

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, OCTOBER 15, 2018
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY MAYOR DAVID PLYLER**
- A. 3. INVOCATION BY MAYOR DAVID PLYLER**
- A. 4. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (HELD JOINTLY WITH THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS) OF SEPTEMBER 27, 2018 AND THE REGULAR CITY COUNCIL MEETING OF OCTOBER 1, 2018**

Special Presentations

- B. 1. SPECIAL PRESENTATION**
Recognizing the 2018 Leadership Sherman Class

Proclamations

- C. 1. PROCLAMATION**
"Lions White Cane Day" – October 20, 2018

Public Hearing

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6155**
Amending Ordinance No. 6146 to Appoint Election Officials for an Election of the Qualified Voters of the City of Sherman, Texas, on the 6th day of November, 2018, for the Purpose of Electing a Mayor and Two At-Large City Council Members for Place 1 and Place 2 for Said City
- D. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6156**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Living Quarters in a C-1 (Retail Business) District at 301 South Crockett Street, being the West 57' of the North 65' of Lot 1, Block 10, Original Town Plat (Creta Lynn Carter, II, Owner; L. Lumpkins Architects, Inc., Architect; and Helvey-Wagner Surveyors, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- D. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6157**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-2 (Multi-Family Residential) District at 301 East Brockett Street, being part of Lots 3 and 6, Block 3, Bonds 2nd Addition, containing 0.098 acres (Arjun Demla, Owner; Childress Engineering Services, Civil Engineer; and Underwood Drafting & Surveying, Surveyor)

- D. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6158**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Duplex in an R-1 (One Family Residential) District at 1600 and 1602 North Travis Street, being the South 82' of Lot 16 and the South 82' of the East 25' of Lot 15, Block 1 of W.M. Shannon's Supplement (Caladium Investments, LLC, Owners; Joe Gilbert, Representative; and Marshall Sartin, 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. 5. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 6155, 6156, 6157 and 6158
- D. 6. 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. 6415**
Recognizing that the Portion of O.B. Groner Road, from F.M. 1417 to Moore Street, will be Recognized as and Renamed "West Travis Street"
- E. 2. * RESOLUTION NO. 6416**
Authorizing the City Manager to Execute a Contract with The Sherman Museum for Expenditure of a Portion of the Funds Collected by the City of the Hotel-Motel Occupancy Tax

Other Business

- F. 1. OTHER BUSINESS**
Receive an Update on the City of Sherman's Recycling Program and Consider Alternatives
- F. 2. OTHER BUSINESS**
Site Plan Approval for Douglass Distributing, Owners; EIKON, Architect/Engineer; and Chris Frerich, Representative under Ordinance No. 2252, Article IV, Sections 410 (2)(j) and (2)(g)(l) to allow Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park at 3707 South U.S. Highway 75
- F. 3. * OTHER BUSINESS**
Replat Approval of Lot 2 and Lot 3 of Bob Allen Addition, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition; Wornat-Weatherford, LLC, Owners; and Goodwin-Lasiter-Strong, Surveyor (2607 Loy Lake Road)
- F. 4. * OTHER BUSINESS**
Second Repat Approval of Lot 3, Block 1, Dr. J.H. Carraway Subdivision, being all of Lots 1 and 2 of the Repat of Lot 3, Block 1, Dr. J.H. Carraway's Subdivision, containing 2.338 acres in the J.B. McAnair Survey, Abstract No. 763; Ameristate Bank and Nhat Nguyen Investments, LLC, Owners; and Underwood Drafting & Surveying, Surveyor (2515 Masters Street)

F. 5. * OTHER BUSINESS

Replat Approval of Block 2 and Block 3, West Canyon Creek Estates, Section 3, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, LTD, Owners; Lynn Vessels Construction, LLC, Developer; and Underwood Drafting & Surveying, Surveyor (3300 block of Canyon Creek Drive and 2700 block of Hillview Lane)

F. 6. * OTHER BUSINESS

Final Plat Approval of Sherman High School Addition, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625; Sherman ISD, Owners; Teague, Nall & Perkins, Civil Engineer/Surveyor; and Mike Wilson, Representative (2900 block of West O.B. Groner Road)

F. 7. * OTHER BUSINESS

Replat Approval of Lot 1, Block 1, Osmani's First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A - Page 1, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A - Page 1, containing 0.532 acres; Ty Osmani, Owner; and Underwood Drafting & Surveying, Surveyor (429 North Sam Rayburn Freeway)

F. 8. * OTHER BUSINESS

Final Plat Approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ), being 6.842 acres in the Alfred Hume Survey, Abstract No. 522; Kacy Cheyenne Goode Hawkins, Owner; and Underwood Drafting & Surveying, Surveyor (2712 Plainview Road)

G. CITIZEN REQUESTS

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
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Section 551.087	Deliberation Regarding Economic Development Negotiations:
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- (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 October 8, 2018 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 8th day of October, 2018
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

Pamela L. Howeth

Council Members

Willie Steele, Council-At-Large, PL #1

Jason Sofey, 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: 10/15/2018

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (HELD JOINTLY WITH THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS) OF SEPTEMBER 27, 2018 AND THE REGULAR CITY COUNCIL MEETING OF OCTOBER 1, 2018

Attachments

September 27, 2018 - Joint Meeting with SEDCO

SEDCO Program of Work

SEDCO Proposed Budget

October 1, 2018

Police Department Presentation

STATE OF TEXAS

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September 27, 2018

COUNTY OF GRAYSON

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BE IT REMEMBERED THAT A Joint Meeting of the Sherman City Council and the Sherman Economic Development Corporation was begun and held in the City Council Chambers on September 27, 2018.

COUNCIL MEMBERS PRESENT: Mayor David Plyler; Deputy Mayor Pam Howeth.
Council Members Holland, Steele, Stevenson, Teamann.

COUNCIL MEMBERS ABSENT: Council Member Sofey.

SEDCO MEMBERS PRESENT: Greg Kirkpatrick, John Sild, Brad Douglass, Janie Bates, David Plyler (Ex-Officio), Robby Hefton (Ex-Officio), Willie Steele (Ex-Officio).

