and deductions, as provided in the General Provisions, and to make payments of account thereof as provided therein.

IN WITNESS WHEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

CITY OF SHERMAN, TEXAS (OWNER)

ATTEST:

By: _____ By: _____
Robby Hefton, City Manager Linda Ashby, City Clerk

By: _____ By: _____
(CONTRACTOR) ATTEST:

The following to be executed if the CONTRACTOR is a corporation:

I, _____ certify that I am the secretary of the corporation named as CONTRACTOR herein; that _____, who signed this Contract on behalf of the CONTRACTOR is the _____ (official title) of said corporation; that said Contract was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: _____

Corporate Seal

Bid Tabulation**Project:** Munson Tract Wastewater Extension**Owner:** City of Sherman**Number:** 2020-01**Public Works Project #** 3070**Date:** 12/19/2019

Public Works Project # 3070				Lynn Vessels		Excel		Pittard		Blackrock	
Date: 12/19/2019				Construction		Trenching		Construction		Construction	
Item	Description	Estimated Quantity		Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Munson Tract Wastewater Extension											
1	Mobilization	1	LS	\$17,166.88	\$17,166.88	\$28,000.00	\$28,000.00	\$40,000.00	\$40,000.00	\$85,000.75	\$85,000.75
2	Field Control (Construction Staking)	1	LS	\$18,135.03	\$18,135.03	\$18,100.00	\$18,100.00	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00
3	Erosion Control (Silt Fence)	6160	LF	\$1.87	\$11,519.20	\$1.75	\$10,780.00	\$2.50	\$15,400.00	\$2.25	\$13,860.00
4	Erosion Control (Rock Berm)	32	LF	\$29.45	\$942.40	\$35.00	\$1,120.00	\$15.00	\$480.00	\$80.00	\$2,560.00
5	Dry Boring and 21" Steel Encasement Pipe	172	LF	\$301.54	\$51,864.88	\$370.00	\$63,640.00	\$225.00	\$38,700.00	\$325.00	\$55,900.00
6	4' Diameter Manholes (0'-8' Depth)	1	EA	\$2,626.50	\$2,626.50	\$5,300.00	\$5,300.00	\$4,500.00	\$4,500.00	\$5,800.00	\$5,800.00
7	4' Diameter Manholes (8'-10' Depth)	1	EA	\$3,057.12	\$3,057.12	\$5,500.00	\$5,500.00	\$5,000.00	\$5,000.00	\$6,300.00	\$6,300.00
8	4' Diameter Manholes (10'-12' Depth)	2	EA	\$3,487.74	\$6,975.48	\$6,200.00	\$12,400.00	\$5,500.00	\$11,000.00	\$6,950.00	\$13,900.00
9	4' Diameter Manholes (12'-14' Depth)	1	EA	\$3,918.36	\$3,918.36	\$6,500.00	\$6,500.00	\$6,000.00	\$6,000.00	\$5,975.00	\$5,975.00
10	4' Diameter Manholes (14'-16' Depth)	1	EA	\$4,348.98	\$4,348.98	\$7,300.00	\$7,300.00	\$6,750.00	\$6,750.00	\$8,700.00	\$8,700.00
11	4' Diameter Manholes (16'-18' Depth)	2	EA	\$4,779.60	\$9,559.20	\$7,500.00	\$15,000.00	\$7,500.00	\$15,000.00	\$9,885.00	\$19,770.00
12	4' Diameter Manholes (18'-20' Depth)	1	EA	\$5,210.22	\$5,210.22	\$8,400.00	\$8,400.00	\$9,000.00	\$9,000.00	\$11,555.00	\$11,555.00
13	4' Diameter Internal Drop Manhole (16'-18' Depth)	1	EA	\$7,096.13	\$7,096.13	\$12,000.00	\$12,000.00	\$8,500.00	\$8,500.00	\$9,655.00	\$9,655.00
14	4' Diameter Vented Manhole (8'-10' Depth)	1	EA	\$3,915.18	\$3,915.18	\$6,500.00	\$6,500.00	\$6,100.00	\$6,100.00	\$8,965.00	\$8,965.00
15	4' Diameter Vented Manhole (12'-14' Depth)	1	EA	\$5,003.42	\$5,003.42	\$7,000.00	\$7,000.00	\$6,600.00	\$6,600.00	\$8,965.00	\$8,965.00
16	4' Diameter Vented Manhole (14'-16' Depth)	1	EA	\$5,434.04	\$5,434.04	\$7,700.00	\$7,700.00	\$7,350.00	\$7,350.00	\$8,965.00	\$8,965.00
17	4' Diameter Vented Manhole (16'-18' Depth)	1	EA	\$5,864.66	\$5,864.66	\$8,500.00	\$8,500.00	\$8,100.00	\$8,100.00	\$9,535.00	\$9,535.00
18	5' Diameter Manholes (20'-22' Depth)	1	EA	\$8,216.04	\$8,216.04	\$10,800.00	\$10,800.00	\$11,500.00	\$11,500.00	\$11,270.00	\$11,270.00
19	5' Diameter Manholes (22'-24' Depth)	2	EA	\$7,920.09	\$15,840.18	\$11,100.00	\$22,200.00	\$13,000.00	\$26,000.00	\$14,335.00	\$28,670.00
20	5' Diameter Internal Drop Manholes (22'-24' Depth)	1	EA	\$9,826.89	\$9,826.89	\$14,900.00	\$14,900.00	\$14,000.00	\$14,000.00	\$19,180.00	\$19,180.00
21	8" SDR-26 PVC Pipe (6'-8' Depth)	20	LF	\$31.24	\$624.80	\$50.00	\$1,000.00	\$75.00	\$1,500.00	\$62.00	\$1,240.00
22	12" SDR-26 PVC Pipe (6'-8' Depth)	1024	LF	\$37.77	\$38,676.48	\$56.00	\$57,344.00	\$45.00	\$46,080.00	\$63.00	\$64,512.00
23	12" SDR-26 PVC Pipe (8'-10' Depth)	495	LF	\$40.04	\$19,819.80	\$56.00	\$27,720.00	\$55.00	\$27,225.00	\$69.00	\$34,155.00
24	12" SDR-26 PVC Pipe (10'-12' Depth)	300	LF	\$43.45	\$13,035.00	\$56.00	\$16,800.00	\$60.00	\$18,000.00	\$72.00	\$21,600.00
25	12" SDR-26 PVC Pipe (12'-14' Depth)	184	LF	\$49.12	\$9,038.08	\$56.00	\$10,304.00	\$70.00	\$12,880.00	\$77.00	\$14,168.00
26	12" SDR-26 PVC Pipe (14'-16' Depth)	957	LF	\$60.47	\$57,869.79	\$56.00	\$53,592.00	\$80.00	\$76,560.00	\$77.00	\$73,689.00
27	12" SDR-26 PVC Pipe (18'-20' Depth)	96	LF	\$94.52	\$9,073.92	\$56.00	\$5,376.00	\$95.00	\$9,120.00	\$84.00	\$8,064.00
28	15" SDR-26 PVC Pipe (6'-8' Depth)	490	LF	\$44.17	\$21,643.30	\$65.00	\$31,850.00	\$50.00	\$24,500.00	\$75.00	\$36,750.00
29	15" SDR-26 PVC Pipe (8'-10' Depth)	289	LF	\$46.44	\$13,421.16	\$65.00	\$18,785.00	\$60.00	\$17,340.00	\$75.00	\$21,675.00
30	15" SDR-26 PVC Pipe (10'-12' Depth)	718	LF	\$49.84	\$35,785.12	\$65.00	\$46,670.00	\$70.00	\$50,260.00	\$75.00	\$53,850.00
31	15" SDR-26 PVC Pipe (12'-14' Depth)	680	LF	\$55.52	\$37,753.60	\$65.00	\$44,200.00	\$80.00	\$54,400.00	\$84.00	\$57,120.00
32	15" SDR-26 PVC Pipe (14'-16' Depth)	500	LF	\$66.87	\$33,435.00	\$65.00	\$32,500.00	\$95.00	\$47,500.00	\$84.00	\$42,000.00
33	15" SDR-26 PVC Pipe (16'-18' Depth)	500	LF	\$78.22	\$39,110.00	\$65.00	\$32,500.00	\$105.00	\$52,500.00	\$87.00	\$43,500.00
34	15" SDR-26 PVC Pipe (18'-20' Depth)	880	LF	\$100.92	\$88,809.60	\$65.00	\$57,200.00	\$120.00	\$105,600.00	\$87.00	\$76,560.00
35	8" Plug	1	EA	\$103.36	\$103.36	\$400.00	\$400.00	\$750.00	\$750.00	\$750.00	\$750.00
36	12" Plug	4	EA	\$179.33	\$717.32	\$500.00	\$2,000.00	\$1,000.00	\$4,000.00	\$1,000.00	\$4,000.00
37	Connect to Existing 12" PVC	2	EA	\$1,322.28	\$2,644.56	\$4,100.00	\$8,200.00	\$1,250.00	\$2,500.00	\$2,500.00	\$5,000.00
38	Core drill existing manhole for 12" PVC connection	1	EA	\$1,532.25	\$1,532.25	\$2,300.00	\$2,300.00	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00
39	Trench Safety for sanitary sewer line, all sizes, all depths	7133	LF	\$1.14	\$8,131.62	\$4.40	\$31,385.20	\$1.00	\$7,133.00	\$1.00	\$7,133.00
40	Testing for sanitary sewer line, all sizes, all depths	7133	LF	\$1.19	\$8,488.27	\$1.75	\$12,482.75	\$2.50	\$17,832.50	\$1.25	\$8,916.25
41	TV Inspection for sanitary sewer line, all sizes, all depths	7133	LF	\$1.14	\$8,131.62	\$0.90	\$6,419.70	\$2.00	\$14,266.00	\$2.00	\$14,266.00
42	Project Sign	1	LS	\$851.25	\$851.25	\$1,400.00	\$1,400.00	\$750.00	\$750.00	\$1,500.00	\$1,500.00
Subtotal					\$645,216.69		\$772,068.65		\$839,676.50		\$943,474.00

Date: 12/19/2019

Subtotal		\$1,026,095.00		\$1,039,163.00		\$1,286,397.00		\$1,534,867.35
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Public Works Project # 3070

Date: 12/19/2019

				Saber		Atkins					
				Development Corporation		Bros Equip Co., Inc.					
Item	Description	Estimated Quantity		Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Munson Tract Wastewater Extension											
1	Mobilization	1	LS	\$75,000.00	\$75,000.00	\$150,000.00	\$150,000.00		\$0.00		\$0.00
2	Field Control (Construction Staking)	1	LS	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00		\$0.00		\$0.00
3	Erosion Control (Silt Fence)	6160	LF	\$1.50	\$9,240.00	\$2.00	\$12,320.00		\$0.00		\$0.00
4	Erosion Control (Rock Berm)	32	LF	\$100.00	\$3,200.00	\$100.00	\$3,200.00		\$0.00		\$0.00
5	Dry Boring and 21" Steel Encasement Pipe	172	LF	\$700.00	\$120,400.00	\$710.00	\$122,120.00		\$0.00		\$0.00
6	4' Diameter Manholes (0'-8' Depth)	1	EA	\$3,600.00	\$3,600.00	\$10,000.00	\$10,000.00		\$0.00		\$0.00
7	4' Diameter Manholes (8'-10' Depth)	1	EA	\$3,800.00	\$3,800.00	\$12,000.00	\$12,000.00		\$0.00		\$0.00
8	4' Diameter Manholes (10'-12' Depth)	2	EA	\$3,900.00	\$7,800.00	\$13,000.00	\$26,000.00		\$0.00		\$0.00
9	4' Diameter Manholes (12'-14' Depth)	1	EA	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00		\$0.00		\$0.00
10	4' Diameter Manholes (14'-16' Depth)	1	EA	\$6,000.00	\$6,000.00	\$18,000.00	\$18,000.00		\$0.00		\$0.00
11	4' Diameter Manholes (16'-18' Depth)	2	EA	\$8,500.00	\$17,000.00	\$22,000.00	\$44,000.00		\$0.00		\$0.00
12	4' Diameter Manholes (18'-20' Depth)	1	EA	\$10,000.00	\$10,000.00	\$30,000.00	\$30,000.00		\$0.00		\$0.00
13	4' Diameter Internal Drop Manhole (16'-18' Depth)	1	EA	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00		\$0.00		\$0.00
14	4' Diameter Vented Manhole (8'-10' Depth)	1	EA	\$4,750.00	\$4,750.00	\$14,000.00	\$14,000.00		\$0.00		\$0.00
15	4' Diameter Vented Manhole (12'-14' Depth)	1	EA	\$6,500.00	\$6,500.00	\$17,000.00	\$17,000.00		\$0.00		\$0.00
16	4' Diameter Vented Manhole (14'-16' Depth)	1	EA	\$9,000.00	\$9,000.00	\$25,000.00	\$25,000.00		\$0.00		\$0.00
17	4' Diameter Vented Manhole (16'-18' Depth)	1	EA	\$10,500.00	\$10,500.00	\$26,000.00	\$26,000.00		\$0.00		\$0.00
18	5' Diameter Manholes (20'-22' Depth)	1	EA	\$11,500.00	\$11,500.00	\$35,000.00	\$35,000.00		\$0.00		\$0.00
19	5' Diameter Manholes (22'-24' Depth)	2	EA	\$12,500.00	\$25,000.00	\$45,000.00	\$90,000.00		\$0.00		\$0.00
20	5' Diameter Internal Drop Manholes (22'-24' Depth)	1	EA	\$14,000.00	\$14,000.00	\$50,000.00	\$50,000.00		\$0.00		\$0.00
21	8" SDR-26 PVC Pipe (6'-8' Depth)	20	LF	\$40.00	\$800.00	\$90.00	\$1,800.00		\$0.00		\$0.00
22	12" SDR-26 PVC Pipe (6'-8' Depth)	1024	LF	\$135.00	\$138,240.00	\$95.00	\$97,280.00		\$0.00		\$0.00
23	12" SDR-26 PVC Pipe (8'-10' Depth)	495	LF	\$155.00	\$76,725.00	\$98.00	\$48,510.00		\$0.00		\$0.00
24	12" SDR-26 PVC Pipe (10'-12' Depth)	300	LF	\$165.00	\$49,500.00	\$110.00	\$33,000.00		\$0.00		\$0.00
25	12" SDR-26 PVC Pipe (12'-14' Depth)	184	LF	\$175.00	\$32,200.00	\$120.00	\$22,080.00		\$0.00		\$0.00
26	12" SDR-26 PVC Pipe (14'-16' Depth)	957	LF	\$185.00	\$177,045.00	\$125.00	\$119,625.00		\$0.00		\$0.00
27	12" SDR-26 PVC Pipe (18'-20' Depth)	96	LF	\$195.00	\$18,720.00	\$175.00	\$16,800.00		\$0.00		\$0.00
28	15" SDR-26 PVC Pipe (6'-8' Depth)	490	LF	\$131.00	\$64,190.00	\$100.00	\$49,000.00		\$0.00		\$0.00
29	15" SDR-26 PVC Pipe (8'-10' Depth)	289	LF	\$150.00	\$43,350.00	\$110.00	\$31,790.00		\$0.00		\$0.00
30	15" SDR-26 PVC Pipe (10'-12' Depth)	718	LF	\$160.00	\$114,880.00	\$125.00	\$89,750.00		\$0.00		\$0.00
31	15" SDR-26 PVC Pipe (12'-14' Depth)	680	LF	\$170.00	\$115,600.00	\$135.00	\$91,800.00		\$0.00		\$0.00
32	15" SDR-26 PVC Pipe (14'-16' Depth)	500	LF	\$180.00	\$90,000.00	\$175.00	\$87,500.00		\$0.00		\$0.00
33	15" SDR-26 PVC Pipe (16'-18' Depth)	500	LF	\$190.00	\$95,000.00	\$205.00	\$102,500.00		\$0.00		\$0.00
34	15" SDR-26 PVC Pipe (18'-20' Depth)	880	LF	\$200.00	\$176,000.00	\$270.00	\$237,600.00		\$0.00		\$0.00
35	8" Plug	1	EA	\$100.00	\$100.00	\$100.00	\$100.00		\$0.00		\$0.00
36	12" Plug	4	EA	\$250.00	\$1,000.00	\$200.00	\$800.00		\$0.00		\$0.00
37	Connect to Existing 12" PVC	2	EA	\$5,000.00	\$10,000.00	\$1,000.00	\$2,000.00		\$0.00		\$0.00
38	Core drill existing manhole for 12" PVC connection	1	EA	\$1,600.00	\$1,600.00	\$1,000.00	\$1,000.00		\$0.00		\$0.00
39	Trench Safety for sanitary sewer line, all sizes, all depths	7133	LF	\$2.00	\$14,266.00	\$10.00	\$71,330.00		\$0.00		\$0.00
40	Testing for sanitary sewer line, all sizes, all depths	7133	LF	\$0.50	\$3,566.50	\$4.00	\$28,532.00		\$0.00		\$0.00
41	TV Inspection for sanitary sewer line, all sizes, all depths	7133	LF	\$1.50	\$10,699.50	\$4.00	\$28,532.00		\$0.00		\$0.00
42	Project Sign	1	LS	\$500.00	\$500.00	\$2,000.00	\$2,000.00		\$0.00		\$0.00
Subtotal					\$1,606,272.00		\$1,902,969.00		\$0.00		\$0.00