SEDCO MEMBERS ABSENT: Tom Shields, Dr. David Hicks (Ex-Officio).

CITY STAFF PRESENT: Robby Hefton, City Manager; Steve Ayers, Assistant City Manager; Brandon Shelby, City Attorney; Terrence Steele, Director of Administration; Zach Flores, Police Chief; Clint Philpott, Director of Engineering; Mary Lawrence, Director of Finance; Tammy Davis, Controller; Nate Strauch, Community & Support Services Manager; Jim Cross, Water Systems Manager; Linda Ashby, City Clerk.

SEDCO STAFF PRESENT: Stacey Jones, Executive Vice President; Ashton Ghaemi, Director of Research & Marketing; Dondra Kendall, Administrative Assistant.

PURPOSE: Call to Order, Quorum Determined, Meeting Declared Open, Recognition of Guests and Visitors

Invocation by Council Member Shawn Teamann

SEDCO WORK PROGRAM 2017-2018

SEDCO's Presentation of the 2017-2018 Work Program Results

SEDCO WORK PROGRAM 2018-2019

SEDCO's Presentation of the 2018-2019 Work Program

SEDCO WORK PROGRAM 2018-2019

City Council to Discuss and Consider Approval of the SEDCO Work Program 2018-2019

SEDCO BUDGET 2018-2019

SEDCO's Presentation of the SEDCO Budget 2018-2019

SEDCO BUDGET 2018-2019

City Council to Discuss and Consider Approval of the 2018-2019 SEDCO Budget

OTHER BUSINESS

COUNCIL MINUTES -- SEPTEMBER 27, 2018

ADJOURNMENT

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN, RECOGNITION OF GUESTS AND VISITORS

Mayor Plyler called the meeting to order at 12:12 p.m., declared a quorum present, and opened the City Council Meeting. He asked visitors to introduce themselves. Sandra Melton said she was a candidate for the City Council and had worked for the City for over 22 years. Billy Wadsack, a reporter for the Herald Democrat, was also in attendance.

INVOCATION BY COUNCIL MEMBER SHAWN TEAMANN

Council Member Shawn Teamann gave the invocation.

SEDCO WORK PROGRAM 2017-2018

SEDCO'S PRESENTATION OF THE 2017-2018 WORK PROGRAM RESULTS

John Sild, Sherman Economic Development Corporation Chairman, called their meeting to order and introduced Stacey Jones, SEDCO Executive Vice President, and Ashton Ghaemi, Director of Research & Marketing. Ms. Jones said SEDCO had been very busy and presented highlights from their fiscal year for each of their goals.

SEDCO's first goal is to retain and expand existing primary employers and she said they completed five expansion projects for a total capital investment of just under \$2 million. The projects included 139 new jobs with incentives of almost \$637,000. There were nine new performance agreements with a total capital investment of almost \$220 million. These projects included 729 new jobs and just under \$4 million in incentives.

SEDCO conducted 62 Business Retention and Expansion visits and hosted four Plant Managers Forums, four Safety Leaders Forums, and five Human Resource Group Meetings. Ms. Jones and Mark Anderson, Emerson Plant Manager and Chairman of the Texoma Manufacturing Consortium, also visited the corporate headquarters of Finisar Corporation in Sunnyvale, California, to discuss the Advanced Manufacturing Program with Michael Hurlston, Finisar CEO. The meeting resulted in a \$25,000 contribution to the AMP program.

Ms. Ghaemi said because of the industries' need for employees, SEDCO conducted a national human resources marketing campaign to publicize the industry openings to jobseekers through various media. These jobseekers were directed to the new job database, ShermanTXJobs.com, which features a list of current job openings and contact information.

SEDCO hosted the first Sherman Industry Appreciation Picnic in May and the event drew hundreds of industry employees and their families to Pecan Grove Park. There were many family-friendly games and snacks, and a Sherman Industry Showdown featured eight teams competing in three rounds of activities.

Ms. Jones said SEDCO's second goal is to recruit targeted regional, state, national, and international primary employers and allies. They worked with the Governor's Office of Economic Development and Tourism, the Dallas Regional Chamber, BNSF Railway, and their allies on 43 projects with an estimated \$2.8 billion in investments and over 8,200 new jobs. Five of these projects resulted in performance agreements and seven are still active. They also hosted visits from companies interested in Progress Park locations and worked with site selectors and real estate professionals.

Finisar Corporation purchased the former MEMC building and brings a \$160 million capital investment and over 500 jobs to Sherman. SEDCO assisted with the Finisar-Apple announcement and the

COUNCIL MINUTES -- SEPTEMBER 27, 2018

ribbon cutting. They also continue to partner with Grayson County and the Denison Development Alliance to continue to market the North Texas Regional Airport.

Ms. Ghaemi said they completed their six-month contract with KRLD for radio spots that targeted top level company representatives and DFW real estate professionals. As part of the contract, KRLD hosted a "Your Hometown" live broadcast from the Old Iron Post and included interviews with industry representatives and community leaders, featuring a variety of stories from the City.

They completed a marketing video that featured available sites in Sherman, which is featured on Facebook and SEDCO's website, and was distributed to site selectors and real estate professionals. She also presented an industry video about Presco. She showed examples of marketing campaign advertisements that were published in the Dallas Business Journal that highlighted Sherman's key attributes.

Ms. Jones said SEDCO's third goal is to support workforce development and employment programs. They continue to partner with the Texoma Manufacturing Consortium to develop skilled workers for advanced manufacturing that fit the needs of regional industries. SEDCO provided a \$50,000 match to the Texas Workforce Commission's \$100,000 High Demand Job Training Grant, to complete equipment needs of the AMP Lab. AMP pledged to raise \$200,000 from the industry partners, and \$170,500 has been raised so far. Industry partners include Eaton, Emerson, Finisar, Presco, and Progress Rail.

There are currently 82 students from five schools enrolled in the AMP program, and three of those students are scheduled to graduate in May 2019. Schools in Sherman, Denison, Pottsboro, S&S, and Whitesboro participate in AMP, and SEDCO is involved in recruiting and organizing mentors and mentor groups for four of the schools. They also sponsor 10 teachers and counselors in the Business Education for Teachers Program.

SEDCO and Sherman industries also sponsored five Sherman High School seniors who successfully completed the Industrial Maintenance Technical Program. A second class of five students began in August 2018.

Ms. Ghaemi said on September 12, 2018, SEDCO launched a new marketing initiative for the AMP program called Swap It Up. Swap It Up is a six-week competition between AMP students at Pottsboro, Sherman, and Whitesboro High Schools. Each team trades products and services with Chamber businesses with the goal to provide the most valuable item to their chosen non-profit. The competition is currently in progress, and at the end, all products and services collected will be donated to the non-profits.

Ms. Jones said the next goal is to market and manage SEDCO real estate and attract commercial real estate investments. They sold 23.5 acres of Progress Park 2 and FedEx Freight has begun construction. There was a small site on the corner of the GlobiTech property which they purchased as a location for a substation and backup generation.

SEDCO purchased 64 acres which is now Progress Park 6, and are scheduled to close on an additional 57 acres tomorrow, which will become Progress Park 7. They also purchased 0.84 acres east of the Schulman site and the structure is currently being used by the construction team.

The 60,000 square foot spec building in Midway Industrial Park is now fully leased by Modular Power Solutions, which discontinues SEDCO's quarterly lease payments.

COUNCIL MINUTES -- SEPTEMBER 27, 2018

She said the project to extend Northgate Drive in Progress Park 1 to the new West Travis Street extension is under construction, and the 7.71 acre tract located on the east side of Northgate Drive in Progress Park 1 is the new location for Fire Station No. 4.

Engineering for the new 12" sewer line in Progress Park 2 and the realignment of an existing 14" sewer line in Progress Park 6 are well underway and construction should begin in early November.

Ms. Ghaemi said Goal E is to raise Sherman's profile in local, regional, state, national, and international markets. Over the past year, SEDCO hosted three leadership breakfasts and one mentor breakfast, and the staff has attended various conferences. They continue to promote SEDCO and Sherman through various forms of media. Ms. Jones received the certified economic developer designation and Ms. Ghaemi completed two additional certification courses.

SEDCO submitted the Finisar/Apple Project to the Dallas Business Journal for their Best Real Estate Deals of 2017 recognition. The project was selected as one of three finalists in the Rehab or Reuse category.

Goal F is to continue economic impact reports on projects and return on investments. Ms. Ghaemi said SEDCO contracted with Impact Data Source to produce reports for 11 active projects.

SEDCO WORK PROGRAM 2018-2019

SEDCO'S PRESENTATION OF THE 2018-2019 WORK PROGRAM

Ms. Ghaemi said the goals for the 2018-2019 Work Program are almost identical to last year's goals. They did remove Goal F and made it an action item for Goals A and B. The majority of the action items will remain the same.

Ms. Jones highlighted the new action items. SEDCO will continue improvements to Progress Park and investigate potential land acquisitions and exploring options to build on the existing land. She said since August 2017 there have been at least 20 requests for information that they could not respond to because of a lack of industrial space.

Sherman does have many assets in Progress Park that are potential rail served sites. SEDCO will contract with an engineering firm that specializes in rail design to produce a study that addresses land use, transportation routing and railroad infrastructure. This report will be used to market to companies that are looking for rail served sites.

Ms. Jones said they will continue to support the AMP program to increase participation by younger students.

Ms. Ghaemi said they plan to reconstruct the ShermanTXJobs.com website to be more visually inviting to jobseekers and to provide better analytics to list local industries, available jobs, and contact information. They also plan to add an interactive online map to assist with project submissions and that will showcase Progress Park and its assets. This should help streamline the submission process and provide a next-level presentation to site selectors.

SEDCO will also continue producing new existing industry videos, including one for Finisar, once they are in full production. Another video will feature their student workforce development programs and incentives.

SEDCO BUDGET 2018-2019

SEDCO'S PRESENTATION OF THE SEDCO BUDGET 2018-2019

Ms. Ghaemi presented SEDCO's proposed Budget for 2018-2019. She highlighted several changes. Administrative Expenses decreased due to a staff reduction from four full time to 3.5 employees;

COUNCIL MINUTES -- SEPTEMBER 27, 2018

Operating Expenses decreased due to the same staff reduction; and Program Expenses increased due to hiring a new President and software upgrades. Overall, the total operating expenses show a decrease for next fiscal year.

Land and Infrastructure increased based on the new actions for the 2018-2019 Work Program and Debt Service increased to include Northgate Drive and the sewer project.

Ms. Ghaemi introduced SEDCO's new part time employee Dondra Kendall.

SEDCO WORK PROGRAM 2018-2019

CITY COUNCIL TO DISCUSS AND CONSIDER APPROVAL OF THE SEDCO WORK PROGRAM 2018-2019

Robby Hefton, City Manager, asked if the incentive payouts scheduled for 2019 included the last payout for the Panda Phase II Expansion. He said that project hasn't happened and has been delayed. It may still happen, but it's not on schedule. Ms. Ghaemi said it is included in the budget, however it's about to expire. Mr. Hefton said it had to be budgeted because it's a contractual obligation, but they will not have met that obligation. Therefore, \$1 million "to the good" will be added to SEDCO's fund balance because that incentive won't be paid. Council Member Steele confirmed that this project incentive will not be extended. Mr. Hefton reiterated that there is an additional \$1 million that will be available for incentives that is not reflected in the proposed budget.

Council Member Stevenson asked about the results of the advertising to get people to relocate to Sherman for jobs. Ms. Ghaemi said the current site is not built well for analytics, so it really wasn't a "fair shot." Applications did increase during that period, but there was no way to attribute it to the website. The last push was nationwide and they now plan to tailor the target audience to areas with a high unemployment rate and a high cost of living. They also have some new marketing ideas to help encourage relocations.