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 3.

Meeting Date: 01/06/2020

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6578**

Authorizing the Acceptance and Dedication of Right of Way being called Steeple Chase Drive, being dedicated to the City of Sherman by Right-of-Way Dedication Deed filed of record in Document No. 2019-29930, Official Public Records, Grayson County, Texas, being 0.874 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, being further described in Exhibit "A" attached hereto, for public use and utility purposes being the construction of a road, Steeple Chase Drive, east of F.M. 1417 and north of West Travis Street

Issue:

To consider authorizing the acceptance and dedication of right of way being called Steeple Chase Drive, being dedicated to the City of Sherman by Right-of-Way Dedication Deed filed of record

Background:

Steeple Chase Drive is to be extended going east to tie into existing and future developer driven residential additions. Right-of-Way Dedication Deed for property along the new extension of Steeple Chase Drive has been filed of record in Document No. 2019-29930, Official Public Records, Grayson County, Texas. The City's purchase of this right of way was approved by Council at the October 7, 2019 City Council meeting. This agenda item dedicates this right-of-way to be used specifically for street right-of-way purposes.

Origination:

Engineering Department

Financial Consideration:

Funding for the construction of said portion of Steeple Chase Drive has not yet been established.

Staff Recommendation:

The staff recommends the City Council authorize the acceptance and dedication of right of way being called Steeple Chase Drive.

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6578

Exhibit A for Resolution

Filed Right of Way Dedication Deed

Aerial Location Map

RESOLUTION NO. 6578

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE AND DEDICATION OF RIGHT OF WAY BEING CALLED STEEPLE CHASE DRIVE, BEING DEDICATED TO THE CITY OF SHERMAN BY RIGHT-OF-WAY DEDICATION DEED FILED OF RECORD IN DOCUMENT NO. 2019-29930, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, BEING 0.874 ACRES OF LAND, MORE OR LESS, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, BEING FURTHER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FOR PUBLIC USE AND UTILITY PURPOSES BEING THE CONSTRUCTION OF A ROAD, STEEPLE CHASE DRIVE, EAST OF F.M. 1417 AND NORTH OF WEST TRAVIS STREET; 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 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 accept and dedicate right of way being called Steeple Chase Drive, being dedicated to the City of Sherman by Right-of-Way Dedication Deed filed of record in Document No. 2019-29930, being 0.874 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, being more particularly described in the Exhibit "A" attached hereto and made a part hereof for all purposes, for public use and utility purposes being the construction of a road, Steeple Chase Drive, east of F.M. 1417 and north of West Travis Street, in accordance with all contract documents attached hereto and incorporated herein 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 _____, 2020.

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"

**** PROPERTY DESCRIPTION ****

PROPOSED STEEPLECHASE DRIVE **RIGHT-OF-WAY EXTENSION**

All that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, said tract being part of a called 155.036 acre tract as described in Deed to Walter H. Deronde et ux, Mary T. Deronde, filed 16 October 2006, and Recorded in Volume 4134 Page 565 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found ½ inch Steel Square Tubing, said tubing being in the north right-of-way line of Steeplechase Drive and being the southeast corner of Lot 2, Block W, Estates of Pebblebrook Phase I Addition, recorded in Volume 21, Page 46, of the Plat Records of the County of Grayson, State of Texas;

Thence: a distance of 234.22 feet along a curve to the left whose radius is 470.00' and whose chord bears North 76 degrees 34 minutes 50 seconds East and whose length is 231.80 feet to a set ½ inch Steel Square Tubing for a corner of this tract;

Thence: North 63 degrees 45 minutes 38 seconds East, a distance of 196.75 feet to a set ½ inch Steel Square Tubing for a corner this tract, and the start of a curve to the right whose radius is 425.00 feet, chord bearing on North 74 degrees 21 minutes 37 seconds East, a chord distance of 177.54 feet;

Thence: With said curve to the right, an Arc Length of 178.85 feet to a set ½ inch steel square tubing for the end on said curve;

Thence: North 86 degrees 24 minutes 58 seconds East, a distance of 78.12 feet to a set ½ inch Steel Square Tubing for a corner this tract, and the start of a curve to the left whose radius is 370.00 feet, chord bearing on South 1 degrees 34 minutes 17 seconds East, a chord distance of 29.82 feet;

Thence: With said curve to the left, an Arc Length of 29.84 feet to a set ½ inch steel square tubing for the end on said curve;

Thence: South 3 degrees 34 minutes 46 seconds East, a distance of 20.18 feet to a set ½ inch Steel Square Tubing for a corner this tract,

Thence: South 86 degrees 24 minutes 58 seconds West, a distance of 77.07 feet to a set ½ inch Steel Square Tubing for a corner this tract, and the start of a curve to the left whose radius is 375.00 feet, chord bearing on South 74 degrees 21 minutes 37 seconds West, a chord distance of 156.65 feet;

Thence: With said curve to the left, an Arc Length of 157.81 feet to a set $\frac{1}{2}$ inch steel square tubing for the end on said curve;

Thence: South 60 degrees 50 minutes 53 seconds West, a distance of 196.75 feet to a set $\frac{1}{2}$ inch Steel Square Tubing for a corner this tract, and the start of a curve to the right whose radius is 530.00 feet, chord bearing on South 76 degrees 34 minutes 50 seconds West, a chord distance of 261.39 feet;

Thence: With said curve to the right, an Arc Length of 264.12` feet to a found $\frac{1}{2}$ inch steel square tubing for the end on said curve;

Thence: North 0 degrees 51 minutes 25 seconds East, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.874 acres of land.



VG-286-2019-29930

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

Instrument Number: 2019 - 29930

Real Property Recordings

Recorded On: December 10, 2019 03:54 PM

Number of Pages: 7

Parties: ARTISAN DEVELOPMENT COMPANY INC

" Examined and Charged as Follows: "

Total Recording: \$36.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 29930
Receipt Number: 20191210000120
Recorded Date/Time: December 10, 2019 03:54 PM
User: Cort M
Station: CLERK07

Record and Return To:

SHERMAN CITY OF
220 W MULBERRY

SHERMAN TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

RIGHT-OF-WAY DEDICATION DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS: COUNTY OF**
GRAYSON §

That **ARTISAN DEVELOPMENT COMPANY, INC.** ("Grantor"), a Texas corporation, whose address is 3928 Maggie's Meadow, Denton, TX 76210-3235, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration in hand paid by the **CITY OF SHERMAN, TEXAS**, ("Grantee"), whose mailing address is P.O. Box 1106, Sherman, Texas 75091, the receipt and sufficiency of which consideration is hereby acknowledged, has DEDICATED, GRANTED, SOLD AND CONVEYED, and by these presents does DEDICATE, GRANT, SELL AND CONVEY unto Grantee as right of way for public street and utility purposes, including the right of ingress and egress, and regress therein, to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code § 273.1 and deemed necessary by Grantee into and through all that certain real property ("Property") located in the County of Grayson, State of Texas, being 0.874 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, and being more particularly described in Exhibit "A" attached hereto and for all purposes.

GRANTOR specifically reserves from this dedication all its right, title and interest in all oil, gas and other minerals in and under the Property.

TO HAVE AND TO HOLD the above described Property for said public street, utility, and other valid public purpose unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED and effective this 27th day of November, 2019.

GRANTOR:
ARTISAN DEVELOPMENT COMPANY, INC.

By: Walter H. DeRonde
Walter DeRonde, President

ACKNOWLEDGEMENT

THE STATE OF TEXAS

§
§
§

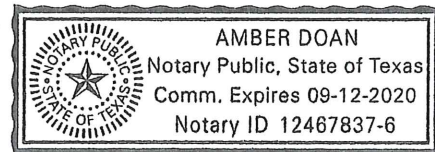
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Grayson

BEFORE ME, the undersigned authority, on this day personally appeared **WALTER DERONDE**, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 27th day of November, 2019.

Amber Doan
NOTARY PUBLIC, STATE OF TEXAS



Notary's commission expires: 09/12/2020

ATTEST:

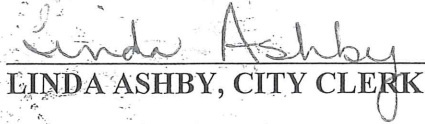
GRANTEE:
CITY OF SHERMAN, TEXAS

BY:



DAVID PLYLER, MAYOR

BY:


LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY:


BRANDON SHELBY, CITY ATTORNEY

AFTER RECORDING, RETURN TO

City of Sherman
Office of the City Attorney
P. O. Box 1106
Sherman, TX 75091-1106

*** * Property Description * ***

Proposed Steeplechase Drive

Right-of-Way Extension

All that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to Artisan Development Company, filed 09 September 2019, and Recorded at 2019-21767 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found ½ inch Steel Square Tubing, said tubing being in the north right-of-way line of Steeplechase Drive and being the southeast corner of Lot 2, Block W, Estates of Pebblebrook Phase I Addition, recorded in Volume 21, Page 46, of the Plat Records of the County of Grayson, State of Texas;

Thence: a distance of 234.22 feet along a curve to the left whose radius is 470.00' and whose chord bears North 76 degrees 34 minutes 50 seconds East and whose length is 231.80 feet to a set ½ inch Steel Square Tubing for a corner of this tract;

Thence: North 63 degrees 45 minutes 38 seconds East, a distance of 196.75 feet to a set ½ inch Steel Square Tubing for a corner this tract, and the start of a curve to the right whose radius is 425.00 feet, chord bearing on North 74 degrees 21 minutes 37 seconds East, a chord distance of 177.54 feet;

Thence: With said curve to the right, an Arc Length of 178.85 feet to a set ½ inch steel square tubing for the end on said curve;

Thence: North 86 degrees 24 minutes 58 seconds East, a distance of 17.84 feet to a set ½ inch Steel Square Tubing for a corner of this tract;

Thence: North 45 degrees 01 minutes 17 seconds East, a distance of 14.54 feet to a set ½ inch Steel Square Tubing for a corner this tract, and the start of a curve to the right whose radius is 420.00 feet, chord bearing on North 02 degrees 51 minutes 34 seconds East, a chord distance of 19.40 feet;

Thence: With said curve to the right, an Arc Length of 19.41 feet to a set ½ Steel Square Tubing for the end on said curve and a corner of this tract;

Thence: South 85 degrees 49 minutes 01 seconds East, a distance of 50.00 feet to a set ½ inch Steel Square Tubing for a corner this tract, and the start of a curve to the left whose radius is 370.00 feet, chord bearing on South 3 degrees 14 minutes 08 seconds East, a chord distance of 12.24 feet;

Thence: With said curve to the left, an Arc Length of 12.24 feet to a set ½ inch steel square tubing for the end on said curve and a corner of this tract;

Thence: South 46 degrees 03 minutes 17 seconds East 13.37 feet to a set ½ inch steel square tubing for a corner of this tract;

Thence: North 85 degrees 26 minutes 57 seconds East 13.41 feet to a set ½ inch steel square tubing for a corner of this tract;

Thence: South 04 degrees 33 minutes 03 seconds East 50.00 feet to a set ½ inch steel square tubing for a corner of this tract;

Thence: South 85 degrees 26 minutes 57 seconds West 25.30 feet to a set ½ inch steel square tubing for a corner of this tract;

Thence: South 86 degrees 24 minutes 58 seconds West, a distance of 77.07 feet to a set ½ inch Steel Square Tubing for a corner of this tract, and the start of a curve to the left whose radius is 375.00 feet, chord bearing on South 74 degrees 21 minutes 37 seconds West, a chord distance of 156.65 feet;

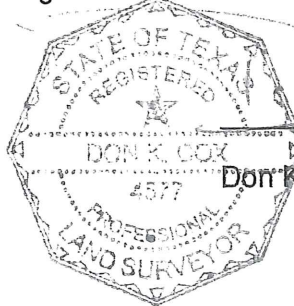
Thence: With said curve to the left, an Arc Length of 157.81 feet to a set ½ inch steel square tubing for the end on said curve;

Thence: South 60 degrees 50 minutes 53 seconds West, a distance of 196.75 feet to a set ½ inch steel square tubing for a corner this tract, and the start of a curve to the right whose radius is 530.00 feet chord bearing on South 76 degrees 34 minutes 50 seconds West, a chord distance of 261.39 feet;

Thence: With said curve to the right, an Arc Length of 264.12 feet to a found ½ inch steel square tubing for the end on said curve;

Thence: North 00 degrees 51 minutes 25 seconds East, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.874 acres of land.