Council Member Steele said he didn't originally understand the impact of the AMP program, but it is impressive what that has turned into. He felt it was a good marketing tool for Sherman and for local industries. He said that program has done much more than he ever thought it would. He confirmed that the students that have graduated from the program have the option to be placed in a local industry, if they wish.

Several companies invited students to be interns during the summer. The local companies are very supportive of the AMP program. Janie Bates, SEDCO Board Member, said companies from Oklahoma were trying to recruit participants of the program. She said at Workforce Solutions Texoma they tell companies about the program and they are excited because they have trouble finding workers.

Council Member Steele asked about the requests for information they were unable to respond to because there was no space available. He asked if SEDCO was looking for space for additional sites, both warehouse sites and land in general. Mr. Sild said they are working on that and hope to have a building for future growth. They are looking long term.

Mayor Plyler asked for a vote on SEDCO's Work Program for 2018-2019.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the SEDCO Work Program for FY 2018-2019, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL MINUTES – SEPTEMBER 27, 2018

SEDCO BUDGET 2018-2019

CITY COUNCIL TO DISCUSS AND CONSIDER APPROVAL OF THE 2018-2019 SEDCO BUDGET

Mayor Plyler asked for a vote on SEDCO's Budget for 2018-2019.

ACTION TAKEN.

Motion by Council Member Howeth to approve the SEDCO Budget for FY 2018-2019, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

Mr. Sild thanked Ms. Ghaemi, Ms. Jones, Ms. Kendall, Brad Douglass, and the SEDCO Board for their hard work with opportunities for Sherman. He said they are doing a great job and have really stepped up since they have been without a president.

OTHER BUSINESS

There was no other business to come before the City Council or SEDCO.

ADJOURNMENT

There being no further business to come before the City Council or the Sherman Economic Development Corporation, motion was duly made and approved to adjourn the Joint Meeting at 12:42 p.m.

MAYOR

ATTEST

CITY CLERK

ANNUAL JOINT MEETING

September 27, 2018

Sherman
CLASSIC TOWN. BROAD HORIZON.





SHERMAN
ECONOMIC DEVELOPMENT CORPORATION

Program of Work 2017-2018 Results

Goals to promote capital investment and jobs:

- A. Retain and expand existing primary employers**
- B. Recruit targeted regional, state, national and international primary employers and allies
- C. Support workforce development and employment programs
- D. Manage and market SEDCO real estate to attract commercial real estate investments
- E. Raise Sherman's profile in local, regional, state, national and international markets
- F. Continue economic impact reports on projects and return on investments

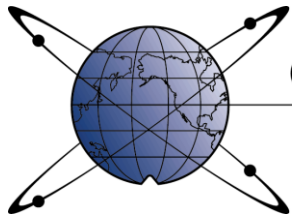
- Completed BRE Projects
 - Capex - \$1,969,662
 - Jobs - 139
 - Incentives - \$636,852



➤ New Performance Agreements

- Capex - \$219,794,000
- Jobs – 729
- Incentives - \$3,959,600

FINISAR®

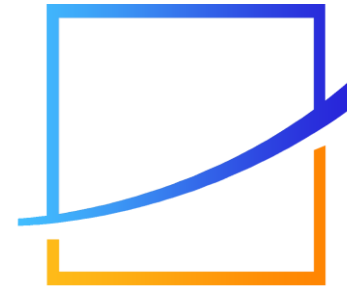


GLOBITECH
DESIGNING EPI SOLUTIONS



PRESCO

Robit®



Elevate | **Recoveries**

NorthStar Signs & Graphics

- 62 Business Retention & Expansion (BRE) visits
- 4 Plant Manager's Forums
- 4 Sherman Safety Leaders Forums
- 5 Manufacturing – HR Focus Group meetings
- Visited Finisar Corporate headquarters



➤ ShermanTXJobs.com




SHERMAN, TEXAS IS HIRING!

JOBS JUST NORTH OF DALLAS METROPLEX

See
Openings



Sherman Economic Development Corporation ✓

Written by Entercom Dallas [?] · January 16 at 1:52pm ·

Sherman, TX is hiring! Our industries offer competitive wages and benefits. Our thriving community is a great place to call home. Find your next opportunity in Sherman.



Resume Video

Check out their job postings at
ShermanTXJobs.com



Learn More

www.shermantxjobs.com

Click here to see all available openings

SHERMANTXJOBS.COM [Learn More](#)



SHERMAN IS HIRING!

COMPETITIVE WAGES & BENEFITS

Finisar
Alorica
CombiCut
GlobiTech
903 Brewers
Eaton B-Line
Clay Precision
Caplo Partners
AssetCare, LLC
Sherman Machine
Omega Industries
Commissary Express
Christmas Designers
Douglass Distributing
CertainTeed Corporation
Ball, DPF/Nature's Source
J.P. Hart Lumber Company
Consolidated Container Company

Critical Access Billing Services, Inc.
Mueller Construction Company
Synergy Windows & Doors
Modular Power Solutions
Washington Iron Works
Panda Sherman Power
Progress Rail Services
Texas Instruments
Kaiser Aluminum
Presco Polymers
Robit USA, LLC
Sunny Delight
Starr Aircraft

Royal Case
Emerson
ActiTech
Tyson
West

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great opportunity
in Sherman!



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ECONOMIC DEVELOPMENT CORPORATION

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ShermanTXJobs.com



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SHERMAN IS HIRING

Visit ShermanTXJobs.com





SHERMAN, TEXAS IS HIRING!

JOBS JUST NORTH OF THE DALLAS METROPLEX

Are you looking for a job in Texas? Look no further than Sherman!

[See Our Openings](#)

Our industry partners are striving to fill every job opening by providing competitive wages and benefits. Find your next great opportunity with one of these Sherman companies:

#	• 903 Brewers	K	• Kaiser Aluminum
A	• ActiTech	M	• Modular Power Solutions
	• Alorica		• Mueller Construction Company
	• Alpla, Inc.	O	• Omega Industries
	• Asset Care, LLC	P	• Panda Sherman Power
B	• Ball, DPF/Nature's Source		• Presco Polymers
C	• Caplo Partners		• Progress Rail Services
	• CertainTeed Corporation	R	• Robit USA, LLC
	• Christmas Designers		• Royal Case
	• Clay Precision	S	• Sherman Machine
	• CombiCut		• Starr Aircraft
	• Commissary Express		• Sunny Delight
	• Consolidated Container Company		• Synergy Windows & Doors
	• Critical Access Billing Services, Inc.	T	• Talus Payments
D	• Douglass Distributing		• Texas Instruments
E	• Eaton B-Line		• Tyson Foods
	• Emerson	W	• Washington Iron Works
F	• Finisar		• West Corporation
G	• GlobiTech		
J	• J.P. Hart Lumber Company		

[See Our Openings](#)

WHY SHERMAN?

Our thriving community provides low cost of living, award winning schools, and a variety of recreational attractions including Lake Texoma, Stone Creek Golf Club, Sherman Symphony Orchestra and Community Players, Hagerman National Wildlife Refuge, and numerous parks. Downtown Sherman is busy upgrading old buildings, adding new business and providing many free, family-friendly events around our historic Courthouse Square. Sherman also provides great shopping and dining both downtown and in our retail centers, and we are conveniently located just 35 minutes north of the Dallas-Fort Worth metroplex.

We welcome you to be part of our vibrant community – a place you will be proud to call home.

City of Sherman | Sherman Chamber of Commerce | Sherman Tourism
Downtown Sherman Now | Sherman Parks & Recreation
Sherman Independent School District | Austin College



➤ Industry Appreciation Picnic & Sherman Industry Showdown



Goals to promote capital investment and jobs:

- A. Retain and expand existing primary employers
- B. Recruit targeted regional, state, national and international primary employers and allies**
- C. Support workforce development and employment programs
- D. Manage and market SEDCO real estate to attract commercial real estate investments
- E. Raise Sherman's profile in local, regional, state, national and international markets
- F. Continue economic impact reports on projects and return on investments

- Worked on 43 projects (est. \$2.8 billion capex & 8,261 jobs)
 - PA were approved for 5 projects
 - 7 are still active
- Hosted site visits from companies interested in a Progress Park location and met with site selectors and real estate professionals to discuss Sherman's assets.
- Served as a Texas Site Selector Dinner Host at the IAMC Spring Forum
- Finisar/Apple Announcement & Ribbon Cutting



- Partnered with Grayson County and DDA to support the marketing efforts of the North Texas Regional Airport



- KRLD AM 1080 radio campaign
- *Your Hometown* live broadcast from Old Iron Post
- Available Sites video & Facebook campaign



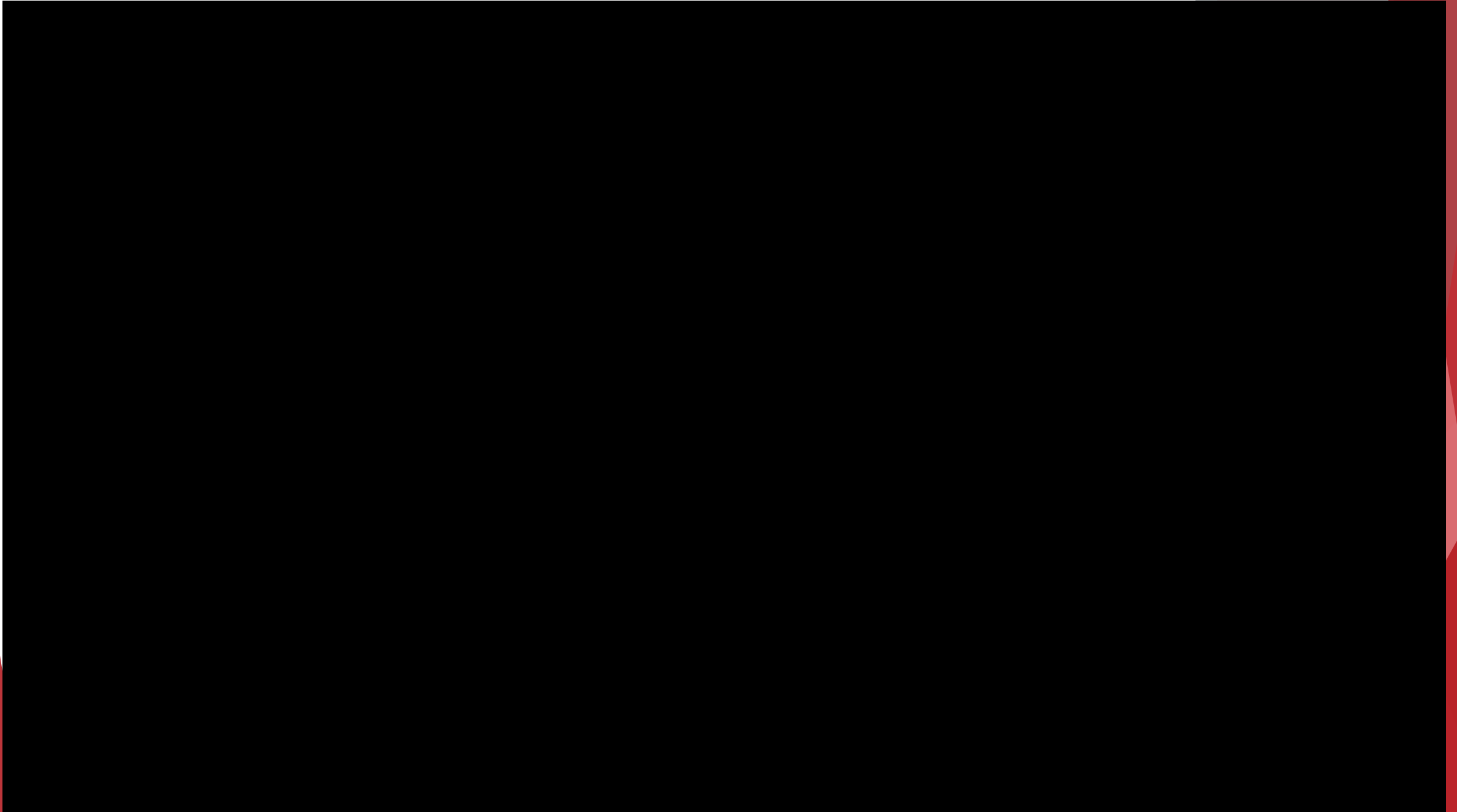
Sherman Economic Development Corporation
Published by Ashton Ghaemi [?] · July 25 · 🌐

Sherman, Texas has room for companies to grow and the resources available to support them. Available shovel-ready, rail served sites, an abundant water supply, low cost utilities, a business-friendly environment, tailored incentives, and excellent transportation links make doing business in Sherman a smart choice for all industries. Learn more at sedco.org.