08 November 2019



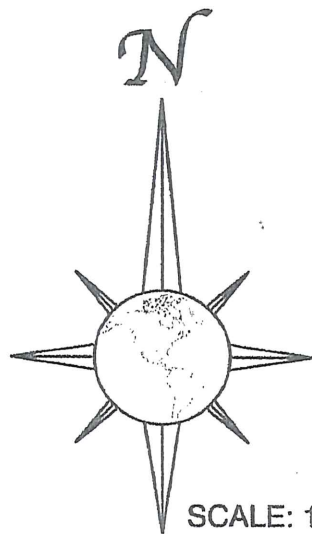
Don K. Cox, RPLS 4577

Lot 2, Block W
 STEEPLE CHASE FARMS SUMMIT
 08 FEB. 2011
 VOL. 4918 PG. 873 D.R.

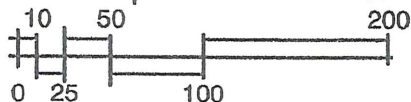
Elizabeth Jones Survey Abst.No.625

Lot 2, Block W

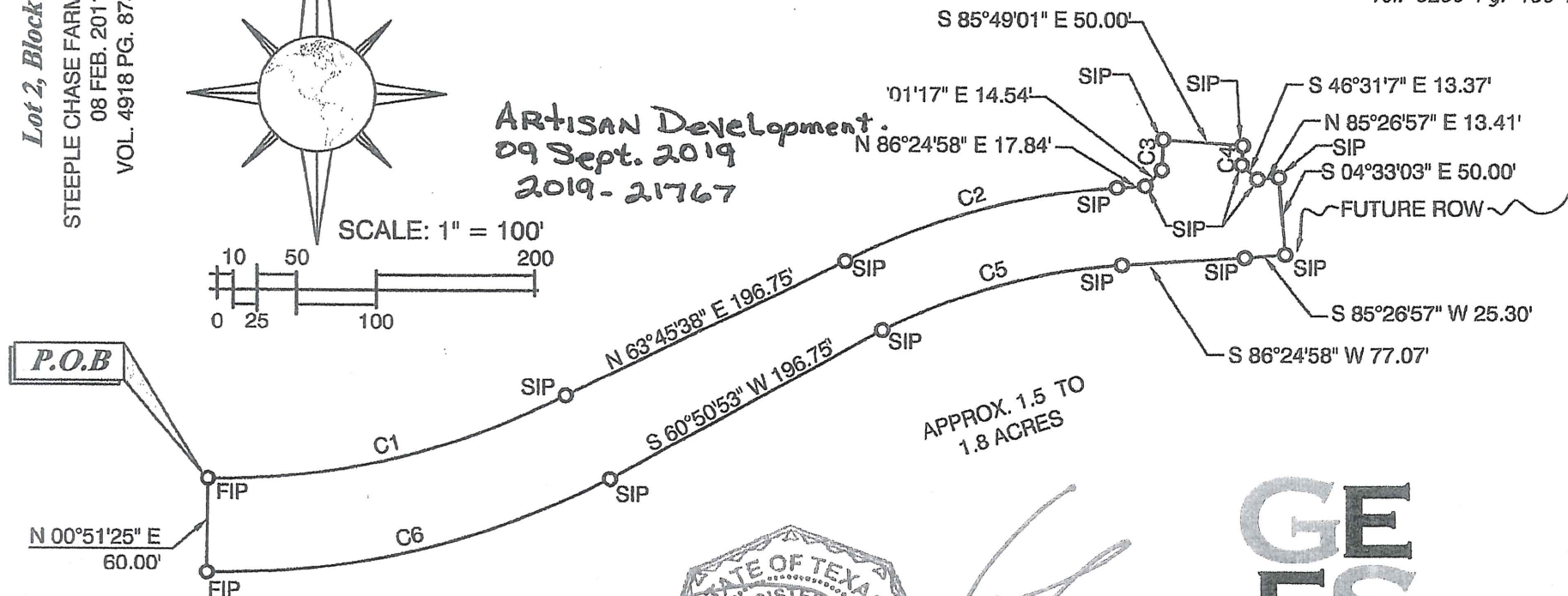
Walter H. DeRonde
 17 April 2002 (46.022 Ac.)
 Vol. 3236 Pg. 136 D.R.



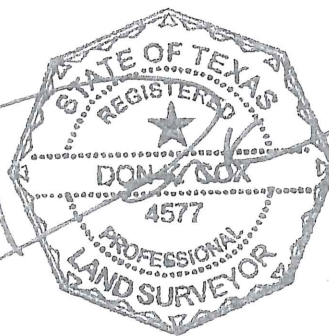
SCALE: 1" = 100'



ARTISAN Development
 09 Sept. 2019
 2019-21767



Sherman ISD
 12 May 17
 2017-10143



**GE
ES**

GREG EDWARDS ENGINEERING SERVICES, INC.

GREG EDWARDS, P.E.

1621 AMANDA CT., PONDER, TX 76259

P.940.482.2907

F.940.482.0128

www.gees.us

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	28°33'10"	470.00'	234.22'	119.59'	N 76°34'50" E	231.80'
C2	24°6'43"	425.00'	178.85'	90.77'	N 74°21'37" E	177.54'
C3	2°38'50"	420.00'	19.41'	9.70'	N 02°51'34" E	19.40'
C4	1°53'42"	370.00'	12.24'	6.12'	S 03°14'08" W	12.24'
C5	24°6'43"	375.00'	157.81'	80.09'	S 74°21'37" W	156.65'
C6	28°33'10"	530.00'	264.12'	134.86'	S 76°34'50" W	261.39'

"engineering where you live"

HERITAGE

STEEPLE CHASE

PEGGEYS COVE

PORTSMOUTH

SHERBROOKE PLACE

SHERBROOKE

BALLAM

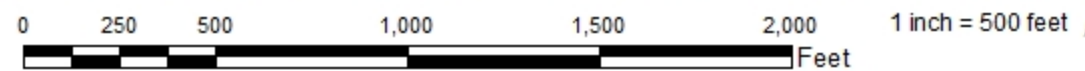
SOUTHBRIDGE

HANAN

PARK

TRAVIS

MOORE





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 4.

Meeting Date: 01/06/2020

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6579**

Authorizing the Acceptance and Dedication of Right of Way being called West Travis Street, being dedicated to the City of Sherman by Right-of-Way Dedication Deed, totaling 0.3233 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, being filed of record in Instrument No. 2018-8256, Official Public Records, Grayson County, Texas, for public use and utility purposes being the construction of a road, West Travis Street, east of F.M. 1417 and along the newly constructed West Travis Street

Issue:

Authorizing the dedication of property for right of way (ROW) purposes for West Travis Street in the City of Sherman, Texas

Background:

Dedication of the 0.3233 acres of ROW of property is necessary to continue West Travis Street to tie into adjacent F.M. 1417. This property is currently owned by the City already, this resolution is to dedicate the use of this acreage for street purposes.

Origination:

Engineering Department

Financial Consideration:

None

Staff Recommendation:

Staff recommends that the City Council approve the resolution to authorize the dedication of the right of way.

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6579

Filed Right of Way Dedication Deed

Exhibit "A" as noted in both Resolution and Dedication Deed

Aerial Location Map

RESOLUTION NO. 6579

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE AND DEDICATION OF RIGHT OF WAY BEING CALLED WEST TRAVIS STREET, BEING DEDICATED TO THE CITY OF SHERMAN BY RIGHT-OF-WAY DEDICATION DEED, TOTALING 0.3233 ACRES OF LAND, MORE OR LESS, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, BEING FILED OF RECORD IN INSTRUMENT NO. 2018-8256, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, FOR PUBLIC USE AND UTILITY PURPOSES BEING THE CONSTRUCTION OF A ROAD, WEST TRAVIS STREET, EAST OF F.M. 1417 AND ALONG THE NEWLY CONSTRUCTED WEST TRAVIS STREET; 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 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 accept and dedicate right of way being called West Travis Street, being 0.3233 acres in the Elizabeth Jones Survey, Abstract No. 625, being filed of record in Instrument No. 2018-8256, Official Public Records, Grayson County, Texas.

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 _____, 2020.

CITY OF SHERMAN, TEXAS

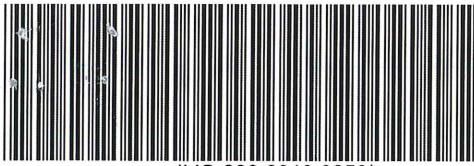
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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



VG-286-2018-8256

**Grayson County
Wilma Bush
County Clerk**

Instrument Number: 2018 - 8256

Real Property Recordings

Recorded On: April 16, 2018 10:54 AM

Number of Pages: 5

Parties: SHERMAN CITY OF

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 8256
Receipt Number: 20180416000096
Recorded Date/Time: April 16, 2018 10:54 AM
User: Regina F
Station: CLERK07

Record and Return To:

CITY OF SHERMAN
P.O. BOX 1106

SHERMAN TX 75091



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

RIGHT-OF-WAY DEDICATION DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS: COUNTY OF**
GRAYSON §

That **CITY OF SHERMAN, TEXAS** ("Grantor"), whose address is P.O. Box 1106, Sherman, TX 75091, conveys unto **THE PUBLIC**, ("Grantee"), the sufficiency of which consideration is hereby acknowledged, has DEDICATED, GRANTED, SOLD AND CONVEYED, and by these presents does DEDICATE, GRANT, SELL AND CONVEY unto Grantee as right of way for public street and utility purposes, including the right of ingress and egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code § 273.1 and deemed necessary by Grantee into and through all that certain real property located in the County of Grayson, State of Texas, being a tract or parcel of land situated in the Elizabeth Jones Survey, Abstract No. 625, containing 0.3233 acres of land, more or less, and being more particularly described in Exhibit "A" attached hereto and for all purposes.

TO HAVE AND TO HOLD the above described property for said public street, utility, and other valid public purpose unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED and effective this 10th day of April, 2018.

GRANTOR:
CITY OF SHERMAN, TEXAS

BY: 
ROBBY HEFTON, CITY MANAGER

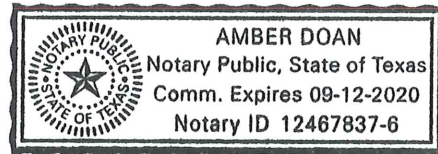
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Grayson §

BEFORE ME, the undersigned authority, on this day personally appeared **Robby Hefton** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 10th day of April, 2018.


NOTARY PUBLIC, STATE OF TEXAS



Notary's commission expires: 09/12/2020
ATTEST:

BY: 
DAVID PLYLER, MAYOR

BY: 
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: 
BRANDON SHELBY, CITY ATTORNEY

Recorders Memo

Some portions of this Document may not be clearly legible.

AFTER RECORDING, RETURN TO

City of Sherman
Office of the City Attorney
P. O. Box 1106
Sherman, TX 75091-1106

RIGHT-OF-WAY DEDICATION

A Portion of a 16.088 Acre Tract
Elizabeth Jones Survey, Abstract No. 625
City of Sherman, Grayson County, Texas

BEING a 0.3233 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, being part of that tract of land conveyed to City of Sherman by General Warranty Deed, recorded in Volume 5998, Page 353 of the Deed Records of Grayson County, Texas (D.R.G.C.T.), said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a TxDot concrete monument found in the northeast right-of-way line of F.M. Highway No. 1417 (variable width R.O.W.), same being in the southeast line of said City of Sherman tract;

THENCE S44°16'15"E, along the common southeast line of said City of Sherman tract and the northeast line of said F.M. Highway No. 1417, a distance of 137.06 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for the POINT OF BEGINNING;

THENCE N74°17'10"E, departing the northeast line of F.M. Highway No. 1417 and across said City of Sherman tract, a distance of 335.31 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner in the northeast line of said City of Sherman tract, same being a tract of land conveyed to Sherman Independent School District by General Warranty Deed, recorded in Volume 5998, Page 299 (D.R.G.C.T.);

THENCE S22°20'23"E, along the common northeast line of said City of Sherman tract and the southwest line of said Sherman Independent School District Tract, a distance of 43.29 feet to a cotton spindle set for corner in the northwest line of a tract of land conveyed to Munson Realty Company by Warranty Deed with Vendor's Lien, recorded in Volume 925, Page 261 (D.R.G.C.T.);

THENCE S74°17'10"W, along the northwest line of said Munson Realty Company tract, a distance of 323.82 feet to a steel nail found for corner in the aforementioned northeast line of said F.M. Highway No. 1417;

THENCE N24°37'32"W, along the northeast line of said F.M. Highway No. 1417, a distance of 18.06 feet to a TxDot concrete monument found for corner;

THENCE N44°16'15"W, a distance of 28.64 feet to the POINT OF BEGINNING, containing 14,084 square feet or 0.3233 acres of land, more or less.



BROCKETTE · DAMS · DRAKE, Inc.
consulting engineers

Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

BASIS OF BEARING:

Bearings are based upon the Texas Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

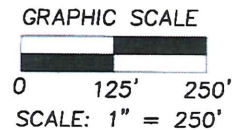
JANUARY, 2018

SHEET 1 OF 2

C16035

RIGHT-OF-WAY DEDICATION

A Portion of a 16.088 Acre Tract
Elizabeth Jones Survey, Abstract No. 625
City of Sherman, Grayson County, Texas



ARC STX
HOLDINGS LLC
VOL. 4740, PG. 328
D.R.G.C.T.

CITY OF SHERMAN
VOL. 5998, PG. 353
D.R.G.C.T.

SHERMAN ISD
VOL. 5998, PG. 299
D.R.G.C.T.

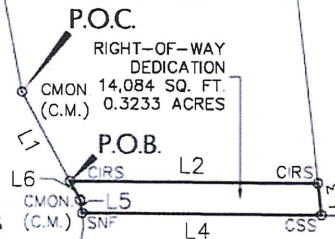
MUNSON
REALTY CO.
VOL. 925, PG. 261
D.R.G.C.T.

MUNSON
REALTY CO.
VOL. 925, PG. 261
D.R.G.C.T.

LEGEND

SNF Steel nail found
CSS Cotton Spindle Set
IRF Iron rod found
CIRS "BDD" capped iron rod set
C.M. Controlling monument
R.O.W. right-of-way
VOL., PG. Volume, Page
P.O.C. Point of Commencing
P.O.B. Point of Beginning
P.R.G.C.T. Plat Records, Grayson County, Texas
D.R.G.C.T. Deed Records, Grayson County, Texas

F.M. HIGHWAY NO. 1417
(VARIABLE WIDTH R.O.W.)



Line Table		
Line #	Direction	Length
L1	S44°16'15"E	137.06
L2	N74°17'10"E	335.31
L3	S22°20'23"E	43.29
L4	S74°17'10"W	323.82
L5	N24°37'32"W	18.06
L6	N44°16'15"W	28.64



 BROCKETTE · DAVIS · DRAKE, inc.
 consulting engineers

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(214) 824-3647, fax (214) 824-7064

BASIS OF BEARING:

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JANUARY, 2018

SHEET 2 OF 2

C16035

RIGHT-OF-WAY DEDICATION

A Portion of a 16.088 Acre Tract
Elizabeth Jones Survey, Abstract No. 625
City of Sherman, Grayson County, Texas

BEING a 0.3233 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, being part of that tract of land conveyed to City of Sherman by General Warranty Deed, recorded in Volume 5998, Page 353 of the Deed Records of Grayson County, Texas (D.R.G.C.T.), said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a TxDot concrete monument found in the northeast right-of-way line of F.M. Highway No. 1417 (variable width R.O.W.), same being in the southeast line of said City of Sherman tract;

THENCE S44°16'15"E, along the common southeast line of said City of Sherman tract and the northeast line of said F.M. Highway No. 1417, a distance of 137.06 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for the POINT OF BEGINNING;

THENCE N74°17'10"E, departing the northeast line of F.M. Highway No. 1417 and across said City of Sherman tract, a distance of 335.31 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner in the northeast line of said City of Sherman tract, same being a tract of land conveyed to Sherman Independent School District by General Warranty Deed, recorded in Volume 5998, Page 299 (D.R.G.C.T.);

THENCE S22°20'23"E, along the common northeast line of said City of Sherman tract and the southwest line of said Sherman Independent School District Tract, a distance of 43.29 feet to a cotton spindle set for corner in the northwest line of a tract of land conveyed to Munson Realty Company by Warranty Deed with Vendor's Lien, recorded in Volume 925, Page 261 (D.R.G.C.T.);

THENCE S74°17'10"W, along the northwest line of said Munson Realty Company tract, a distance of 323.82 feet to a steel nail found for corner in the aforementioned northeast line of said F.M. Highway No. 1417;

THENCE N24°37'32"W, along the northeast line of said F.M. Highway No. 1417, a distance of 18.06 feet to a TxDot concrete monument found for corner;

THENCE N44°16'15"W, a distance of 28.64 feet to the POINT OF BEGINNING, containing 14,084 square feet or 0.3233 acres of land, more or less.



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JANUARY, 2018

SHEET 1 OF 2

C16035

RIGHT-OF-WAY DEDICATION

A Portion of a 16.088 Acre Tract
Elizabeth Jones Survey, Abstract No. 625
City of Sherman, Grayson County, Texas



GRAPHIC SCALE
0 125' 250'
SCALE: 1" = 250'

ARC STX
HOLDINGS LLC
VOL. 4740, PG. 328
D.R.G.C.T.

F.M. HIGHWAY NO. 1417
(VARIABLE WIDTH R.O.W.)

CITY OF SHERMAN
VOL. 5998, PG. 353
D.R.G.C.T.

P.O.C.
RIGHT-OF-WAY
DEDICATION
CMON. 14,084 SQ. FT.
(C.M.) 0.3233 ACRES

SHERMAN ISD
VOL. 5998, PG. 299
D.R.G.C.T.

P.O.B.
L6 CIRS L2 CIRS
CMON. L5 L4 CSS
(C.M.) SNF

MUNSON
REALTY CO.
VOL. 925, PG. 261
D.R.G.C.T.

MUNSON
REALTY CO.
VOL. 925, PG. 261
D.R.G.C.T.

LEGEND

SNF Steel nail found
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C.M. Controlling monument
R.O.W. right-of-way
VOL., PG. Volume, Page
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Grayson County, Texas

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BASIS OF BEARING:

Bearings are based upon the Texas Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

JANUARY, 2018

SHEET 2 OF 2

C16035

BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers

Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064



0 305 610 1,220 1,830 2,440 1 inch = 600 feet
Feet





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 5.

Meeting Date: 01/06/2020

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6580**

Authorizing Execution of a Right-of-Way Dedication Deed for the Dedication of 0.4940 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, for Right of Way Purposes from City-Owned Real Property located on F.M. 1417, being more particularly described in the Exhibit "A" attached hereto and made a part hereof for all purposes

Issue:

To consider authorizing the execution of a Right-of-Way Dedication Deed for the dedication of right of way from city-owned real property for the widening of F.M. 1417 project

Background:

The Texas Department of Transportation (TxDOT) has a project to improve the intersection of F.M. 1417 and West Travis Street. As a part of this project, dedication is required in order to widen F.M. 1417 as designed.

Origination:

Engineering Department

Financial Consideration:

None

Staff Recommendation:

Staff recommends execution of the Right-of-Way Dedication Deed for the previously described portion of city-owned property.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6580

Right-of-Way Dedication Deed

Exhibit A as noted in both documents

Aerial Location Map

RESOLUTION NO. 6580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A RIGHT-OF-WAY DEDICATION DEED FOR THE DEDICATION OF 0.4940 ACRES OF LAND, MORE OR LESS, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, FOR RIGHT OF WAY PURPOSES FROM CITY-OWNED REAL PROPERTY LOCATED ON F.M. 1417, BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; 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 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 Right-of-Way Dedication Deed for the dedication of 0.4940 acres of land, more or less, in the Elizabeth Jones Survey, Abstract No. 625, for right of way purposes from City-owned real property located on F.M. 1417, being more particularly described in the Exhibit "A" 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 _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

RightNOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

RIGHT-OF-WAY DEDICATION DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS: COUNTY OF
GRAYSON §

That **CITY OF SHERMAN, TEXAS** ("Grantor"), a Texas corporation, whose address is P.O. Box 1106, Sherman, Texas 75091, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration in hand paid by the **CITY OF SHERMAN, TEXAS**, ("Grantee"), whose mailing address is P.O. Box 1106, Sherman, Texas 75091, the receipt and sufficiency of which consideration is hereby acknowledged, has DEDICATED, GRANTED, SOLD AND CONVEYED, and by these presents does DEDICATE, GRANT, SELL AND CONVEY unto Grantee as right of way for public street and utility purposes, including the right of ingress and egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code § 273.1 and deemed necessary by Grantee into and through all that certain real property ("Property") located in the County of Grayson, State of Texas, 0.4940 acres in the Elizabeth Jones Survey, Abstract No. 625, more or less, and being more particularly described in Exhibit "A" attached hereto and for all purposes.

GRANTOR specifically reserves from this dedication all its rights, title and interest in all oil, gas and other minerals in and under the Property.

TO HAVE AND TO HOLD the above described property for said public street, utility, and other valid public purpose unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED and effective this _____ day of _____, 2020.

ATTEST:

GRANTEE:
CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON SHELBY, CITY ATTORNEY

GRANTOR:

CITY OF SHERMAN
BY: ROBBY HEFTON, City Manager

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **ROBBY HEFTON**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

Notary's commission expires: _____

AFTER RECORDING, RETURN TO

City of Sherman
Office of the City Attorney
P. O. Box 1106
Sherman, TX 75091-1106

COUNTY: Grayson
HIGHWAY: FM 1417
RCSJ: 2455-01-042
CCSJ: 2455-01-036
LIMITS: From 0.3 miles South of O.B. Groner Rd. to SH 56

Page 1 of 6
November 14, 2019

Description for Parcel 3

BEING 0.4940 acres (21,518.4528 sq. ft.) of land situated in the Elizabeth Jones Survey, A-625, and being a part of the remainder of that certain called 16.088 acre tract or parcel of land described in a General Warranty Deed from Walter H. Deronde and Mary T. Deronde to The City of Sherman, Texas dated May 12, 2017, and recorded in Vol. 5998 Pg. 353 of the Official Public Records of Grayson County, Texas, said 0.4940 acres of land to be more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod with yellow cap stamped "BDD" found in the North line of O.B. Groner Rd. for the Southeast corner of the remainder of the aforementioned 16.088 acre tract and the Southwest corner of the remainder of that certain called 98.362 acre tract or parcel of land described in a General Warranty Deed from Walter H. Deronde and Mary T. Deronde to Sherman Independent School District dated May 12, 2017, and recorded in Vol. 5998 Pg. 299 of the Official Public Records of Grayson County, Texas;

THENCE South 74°15'54" West along the South line of the remainder of said 16.088 acre tract a distance of 261.40 feet to a 5/8" iron rod with aluminum TxDOT right-of-way disk** set in the proposed East right-of-way line of FM 1417 for the Southeast corner of the herein described tract, said point being the **POINT OF BEGINNING**, and being located 174.28 feet right of and at a right angle from the Existing Survey Baseline of FM 1417, hereinafter referred to as the "Survey Baseline", at Survey Baseline Station 131+18.37, and being located at the coordinates of 7269956.0768 feet North and 2534402.3934 feet East;

1. **THENCE** South 74°15'54" West along the North line of O.B. Groner Rd. and the South line of the remainder of said 16.088 acre tract a distance of 74.15 feet to a point in the existing East right-of-way line of FM 1417 for the Southwest corner of the remainder of said 16.088 acre tract and the Southwest corner of the herein described tract from which a ½" iron rod with yellow cap stamped "BDD" found bears North 74°15'54" East a distance of 0.25 feet, said point being 101.44 feet right of Survey Baseline station 131+32.26;
2. **THENCE** North 43°58'25" West along the existing East right-of-way line of FM 1417 and the West line of the remainder of said 16.088 acre tract a distance of 138.29 feet to a point for corner from which a TxDOT Type I right-of-way monument found bears South 20°20'01" East a distance of 1.35 feet, said point being 60.00 feet right of Survey Baseline station 132+64.20;

COUNTY: Grayson
HIGHWAY: FM 1417
RCSJ: 2455-01-042
CCSJ: 2455-01-036
LIMITS: From 0.3 miles South of O.B. Groner Rd. to SH 56

Page 2 of 6
November 14, 2019

Description for Parcel 3

3. **THENCE** North 26°32'15" West along the existing East right-of-way line of FM 1417 and the West line of the remainder of said 16.088 acre tract a distance of 581.11 feet to a point for corner from which a broken TxDOT Type I right-of-way monument found bears South 24°07'14" East a distance of 1.38 feet, said point being the point of curvature for a curve to the right and being 60.00 feet right of Survey Baseline station 138+45.31;
4. **THENCE** in a Northerly direction along the existing East right-of-way line of FM 1417 and the West line of the remainder of said 16.088 acre tract an arc distance of 1047.26 feet with the aforementioned curve to the right, whose radius is 2804.79 feet, whose central angle is 21°23'36" and whose long chord bears North 15°50'27" West a distance of 1041.19 feet, to a point in the South line of Steeple Chase Dr. for the Northwest corner of the herein described tract from which an iron pin found bears South 85°26'27" West a distance of 1.39 feet, said point being 60.00 feet right of Survey Baseline station 149+14.98;
5. **THENCE** North 85°26'27" East along the North line of the remainder of the aforementioned 16.088 acre tract and the South line of Steeple Chase Dr. a distance of 10.23 feet to a 5/8" iron rod with 2" aluminum cap stamped "TX DEPT of Transportation - Property Corner" set in the proposed East right-of-way line of FM 1417 from which a point for the Northeast corner of said 16.088 acre tract bears North 85°26'27" East a distance of 313.38 feet, said point being the point of curvature for a curve to the left and being 70.23 feet right of Survey Baseline station 149+14.87;
6. **THENCE** in a Southerly direction along the proposed East right-of-way line of FM 1417 with the aforementioned curve to the left, whose radius is 2800.00 feet, whose central angle is 21°15'39" and whose long chord bears South 15°51'47" East a distance of 1033.05 feet, at an arc distance of 355.89 feet passing a 5/8" iron rod with 2" aluminum cap stamped "TX DEPT of Transportation - Property Corner" set, at an arc distance of 697.22 feet passing a 5/8" iron rod with 2" aluminum cap stamped "TX DEPT of Transportation - Property Corner" set, and continuing to a total arc distance of 1039.00 feet to a 5/8" iron rod with a 3/4" aluminum TxDOT right-of-way disk** set, said point being 71.39 feet right of Survey Baseline station 138+49.51;
7. **THENCE** South 26°29'37" East along the proposed East right-of-way line of FM 1417, at 299.41 feet passing a 5/8" iron rod with 2" aluminum cap stamped "TX DEPT of Transportation - Property Corner" set, and continuing to a total distance of 617.44 feet to a 5/8" iron rod with a 3/4" aluminum TxDOT right-of-way disk** set, said point being 70.92 feet right of Survey Baseline station 132+31.97;

COUNTY: Grayson
HIGHWAY: FM 1417
RCSJ: 2455-01-042
CCSJ: 2455-01-036
LIMITS: From 0.3 miles South of O.B. Groner Rd. to SH 56

Page 3 of 6
November 14, 2019

Description for Parcel 3

8. **THENCE** South 68°49'56" East along the proposed East right-of-way line of FM 1417 a distance of 153.58 feet to the **PLACE OF BEGINNING, and containing 0.4940 acres (21,518.4528 sq. ft.) of land, more or less.**

Notes:

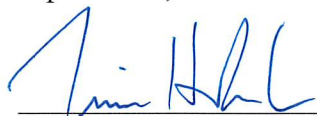
All coordinates and distances shown are surface measurements based on the Texas State Plane Coordinate System of 1983 (NAD 83 (2011)), North Central Zone, 4202, and can be converted to grid coordinates by dividing by a Surface Adjustment Factor of 1.000120.

**Monument described and set, may be replaced with TxDOT Type II right-of-way monument upon completion of construction under the supervision of a registered professional land surveyor, either employed or retained by TxDOT.

All referenced property descriptions, distances and areas were taken from deed records acquired from the Deed Records of Grayson County, Texas.

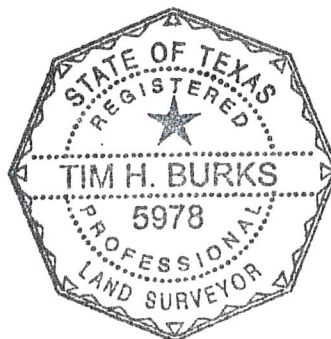
This property description is accompanied by a separate plat.