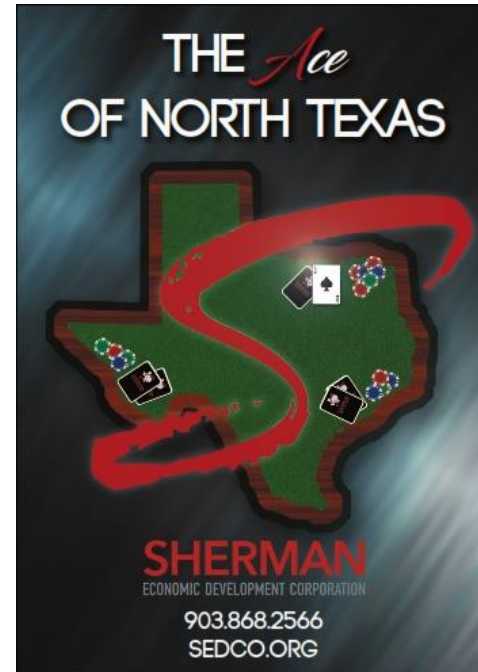
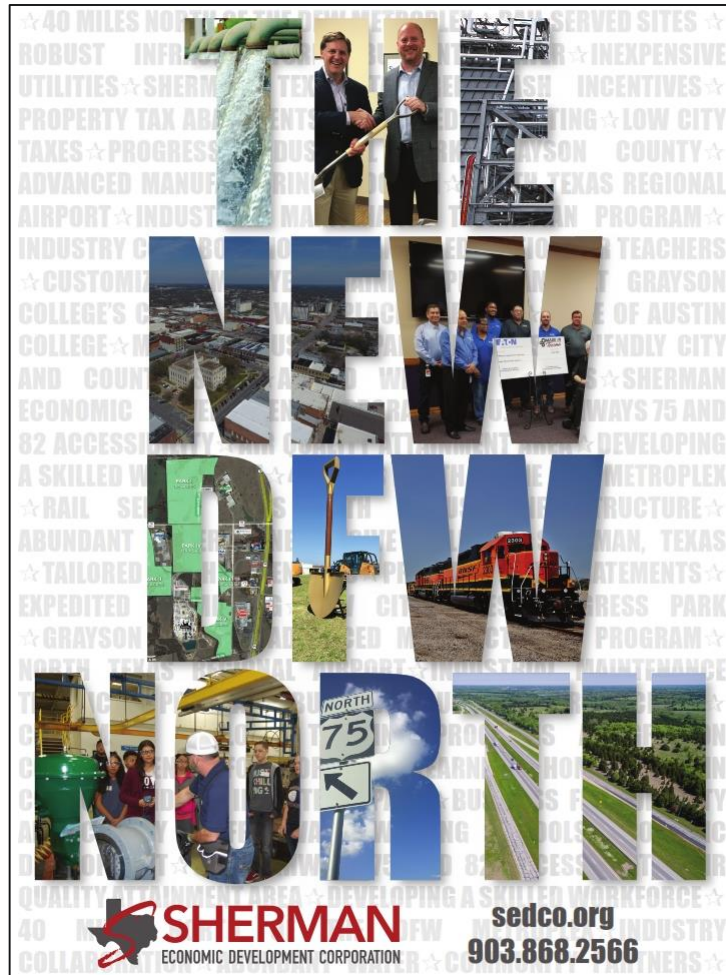
A map of Sherman, Texas, highlighting several shovel-ready sites. The sites are labeled with their acreage: 179 ACRES, 117 ACRES, 63 ACRES, 22 ACRES, 119 ACRES, and 83 ACRES. A large red arrow points to a central area labeled '400+ Total Acres Available'. The map also shows major roads like FM 1417 and Highway 75.

SED.CO.ORG
Shovel-Ready Sites in Sherman, TX [Learn More](#)

➤ Existing Industry Marketing Videos



- 10 print ads in the Dallas Business Journal
- Marketing Mailers – Socks & Playing Cards



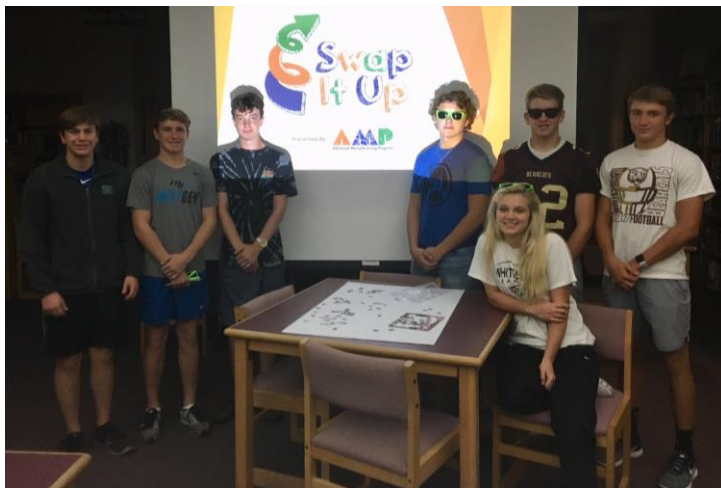
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- \$50,000 match to TWC's High Demand Job Training Grant
- AMP has raised \$170,500 of the \$200,000 from industry partners.
 - Sherman's industry partners: Eaton, Emerson, Finisar, Presco & Progress Rail
- Current AMP enrollment: 82 students from 5 schools
- Sponsored 10 teachers, counselors & admin in the BET Program