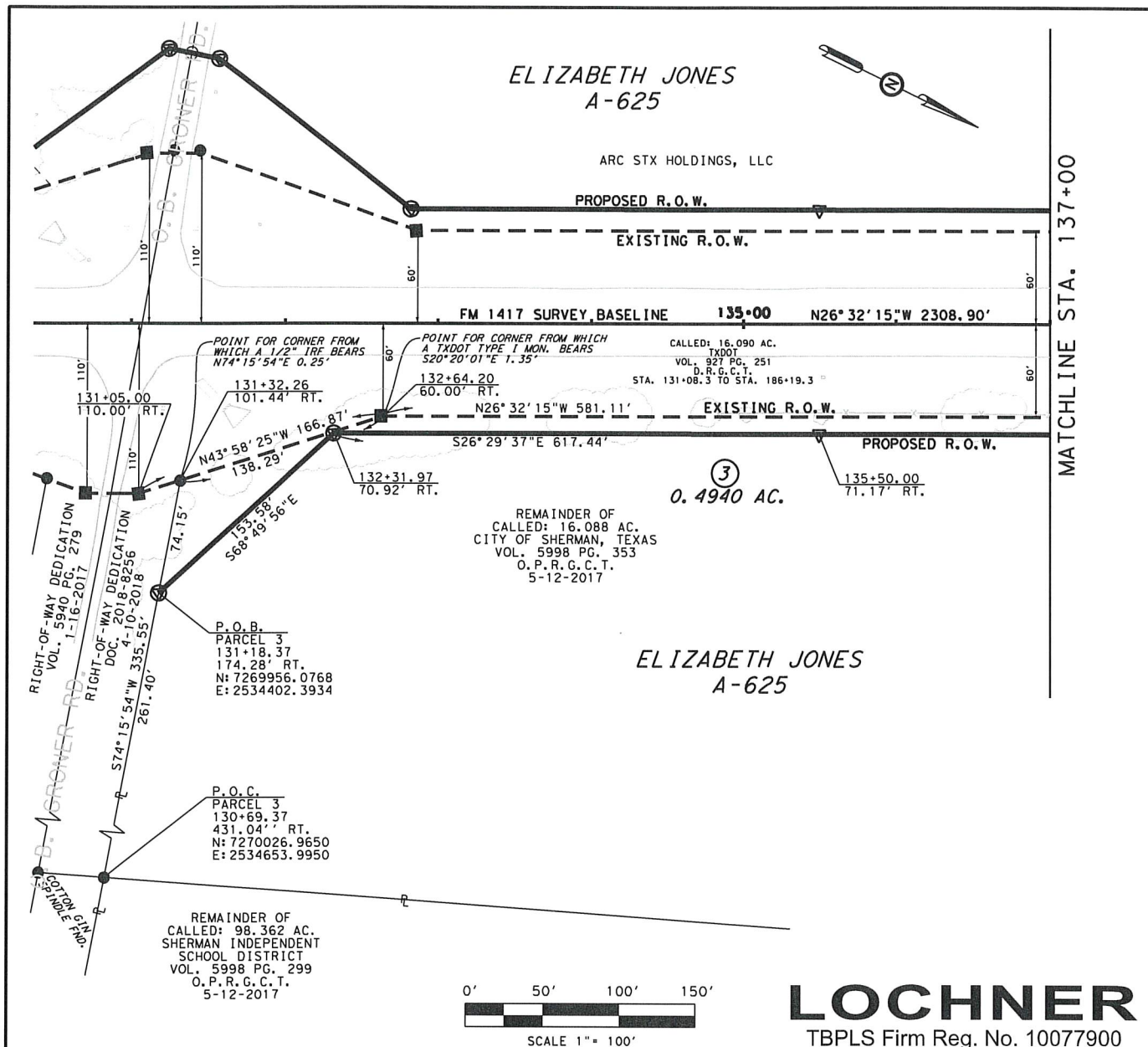
I, Tim H. Burks, Registered Professional Land Surveyor, do hereby certify that this boundary description and plat represent the results of a survey made on the ground by me, or under my supervision, in the months of April, 2018 and October, 2019.

 11-14-19

Tim H. Burks, R.P.L.S. Date
Texas Registration No. 5978
TBPLS Firm Reg. No. 10077900

H.W. Lochner, Inc.
5767 Eagles Nest Blvd.
Tyler, Texas 75703
903-581-7844





LOCHNER
TBPLS Firm Reg. No. 10077900

LEGEND

- ⊗ PARCEL NUMBER
- ⊙ SET 5/8" IRON ROD WITH 3 1/4" ALUMINUM TXDOT ROW DISK**
- ▽ SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER"
- SET 1/2" IRON ROD WITH MAROON CAP STAMPED "LOCHNER"
- FOUND TXDOT RIGHT-OF-WAY MONUMENT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- R.O.W. RIGHT-OF-WAY
- PROPERTY LINE
- SURVEY/ABSTRACT LINE
- FEE HOOK
- D.R.G.C.T. DEED RECORDS GRAYSON COUNTY, TEXAS
- R.P.R.G.C.T. REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
- W.R.G.C.T. WILL RECORDS GRAYSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- SURVEY LINE
- - - EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY

I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION, IN THE MONTHS OF APRIL, 2018 AND OCTOBER, 2019.

TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978



PAGE 4 OF 6

NOTES:

ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE MEASUREMENTS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 (2011)), NORTH CENTRAL ZONE, 4202, AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120.

**MONUMENT DESCRIBED AND SET, MAY BE REPLACED WITH TXDOT TYPE II RIGHT-OF-WAY MONUMENT UPON COMPLETION OF CONSTRUCTION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.

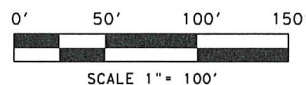
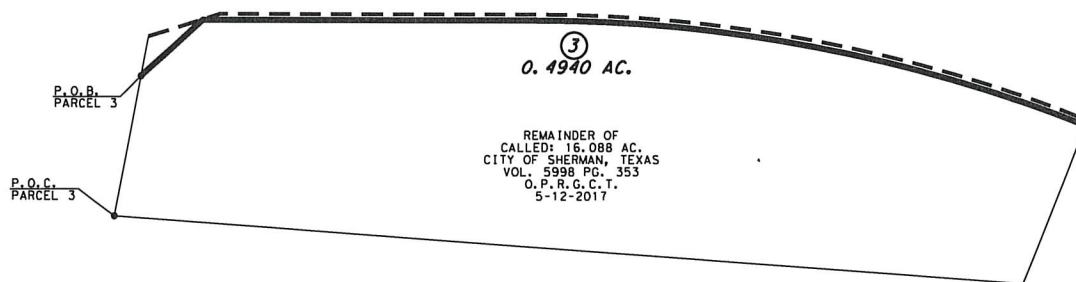
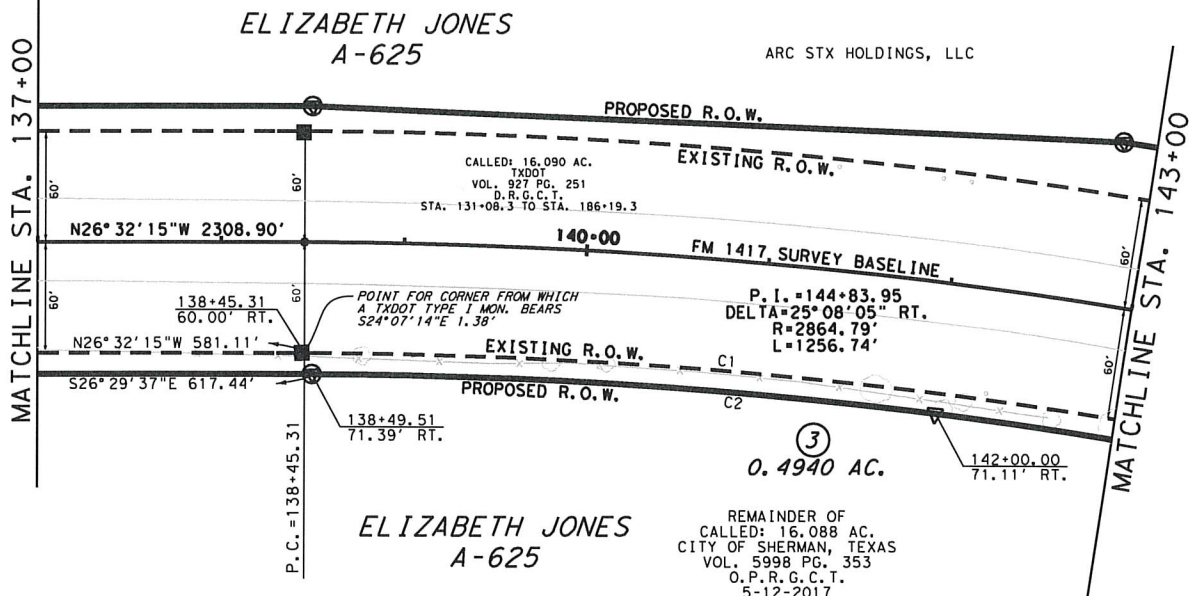
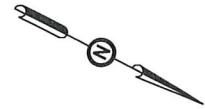
REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

PARCEL NO. 3
CITY OF SHERMAN, TEXAS

FM 1417
GRAYSON COUNTY, TEXAS
RCSJ: 2455-01-042
CCSJ: 2455-01-036

R.O.W. ACQUISITION = 0.4940 AC.
REMAINDER RT. = 15.5165 AC.

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	21°23'36" RT.	2804.79'	1047.26'	529.80'	N15°50'27"W	1041.19'
C2	21°15'39" LT.	2800.00'	1039.00'	525.54'	S15°51'47"E	1033.05'



LOCHNER
TBPLS Firm Reg. No. 10077900

LEGEND

- ⊗ PARCEL NUMBER
- ⊙ SET 5/8" IRON ROD WITH 3 1/4" ALUMINUM TXDOT ROW DISK**
- ▽ SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER"
- SET 1/2" IRON ROD WITH MAROON CAP STAMPED "LOCHNER"
- FOUND TXDOT RIGHT-OF-WAY MONUMENT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- R.O.W. RIGHT-OF-WAY
- P.L. PROPERTY LINE
- S.S. SURVEY/ABSTRACT LINE
- FEE HOOK
- D.R.G.C.T. DEED RECORDS GRAYSON COUNTY, TEXAS
- R.P.R.G.C.T. REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
- W.R.G.C.T. WILL RECORDS GRAYSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- SURVEY LINE
- - - EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY

I, TIM H. BURKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY DESCRIPTION AND PLAT REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION, IN THE MONTHS OF APRIL, 2018 AND OCTOBER, 2019.

Tim H. Burks 11-14-19

TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978



PAGE 5 OF 6

NOTES:

ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE MEASUREMENTS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 (2011)), NORTH CENTRAL ZONE, 4202, AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120.

**MONUMENT DESCRIBED AND SET, MAY BE REPLACED WITH TXDOT TYPE II RIGHT-OF-WAY MONUMENT UPON COMPLETION OF CONSTRUCTION UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

ALL REFERENCED PROPERTY, DISTANCES AND AREAS WERE TAKEN FROM DEED RECORDS ACQUIRED FROM THE DEED RECORDS OF GRAYSON COUNTY, TEXAS.

REMAINDER ACREAGE IS BY DEED CALL SUBTRACTION UNLESS OTHERWISE NOTED.

PARCEL NO. 3
CITY OF SHERMAN, TEXAS

FM 1417
GRAYSON COUNTY, TEXAS
RCSJ: 2455-01-042
CCSJ: 2455-01-036

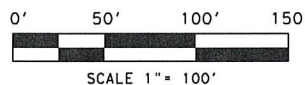
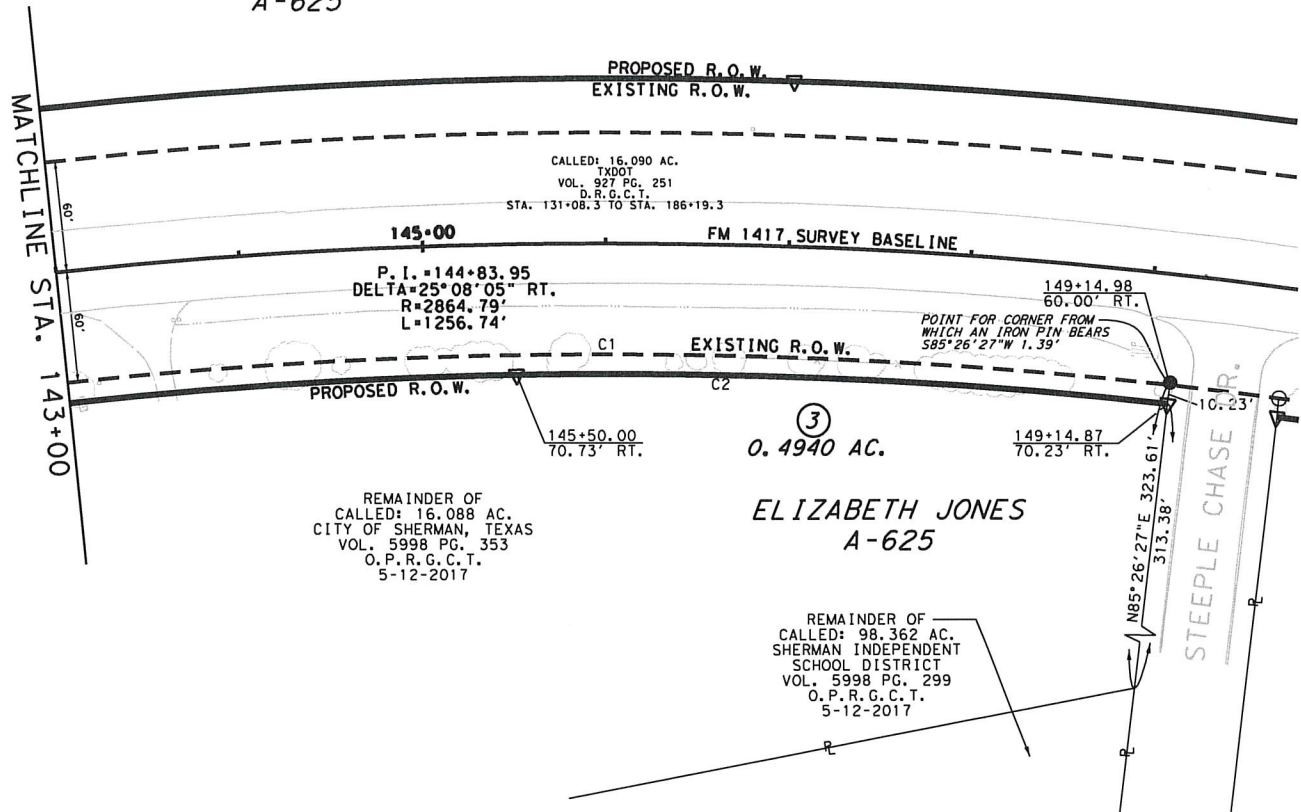
R.O.W. ACQUISITION = 0.4940 AC.
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CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
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C2	21° 15' 39" LT.	2800.00'	1039.00'	525.54'	S15° 51' 47" E	1033.05'



ELIZABETH JONES
A-625

ARC STX HOLDINGS, LLC



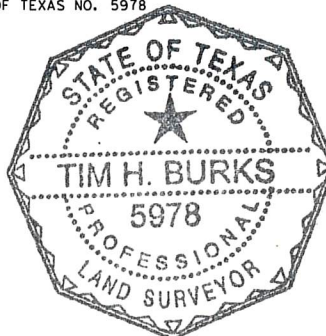
LOCHNER
TBPLS Firm Reg. No. 10077900

LEGEND

(X)	PARCEL NUMBER
(V)	SET 5/8" IRON ROD WITH 3 1/4" ALUMINUM TXDOT ROW DISK**
(V)	SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "TX DEPT OF TRANSPORTATION PROPERTY CORNER"
(O)	SET 1/2" IRON ROD WITH MAROON CAP STAMPED "LOCHNER"
(■)	FOUND TXDOT RIGHT-OF-WAY MONUMENT
(●)	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
R.O.W.	RIGHT-OF-WAY
P	PROPERTY LINE
E	SURVEY/ABSTRACT LINE
└─┘	FEE HOOK
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
W.R.G.C.T.	WILL RECORDS GRAYSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
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- - - -	EXISTING RIGHT OF WAY
---	PROPOSED RIGHT OF WAY

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TIM H. BURKS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5978



PAGE 6 OF 6

NOTES:

ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE MEASUREMENTS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 (2011)), NORTH CENTRAL ZONE, 4202, AND CAN BE CONVERTED TO GRID COORDINATES BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120.

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PARCEL NO. 3
CITY OF SHERMAN, TEXAS

FM 1417
GRAYSON COUNTY, TEXAS
RCSJ: 2455-01-042
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R.O.W. ACQUISITION = 0.4940 AC.
REMAINDER RT. = 15.5165 AC.



0 305 610 1,220 1,830 2,440 1 inch = 600 feet
Feet





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 1.

Meeting Date: 01/06/2020

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

REQUEST TO ADVERTISE

Construction of Moore Street from West Travis Street to Park Avenue

Issue:

Requesting permission to advertise for bids the construction of Moore Street from West Travis Street to Park Avenue

Background:

Moore Street is on the Grayson County Thoroughfare Plan. As future developments are planned around the new high school and along the Sherman Crossroads area, it is necessary to construct the section of Moore Street between West Travis Street and Park Street to improve pedestrian and vehicular traffic and safety. Staff is seeking permission to advertise for bids on construction of Moore Street from West Travis Street to Park Avenue. This includes construction of a two-lane median-divided section that will connect the existing West Travis Street to Park Avenue. Future phases will include an additional two-lane roadway on the east side of this project.

Origination:

Engineering Department

Financial Consideration:

This project is expected to cost approximately \$2.0 million and is funded in the Capital Improvement Program. The cost of advertising is expected to be less than \$200.00.

Staff Recommendation:

It is recommended that the City Council authorize the staff to advertise the project for bid.

Alternatives:

As may be directed by the City Council

Attachments

Aerial Location Map



0 405 810 1,620 2,430 3,240 1 inch = 800 feet
Feet





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 2.

Meeting Date: 01/06/2020

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

*** REQUEST TO ADVERTISE**

Annual Water and Sewer Maintenance Supplies and Parts

Issue:

Approving advertising for bids that will provide the City with water and sewer supplies and parts for annual maintenance work

Background:

Annually, the City requests bids or renews the contract, if able, for our supply of water and sewer supplies and parts used in the maintenance of the City's water system and sewer system.

Origination:

Utilities Administration

Financial Consideration:

Funding is budgeted in the fiscal year 2019-2020 budget. Cost for advertising for this contract is expected to be less than \$200.00.

Staff Recommendation:

City staff recommends that the City Council approve staff to advertise for these supplies and parts.

Alternatives:

As may be directed by the City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 3.

Meeting Date: 01/06/2020

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** REQUEST TO ADVERTISE**

Annual Purchase of Water Meters for the City of Sherman Automated Meter Reading System

Issue:

Approval of a request to advertise for the annual purchase of water meters for the City's Automated Meter Reading System

Background:

The City requests bids to establish a price agreement for the purchase of water meters ranging in sizes from 5/8" to 2". Water meters must be compatible with the ITRON automated reading systems, MRVS and AMI.

Origination:

Customer and Utility Services

Financial Consideration:

Funding for the purchase of water meters was approved in the fiscal year 2019-2020 budget. Advertising costs are estimated at \$200.00.

Staff Recommendation:

It is recommended that the City Council approve the advertising related to the annual purchase of water meters

Alternatives:

As may be directed by the City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 4.

Meeting Date: 01/06/2020

Prepared By: Kevin Winkler, Public Works Manager

Approved By: Robby Hefton, City Manager

Caption:

*** REQUEST TO ADVERTISE**

Annual Services for Right-of-Way Mowing

Issue:

Requesting permission to advertise to contract for the annual mowing of City right-of-ways and related City properties

Background:

City staff has contracted for various City-owned properties to be mowed on a periodic basis. City staff requests permission to advertise for public bids to provide mowing services of City right-of-way areas.

Origination:

Street Maintenance Department

Financial Consideration:

Funding for mowing services is approved in the fiscal year 2019-2020 budget. Advertising costs are expected to be about \$200.00.

Staff Recommendation:

It is recommended that the City Council authorize the staff to advertise this project for bids.

Alternatives:

As may be directed by the City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 5.

Meeting Date: 01/06/2020

Prepared By: Theresa Hutchinson, Parks & Recreation Manager

Approved By: Robby Hefton, City Manager

Caption:

*** REQUEST TO ADVERTISE**

Park Restroom Cleaning Services

Issue:

Requesting permission to advertise for the private contract cleaning of eight (8) public park restrooms

Background:

The City of Sherman Parks and Recreation Department annually contracts the cleaning of its park restrooms. We are seeking proposals that would include cleaning and securing of the facilities seven (7) days a week for a nine (9) month period at a minimum.

Origination:

Parks and Recreation Department

Financial Consideration:

Funding for these services has been allocated in the City's Parks Maintenance budget for the 2019-2020 fiscal year. The cost of advertising is expected to be approximately \$200.00.

Staff Recommendation:

It is recommended that the City Council authorize the staff to advertise the Park Restroom Cleaning Services for bid.

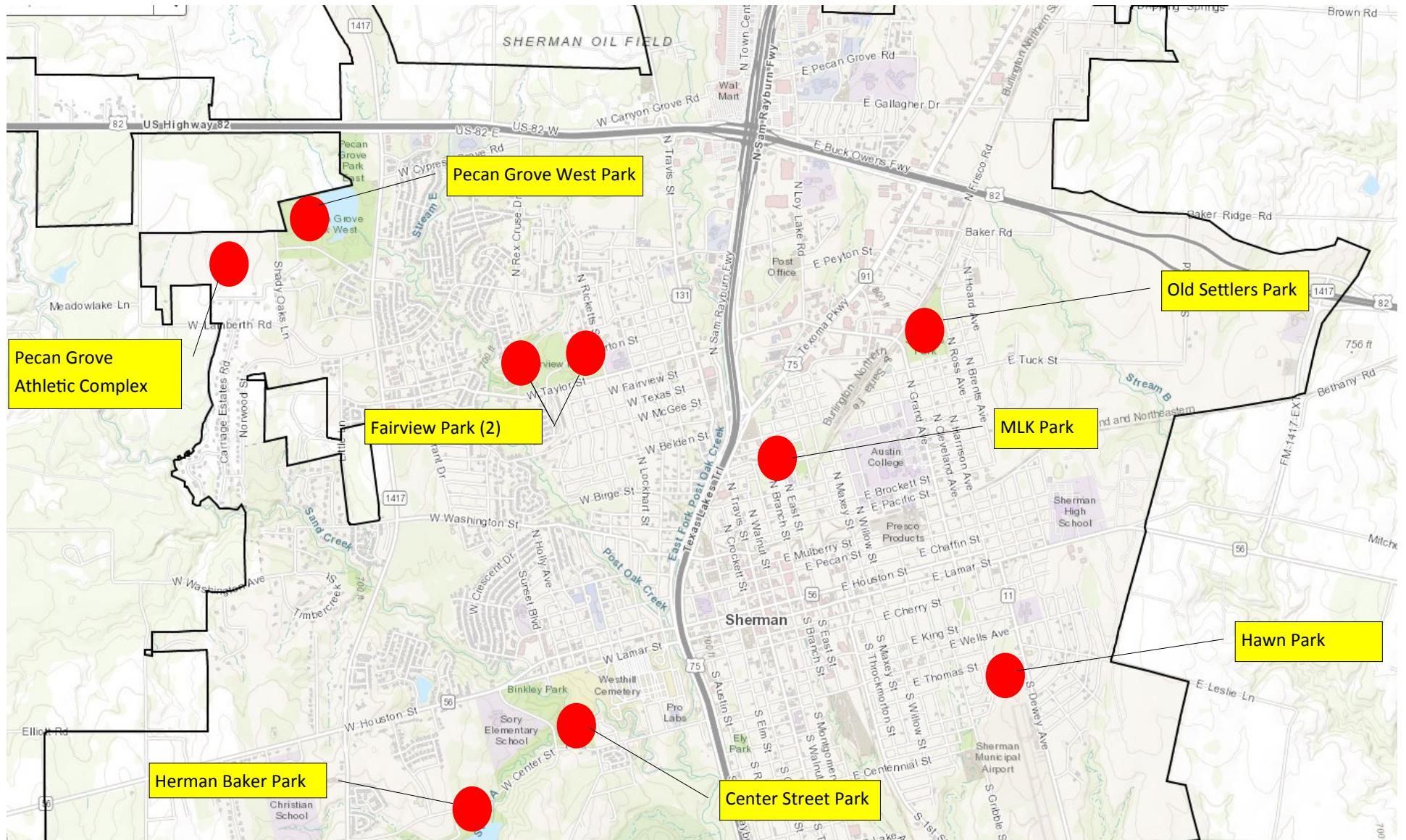
Alternatives:

As may be directed by the City Council

Attachments

Sherman Parks Restroom Locations Map

Sherman Parks Restroom Locations





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 1.

Meeting Date: 01/06/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

Issue:

To receive the Sherman Economic Development Corporation (SEDCO) quarterly progress report from President Kent Sharp

Background:

The brief presentation by the SEDCO President will provide the City Council with an overview of SEDCO's activities and accomplishments during the last three (3) months. SEDCO's last update was presented at the September 10th annual joint meeting of the City Council and the SEDCO Board.

Origination:

City Council

Financial Consideration:

This presentation is for informational purposes only and has no impact on the City's revenues or expenses.

Staff Recommendation:

No action is required of the City Council.

Alternatives:

None recommended

Attachments

SEDCO's Quarterly Progress Report

REPORTING FORM FOR BOARDS AND COMMISSIONS

Name of Board: Sherman Economic Development Corporation

Name of Chair: Janie Bates

Name of Vice-Chair: Gail Utter

Date of Report to City Council: January 6, 2020

1. In simple terms and as briefly as possible, please describe the mission of your board.

- *The mission of the Sherman Economic Development Corporation (SEDCO) is to grow and diversify the economy of Sherman and the surrounding area through the addition of new jobs and investment of primary employers.*

**2. Please list the top accomplishments of your board within the past quarter.
(Please limit the list to five or fewer items).**

- *On Oct. 4th, Past Chairman Brad Douglass presented Finisar Corporation, now part of II-VI Incorporated, with their final incentive check for \$270,000. Vice President of Operations at II-VI, Jeff Brown accepted the payment that goes towards the company's \$160 million capital investment.*
- *At the Nov. 5th board meeting, the SEDCO Board voted on the FY 19-20 officers.*
 - *Janie Bates, Chair; Gail Utter, Vice-Chair; Scott Bandemir, Secretary*
- *On Nov. 22nd, the following attended and completed the Economic Development Sales Tax Workshop in Mesquite:*
 - *Janie Bates, Gail Utter, Daniel Worrell, Jason Brumm, Brandon Shelby, Kent Sharp, Stacey Jones, and Ashton Ghaemi*
- *On Dec. 4th, SEDCO presented a \$255,000 incentive payment to Modular Power Solutions (MPS) General Manager Simon Harkins, P.E., ATD. This payment comes after MPS invested over \$6.8 million in the facility at 5100 Marshall Street.*
- *At the Dec. 12th meeting, the SEDCO Board approved Resolution No. SEDCO-2019.05 authorizing funding of \$226,464 to Cooper B-Line, Inc. (Eaton) in exchange for their capital investment of \$4,129,284 in machinery and equipment and related training.*

3. What are your plans for this board in the next quarter?

- *SEDCO will work to compete aggressively for the attraction of new jobs and investments to the city from existing Sherman employers and new companies, both nationally and internationally.*
- *SEDCO will work closely with companies that have announced new investments in Sherman to ensure they have the support to meet their goals and receive the incentives as identified in the Economic Development Performance Agreements.*
- *Start pre-production on a set of new marketing videos that feature a comprehensive look at what Sherman can offer potential companies and jobseekers. The set will include a 3-minute video and (3) 15-second videos to be used at tradeshow, in video mailers, and on our websites and social media platforms.*
- *The staff will attend the Dallas Regional Chamber's Annual Meeting on Jan. 9th.*
- *On Jan. 13th, SEDCO will co-sponsor the AMP Mid-Year Celebration. This event will include a check presentation from local industries in support of AMP.*
- *On Jan. 15th, Stacey will attend the CWL Advisory Board Meeting.*

- *On Jan. 17th, the staff will attend Denison's 19th Annual Economic Development Summit.*
- *The staff will participate in a TEDC webinar on Jan. 22nd. The topic is "New Data Sources & How These Are Changing Business Location Decisions."*
- *On Feb. 19th-21st, the staff will attend the TEDC Winter Conference in College Station. Stacey will serve as a panelist during the Business Retention & Expansion session.*
- *SEDCO will host its Winter Leadership Breakfast on Feb. 25th at Grayson Hall.*
- *On March 24-25th, Kent will travel with the Leadership Sherman class to Austin.*
- *SEDCO will host three Human Resource Network Meeting, a Plant Managers Forum, and a Safety Leaders Forum.*
- *SEDCO staff will begin to develop an entrepreneurship competition for Sherman involving partners in the community for the Board to consider this summer during budget workshops.*
- *A bylaws committee, made up of two SEDCO board members, is working with staff and legal counsel to review the SEDCO bylaws to ensure they are consistent with any legislative changes which may have occurred in the last four legislative sessions since the bylaws were last reviewed in 2010. Any proposed changes would of course be put before the SEDCO Board and Sherman City Council for consideration.*

4. How often did this board meet in the last quarter?

- *The SEDCO Board meets on the second Tuesday of each month and holds special called meetings when needed. Since our last report, the SEDCO Board held three regularly scheduled meetings (October 8th, November 5th, December 10th).*

5. In what percentage of those meetings was a quorum of board members present?

- *100%*

6. Did any member attend less than 75% of those meetings? If so, which member and how often did they attend.

- *No*

7. What other information would your board like to communicate to the City Council? (please be concise in your response).