- AMP Lab Ribbon Cutting
- Douglass Distributing donated gas cards to WHS AMP for transportation to a summer Grayson College course.
- IMT Graduation
- Launched Swap It Up



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**Sold 23.5 acres in
PPII to FedEx Freight**



**Sold 1.31 acres to
GlobiTech**



**Purchased 64.29
acres for Progress
Park VI**



**Signed a purchase
agreement for 57.3 acres
to become PPVII**

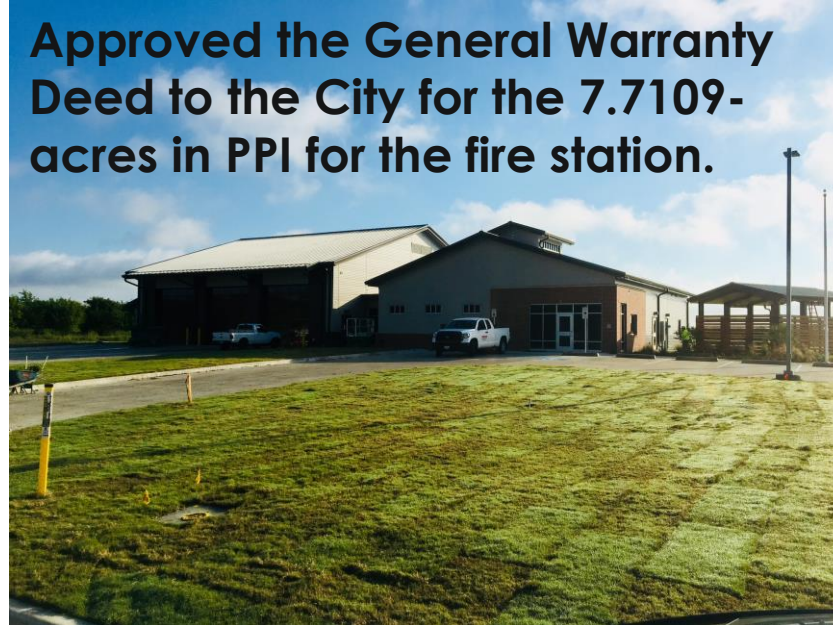
**Purchased
0.84 acres
east of 224
E. FM 1417**



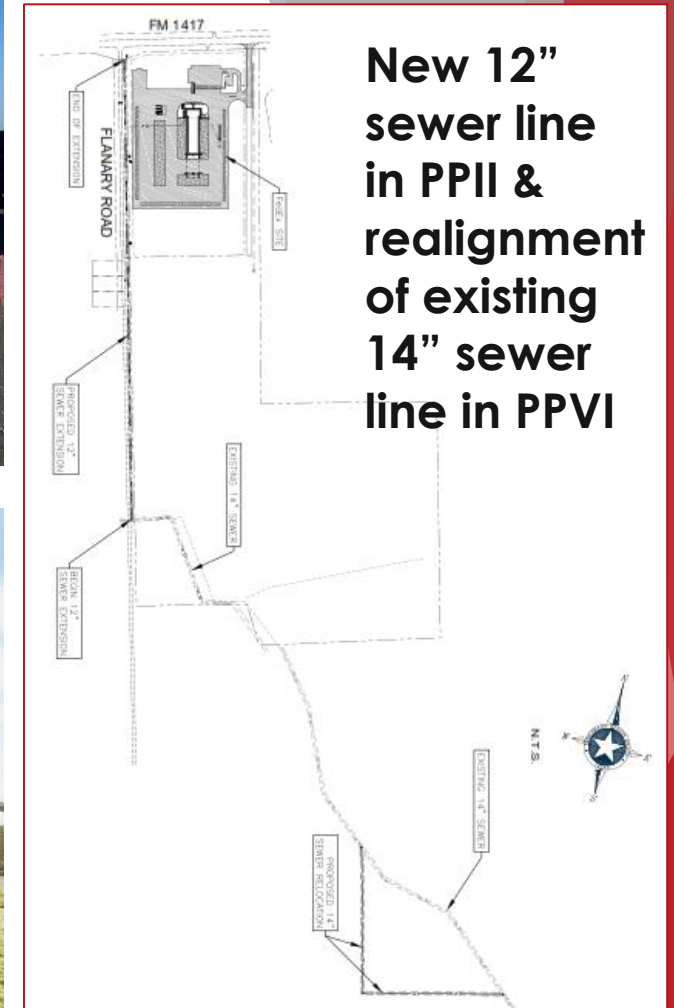
**MPS leased the Midway building,
discontinuing SEDCO's quarterly
payments.**



**Approved the General Warranty
Deed to the City for the 7.7109-
acres in PPI for the fire station.**



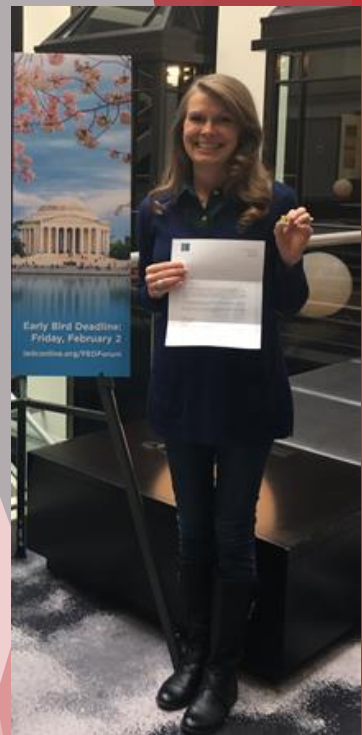
**Northgate Dr. extension
under construction**



Goals to promote capital investment and jobs:

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- F. Continue economic impact reports on projects and return on investments

- Hosted 3 Leadership Breakfasts & 1 Mentor Breakfast
- Attended the SIOR, IEDC and IAMC Conferences
- Promoted SEDCO & Sherman news, events, and more through social media
- Stacey Jones earned the CEcD designation.
- Ashton Ghaemi completed 2 certification courses.
- Published 8 SEDCO Reports & 5 Company Spotlights



West Corporation got its start in Omaha, Nebraska in 1986 and landed in Sherman, Texas in 2008. The corporation provides technology-driven communication services including claims recovery, automated messaging for businesses and education institutions, safety services through the 911 network, revenue generation, health insurance advocacy, and more. West-Sherman, located at 1848 N. Grand Ave., specializes in reducing medical billing costs by using data mining and auditing techniques to help investigate incorrectly or overpaid medical claims.