- *SEDCO is presently working 7 active projects with an estimated \$130.5 million in investments and approximately 2,070 new jobs.*
- *Current infrastructure projects include the Fallon Drive sewer line.*
- *SEDCO continued the Business Retention and Expansion (BRE) Program with the following:*
 - *Sponsored a Human Resources Network meeting, a Plant Managers Forum at Austin College's IDEA Center, and a Safety Leaders Forum at Eaton B-Line.*
 - *On Oct. 2nd, Kent and Stacey met with the Advanced Manufacturing Program (AMP) Consortium and Grayson College leadership to discuss AMP scheduling and program coordination.*
 - *AMP's 2nd Swap It Up Competition wrapped up on Oct. 23rd, and the Pottsboro AMP team took home the Swap It Up Cup. We hosted a celebration on the 25th where we announced the winning team and the donations to the non-profits. Each student received a gift card to Schulman's Movie Bowl Grille, and the team received a trophy to showcase at their school until next year's competition.*
 - *On Nov. 7th, SEDCO co-sponsored the Red, White & You Job Fair which saw 223 job seekers.*

- On Nov. 20th, SEDCO co-hosted a Counselor Lunch & Learn for the Advanced Manufacturing Program.
- On Oct. 3rd, Kent and Stacey attended a breakfast meeting at Grayson College to discuss an \$800,000 Brownfields grant that GC had just received to revitalize the property on the North Texas Regional Airport that belongs to GC. A representative from Kansas State University who is an expert in consulting for the EPA on these grants gave an overview to the stakeholders at the meeting of what the grant proceeds could cover in eligible expenses as well as a timeline for the overall project.
- On Oct. 8th, the SEDCO Board approved Resolution No. SEDCO-2019.03 authorizing an extension of the assistance awarded to GlobiTech to December 31, 2020.
- The staff attended the Texas Economic Development Council's Annual Conference in San Antonio on Oct. 9th-11th. During the conference, Stacey participated in the new TEDC Future Leaders Training Program.
- On Oct. 14th, the staff met with Cary Wacker and Ginger Nye from Austin College to discuss a partnership on a proposed Sherman entrepreneurial program.
- Kent represented SEDCO at the Finisar Health Fair on Oct. 21st and spoke with several Finisar employees about the benefits of living and working in Sherman.
- On Oct. 22nd, we hosted our Fall Leadership Breakfast which drew 21 attendees.
- On Oct. 29th, the staff welcomed two new board members – Daniel Worrell and Jason Brumm – at the SEDCO Board Orientation. This orientation covered SEDCO's bylaws, policies, budget, and current projects and included a tour of Progress Park.
- Stacey assisted Austin College by securing the existing industry panelists for their leadership class to discuss summer internships and jobs on Oct. 31st.
- On Nov. 1st, Kent Sharp, Janie Bates, and Jeremy McMillen attended a site visit at the Dallas Regional Chamber for Project Bald Eagle.
- On Nov. 3rd-7th, Stacey attended the Advanced Economic Development Leadership class in Kansas City.
- On Nov. 6th, Ashton completed the six-week digital marketing webinar series through the International Economic Development Council.
- On Nov. 8th, Kent served as Principal for the Day at Wakefield Elementary.
- On Nov. 11th-14th, Kent and Stacey attended the FABTECH tradeshow with Onco in Chicago. FABTECH is North America's largest metal forming, fabricating, welding and finishing tradeshow.
- On Nov. 15th, the staff presented plaques to past Chairman Brad Douglass and Vice Chairman Tom Shields.
- On Nov. 19th, Stacey participated as an interviewer for the Sherman High School Student Mock Interviews.
- On Nov. 20th, Kent participated in the Leadership Sherman County Day.
- The staff had a prospect visit on Dec. 3rd, a facility tour on Dec. 23rd, and a follow up visit on Dec. 31st.
- At the Dec. 12th meeting, the SEDCO Board approved Resolution No. SEDCO-2019.04 authorizing an extension of the assistance awarded to Tyson Fresh Meats to December 31, 2021.
- On Dec. 11-12th, Kent attended the TEDC Board Retreat.
- A Facebook ad campaign completed on Dec. 18th. This 2-week campaign was initiated after the announcement of Halliburton's El Reno facility closing. This ad reached over 8,200 people and received over 1,400 video views and 108 link clicks to shermantxjobs.com.

- *A second Facebook ad campaign was launched on Dec. 10th (ending Jan. 2nd) to promote the available Production Manager position at Eternity Technologies. As of Dec. 30th, the ad has reached 18,497 people and received 188 link clicks to shermantxjobs.com and 12 shares.*
- *SEDCO created a new on-hold messaging production that will go live in early January. The production includes 8 rotating messages that highlight important aspects of Sherman with a bit of humor.*
- *The staff has been working on the setup of a new CRM software to streamline project coordination.*
- *The staff attended the following events and meetings:*
 - *City Council Meeting*
 - *Coffee with the Mayor*
 - *Hwy 75/82 Gap Project Ribbon Cutting*
 - *Austin College President's Christmas Reception*



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 2.

Meeting Date: 01/06/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in Volume 8, Page 121, P.R.G.C.T.; being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One; Young Enterprises, LP, Owners; and Helvey-Wagner Surveying, Inc., Surveyor (4800-4900 blocks of Knollwood Road)

Issue:

To consider Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in Volume 8, Page 121, P.R.G.C.T.; being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One; Young Enterprises, LP, Owners; and Helvey-Wagner Surveying, Inc., Surveyor, located in the 4800-4900 blocks of Knollwood Road

Background:

The property is located in the 4800-4900 blocks of Knollwood Road (formally Sherman Oaks Drive); the southeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District on February 16, 1987 (Ordinance No. 4014). The owners would like to replat the property into one lot for development of an apartment complex.

Origination:

Young Enterprises, LP (Owners)
Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 17, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

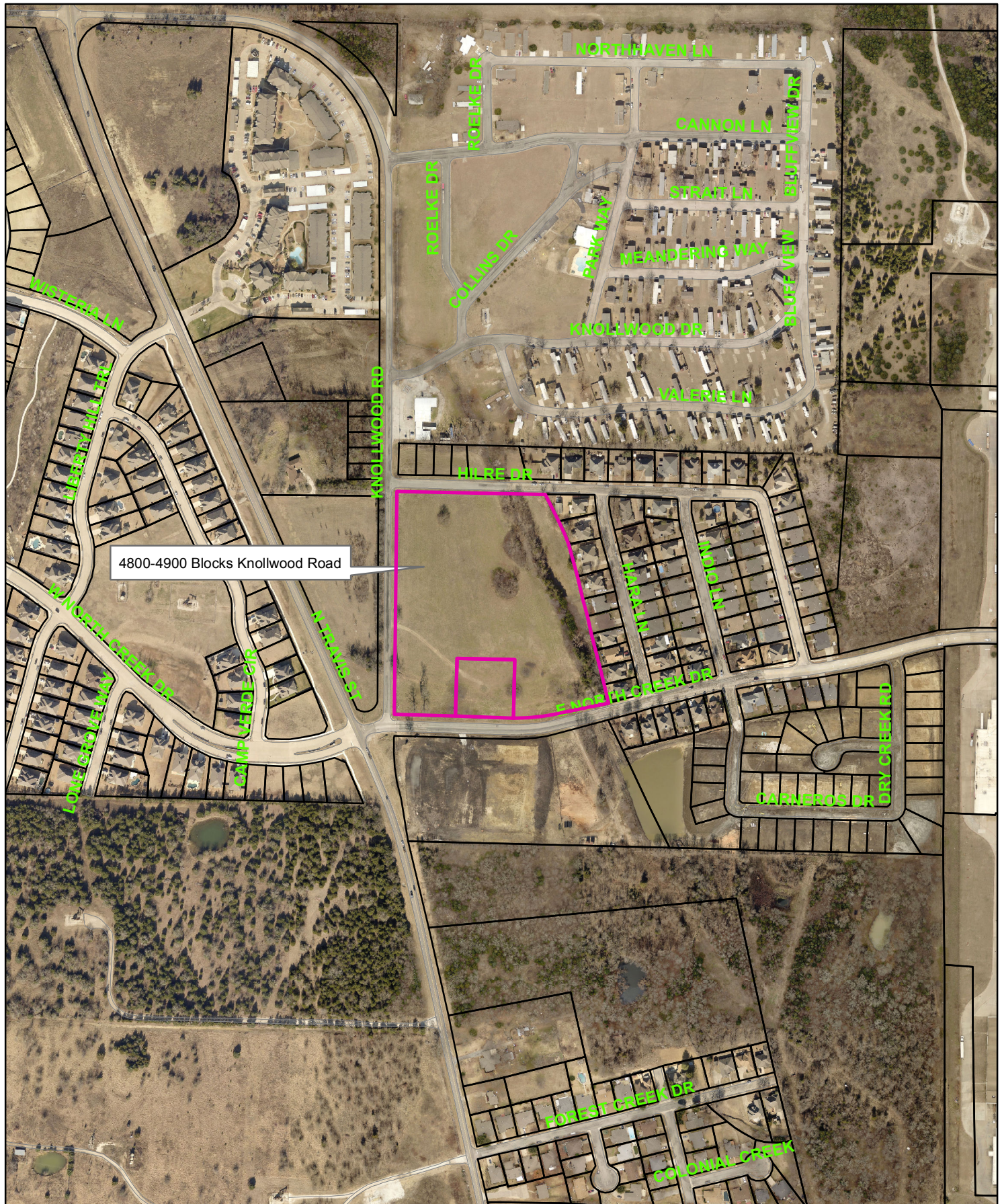
Location Map

Zoning Map

Cypress Lofts Addition

Staff Review Letter

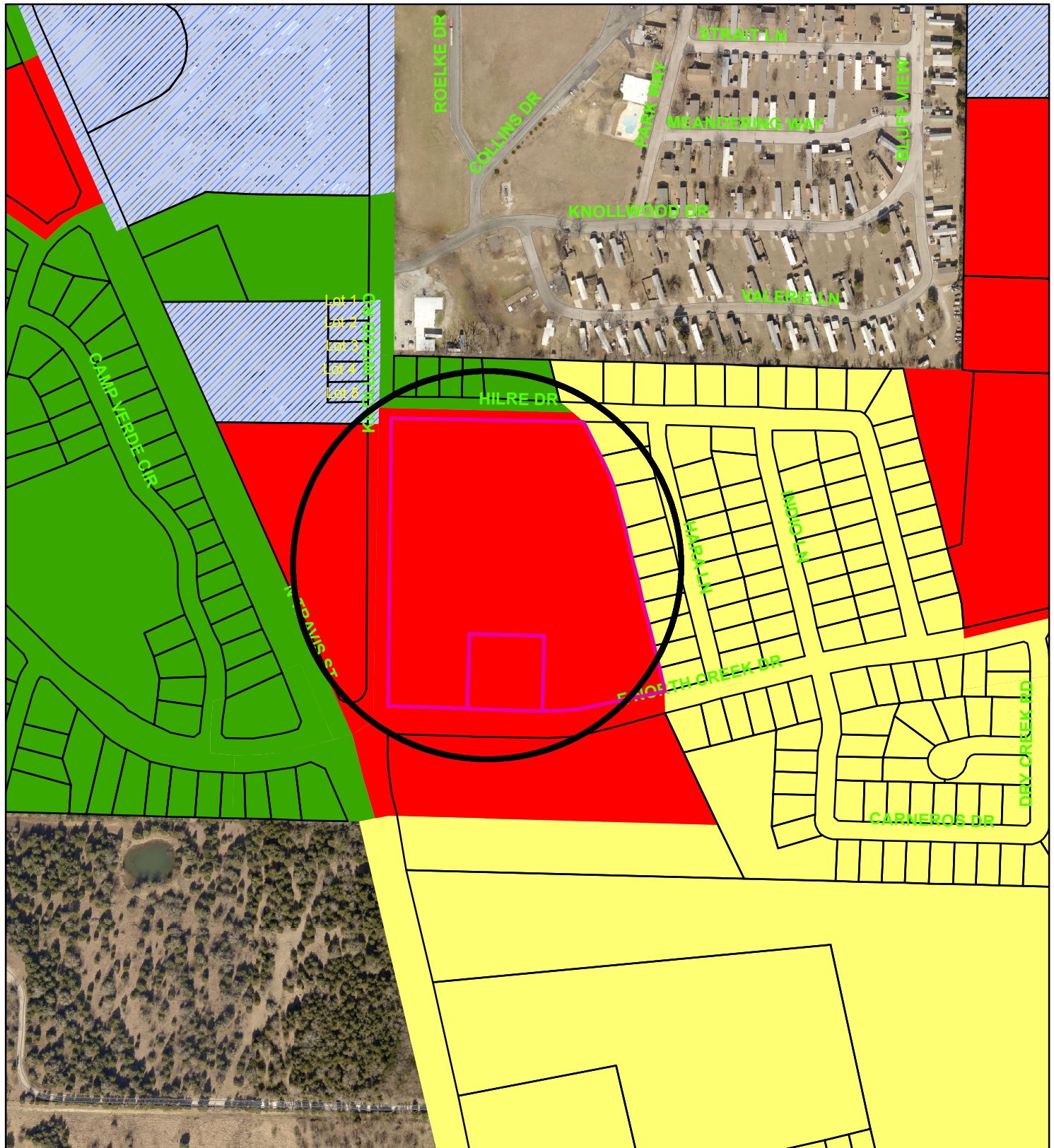
P&Z Communication



4800-4900 Blocks Knollwood Road



1 in = 439 ft



Zoning - 4800-4900 Blocks Knollwood Road

Legend

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
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 62 and 75
- SH 289
- FM 691

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

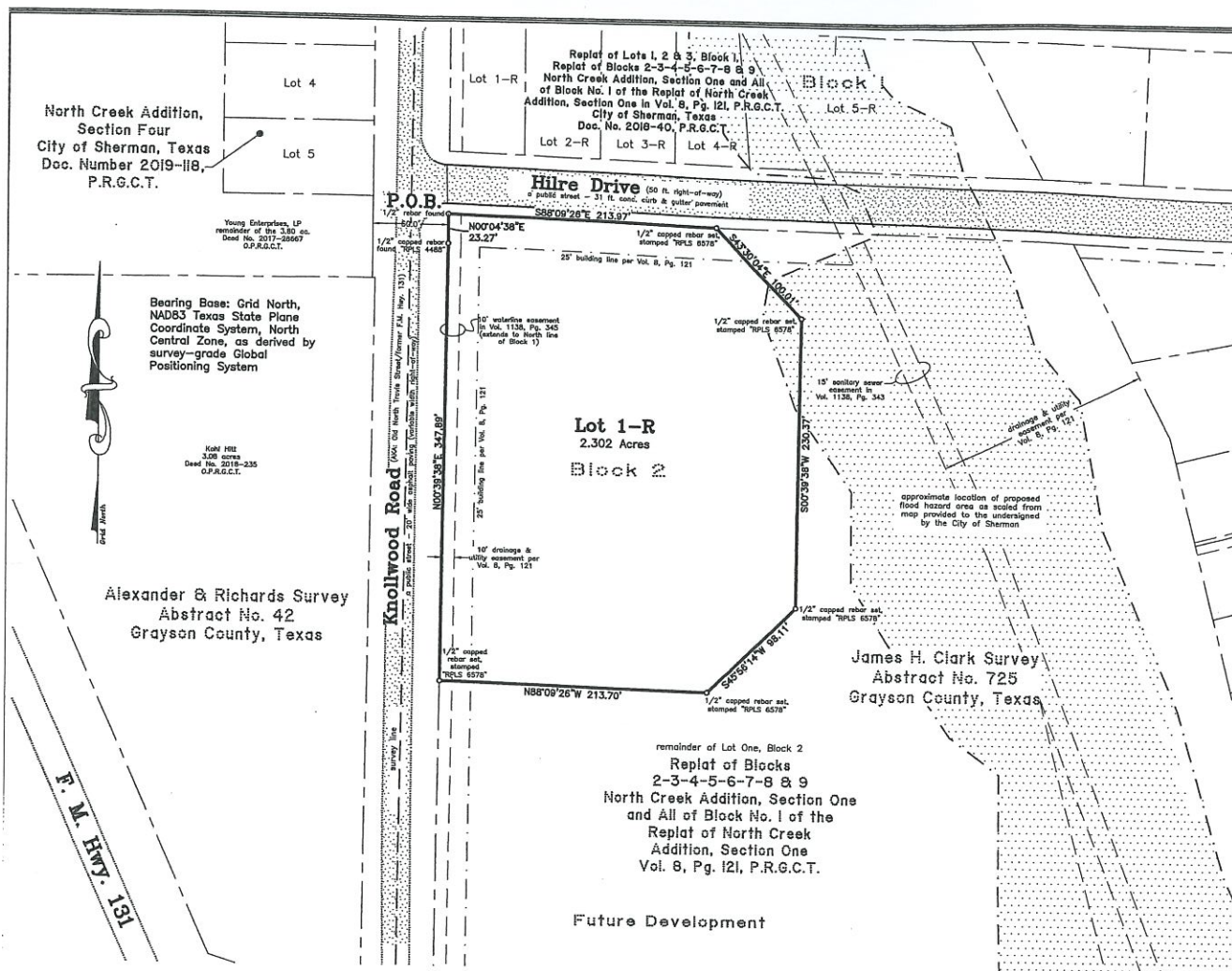
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-4 Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



1 in = 357 ft



Cypress Lofts Addition (being a Replat of a part of Lot One, Block 2, 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 as per plat of record in Vol. 8, Pg. 121, P.R.G.C.T.)

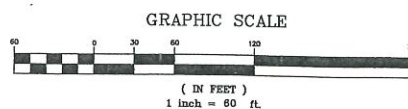
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48161C0290 F, Revised Date: September 28, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS381119

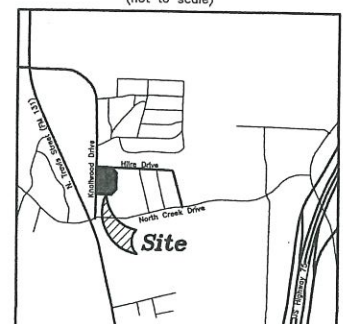
Helvey-Wagner Surveying, Inc.
 222 W. Main St., Denison, Texas 75020
 Ph (903) 463-6191 Fax (903) 463-4088
 Email: kate@helveywagnersurveying.net
 Texas Board of Professional Land Surveying
 Firm Registration No. 10088100

to
the City of Sherman
2.302 Acres
 in the
James H. Clark Survey
Abstract No. 275



Owner:
 Young Enterprises, LP
 5414 N. Heritage Parkway
 Sherman, Texas 75091
 Phone: 903-892-1508

Vicinity Map
 (not to scale)





STAFF REVIEW LETTER

December 11, 2019

Young Enterprise, LP
5414 N. Heritage Parkway
Sherman, TX 75091

Helvey-Wagner Surveying, Inc.
222 W. Main Street
Denison, TX 75020

Dear Applicants,

The request for approval of the Final Plat for Cypress Lofts Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 with \$0.00 balance 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. Remove building line.
5. Require 10' Utility Easement along street frontage on Knollwood Road and Hilre Drive.
6. All requirements of the Floodplain Ordinance must be followed.
7. The width of the right-of-way and pavement for streets shall be shown on the plat.
8. Metes and bounds must match drawing.
9. Coordinate with Engineering on Drainage Easement along Hilre Drive.
10. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. 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.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

Agenda Item No. 7.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 4800-4900 KNOLLWOOD ROAD**

The request of Young Enterprises, LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4800-4900 Blocks of Knollwood Road, being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in (Volume 8, Page 121, O.P.R.G.C.T.)

Background:

The property is located in the 4800-4900 blocks of Knollwood Road (formally Sherman Oaks Drive); the southeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District, February 16, 1987 (Ordinance No. 4014). The owner would like to replat the property into one lot for development of an apartment complex.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owner)

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

Replat - Cypress Lofts Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 3.

Meeting Date: 01/06/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Holly Moore Addition; being 0.738 acres in the Elizabeth Jones Survey, Abstract No. 625; SGU Joint Venture, LLC, Owners; David Baca, Representative; and Underwood Drafting and Surveying, Surveyor (1401 and 1405 West Moore Street)

Issue:

To consider Final Plat approval of Holly Moore Addition; being 0.738 acres in the Elizabeth Jones Survey, Abstract No. 625; SGU Joint Venture, LLC, Owners; David Baca, Representative; and Underwood Drafting and Surveying, Surveyor, located at 1401 and 1405 West Moore Street

Background:

The property is located at 1401 and 1405 West Moore Street, the northwest corner of Holly Avenue and West Moore Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into two lots. They are requesting an exception to allow a 50' wide lot on Lot 2 of the proposed Holly Moore Addition.

Origination:

SGU Joint Venture, LLC (Owners)

David Baca (Representative)

Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

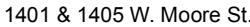
At the December 17, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Holly Moore Addition
Staff Review Letter
P&Z Communication

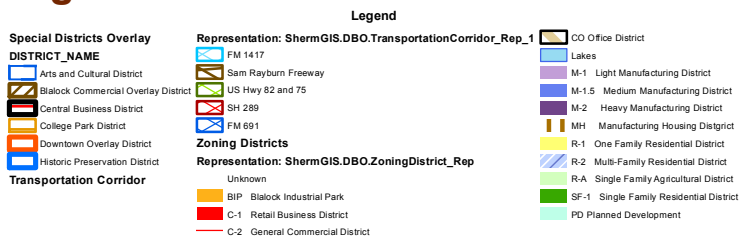


1 in = 1,000 ft

Zoning - 1401 & 1405 West Moore Street



City of Sherman, Texas
Developmental Services Department



1 in = 300 ft



STAFF REVIEW LETTER

December 11, 2019

SGU Joint Venture
4708 N. F.M. 1417
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75020

Dear Applicants,

The request for approval of the Final Plat for Holly Moore Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 with \$0.00 balance 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. Metes and bounds must match drawing. Calls do not have correct directions.
6. Existing structures must meet setback requirements within proposed plat area.
7. City Council Approval and Notary dates should be changed to 2020.
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.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

Agenda Item No. 11.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1401 & 1405 WEST MOORE STREET

The request of SGU Joint Venture, LLC (Owners), David Baca (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1401 and 1405 West Moore Street, being 0.738 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 50' lot width on Lot 2 of the proposed Holly Moore Addition in lieu of the required 60' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Final plat approval of Holly Moore Addition

Background:

The property is located at 1401 and 1405 West Moore Street, the northwest corner of Holly Avenue and West Moore Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into two lots. They are requesting an exception to allow a 50' wide lot on Lot 2 of the proposed Holly Moore Addition.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

SGU Joint Venture, LLC (Owners)

David Baca (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Holly Moore Addition Exception

Holly Moore Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 4.

Meeting Date: 01/06/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Graham Addition, Lots 1R-7R, being all of Lots 1, 2 and 3 of Graham Addition; Bryan and Margaret Graham, Owners; Joe Gilbert, Prospective Buyer; and Preston Trail Land Surveying, Surveyor (2300-2400 blocks of North Hickory Street and 229 West Pelton Street)

Issue:

To consider Replat Approval of Graham Addition, Lots 1R-7R, being all of Lots 1, 2 and 3 of Graham Addition; Bryan and Margaret Graham, Owners; Joe Gilbert, Prospective Buyer; and Preston Trail Land Surveying, Surveyor, located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street

Background:

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into seven (7) lots for residential development.

Origination:

Bryan and Margaret Graham (Owners)
Joe Gilbert (Prospective Buyer)
Preston Trail Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the December 17, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Sign Photo

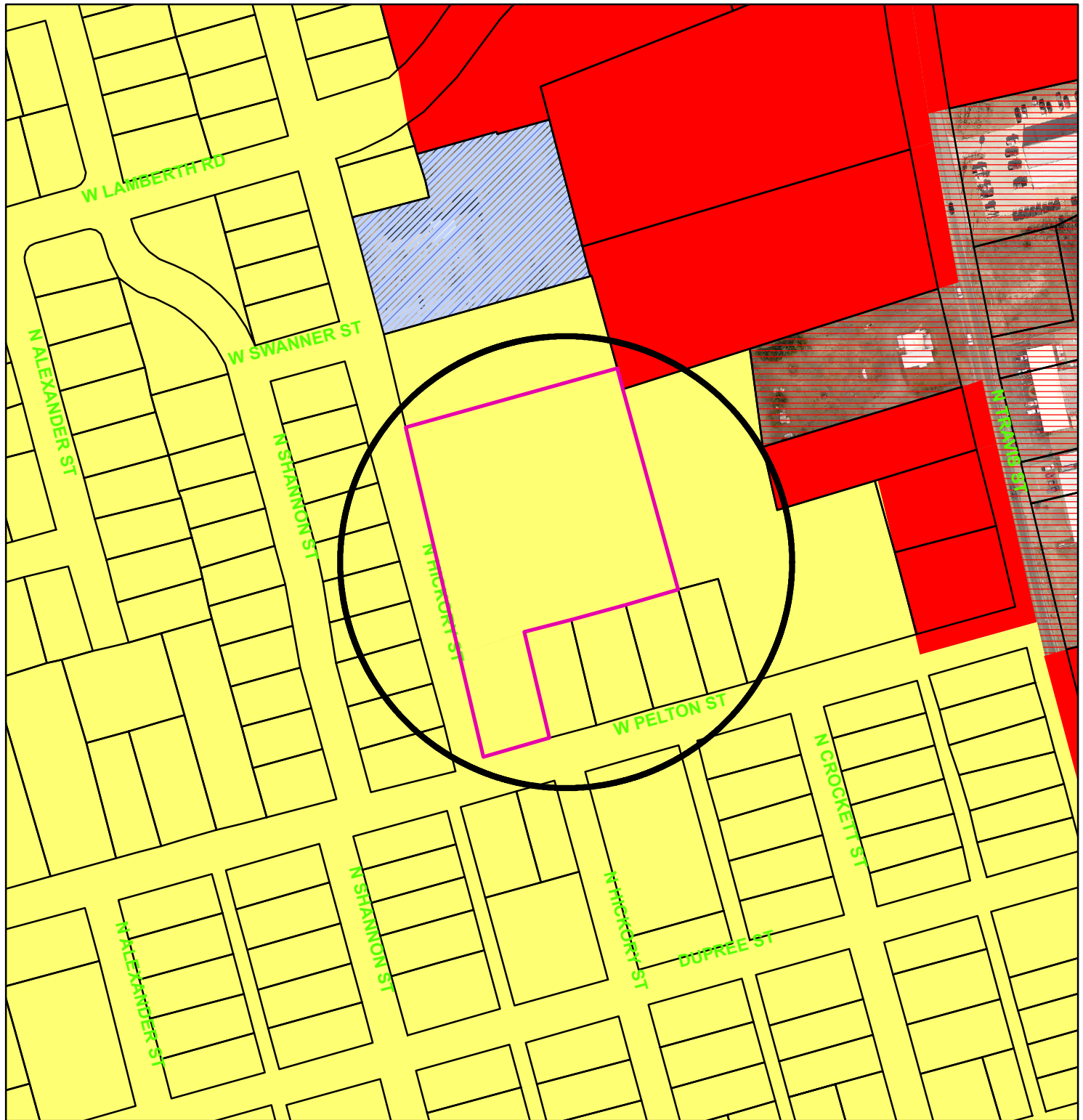
Graham Addition Replat Lots 1R-7R

Staff Review Letter

P&Z Communication



City of Sherman, Texas
Developmental Services Department



Zoning - 2300-2400 Blks. N. Hickory Street & 229 W. Pelton Street

Legend

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
-  Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

-  FM 1417
-  Sam Rayburn Freeway
-  US Hwy 82 and 75
-  SH 289
-  FM 691

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 = 200 ft



City of Sherman, Texas
Developmental Services Department

229 West Pelton Street



2300-2400 Blocks North Hickory Street





STAFF REVIEW LETTER

December 11, 2019

Joe Gilbert
Dean Gilbert Realtors
801 E. Taylor Street
Sherman, TX 75090

Preston Trail Land Surveying, LLC
83493 N. State Highway 289, Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Graham Addition, Lots 1R-7R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 with \$0.00 balance 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. Sanitary Sewer must be extended to serve the development.
6. There are no planned improvements for Hickory Street or drainage improvements.
7. 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.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

Agenda Item No. 15.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET**

The request of Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, as follows:

Planning and Zoning Commission

Replat Approval of Graham Addition, Lots 1R-7R

Background:

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into seven (7) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Bryan and Margaret Graham (Owners)

Joe Gilbert (Prospective Buyer)

Preston Trail Land 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:

28

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Graham Addition Lots 1R-7R

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 01/06/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2020 Council Calendar

2020

JANUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
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FEBRUARY						
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MARCH						
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JUNE						
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AUGUST						
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SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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DECEMBER						
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[illegible][illegible]