The corporation staffs roughly 10,000 employees across the U.S., Canada, Europe, the Middle East, Asia-Pacific, Latin America and South America. West-Sherman's 140 employees give back to their community through projects like the Bob Skaggs Memorial Food Drive where they collected and donated more than 5,000 food items. This holiday season, they have collected 500 toys to donate to Toys for Tots with funds the employees raised through team challenges. West-Sherman also contributes to the Salvation Army, Meals on Wheels, North Texas Food Bank, and Women Rock. Director of Employee Relations, Brian Schwabauer said the local facility is seeing a positive impact with their production goals through increased morale. Outside of their charity-raising contests, the employees enjoy activities such as ugly sweater contests, Halloween costume contests, an Employee Appreciation Day, and a corporate quarterly recognition program.

Company Spotlight

West-Sherman Employees

Women Rock

Toys for Tots

Bob Skaggs Memorial Food Drive

"West is an amazing place to work with very generous employees," said Schwabauer. "Charity events hit a nerve with creating a great work environment, helping the community, and shows the community what West in Sherman is all about. It is truly a great place to work with an amazing culture."

The West-Sherman employees work flexible schedules Monday-Saturday. They receive health, dental, vision, paid time off starting day one, 401(k), metrics-based bonuses up to \$3,000 per month, and work from home opportunities. Operations Manager Debora Frith said working for West is not just a job, and there is opportunity for career growth throughout the corporation. The local facility is currently hiring for the following positions: Validator Insurance ID B Recovery, Over Payment Recovery Specialist, and Insurance Investigative Specialist. To learn more, visit west.com.

west Company Spotlight

COMMISSARY EXPRESS

Commissary Express, Inc., supplier of correctional commissary supplies and inmate banking services, began in 2010 in Dallas and moved to Sherman in May of 2016. CEO Sam Loria said they were blessed to find their facility at 609 E. Pecan St., because they could modify it to meet their needs. He noted the benefit of the grant assistance he received from SEDCO and the streamlined, permitting process through the City of Sherman, which expedited their transition from Dallas. "We didn't miss a beat in operations. We cut off our week on Friday in Dallas and began up here on Monday," said Loria. "We just couldn't be any happier to be here."

The company services mainly county jail facilities and some state regulated throughout Texas, Louisiana, and Oklahoma. Since the move to Sherman, Commissary Express has seen an increase in business from north of the Red River, and Loria attributes that to Sherman being the "perfect location." The products they distribute include everything you can find in a convenience store plus hygiene products, writing materials, and clothing.

Commissary Express is known for their customized packaging and quick turn-around. Their banking software allows the inmate's funds to be deposited and withdrawn in an account that is managed by the correctional facility. The inmates place orders online or by phone that go directly to the Sherman warehouse. Next, Loria's employees pack the orders, ship them to the facility, and they're distributed within 1-2 days. Loria said the facilities purchase hygiene kits for indigent inmates. In return for the sales, Commissary Express pays a commission back to the facility for an inmate trust fund, which is used to purchase mattresses, library materials, sporting goods, etc. for those inmates while they are incarcerated.

Since Loria used to work in correctional facilities, he understands how to tailor to their delivery and scheduling needs. With customized packaging and labeling, Commissary Express creates an efficient delivery process within the facility. "That's what we cater to, trying to make every little thing as simple as possible," said Loria. "Every facility we do business with, they get that order every single week at the same time."

The company currently has 16 employees working one shift, Monday through Friday. Some of the current employees include Loria's mother, sister, and daughter Lauren who started in the warehouse and then trained in the office. When their previous Administrator passed away unexpectedly, Loria said Lauren stepped up and took on the responsibilities. "I know she's my daughter, but she's an awesome business woman," said Loria. "She's going to be good for this company."

In 1999, GlobiTech was formed by a team, led by Jerry Smith, with extensive experience in silicon and epi wafer manufacturing and a vision to become the world's largest epitaxial manufacturing facility. In 2008, GlobiTech was purchased by Sino-American Silicon (SAS), a Taiwan-based semiconductor and solar company. Currently, the semiconductor portion of the company - GlobalWafers - is the third largest semiconductor wafer manufacturer in the world, and GlobiTech is the largest epitaxial facility in the world. They were recently awarded the TI Supplier Excellence Award, ONSEMI Pinnacle Award and the XFAB Supplier of the Year Award.

GlobiTech opened in Sherman in 2001 and is the company's only location; however, their parent company also owns SunEdison, formerly MEMC, with seven facilities worldwide. They produce epitaxial wafers used in electronics manufactured by every major semiconductor company.

"What we do is a value-added step," said Mark England, President of GlobiTech and GlobalWafers. "We don't make the wafer; we make it better."

Their product is in devices we use every day such as phones, PCs, tablets, automobiles, gaming systems, and washing machines to name a few. Their wafers are even on Mars! GlobiTech provided material for the Curiosity Rover, the centerpiece of NASA's Mars mission.

The company has just over 200 employees running four shifts, 24/7. They pay 100% of the employee's medical, dental, and vision premiums. They offer a 401(k)-matching program and paid time off. GlobiTech recently introduced monthly attendance and annual bonuses that averaged \$3,400 for direct labor employees in 2017 and is expected to grow 33% this year. In addition, GlobiTech hosts an annual Splash Day picnic for the employees and families. Their most popular event is the Christmas party which includes a very competitive bingo game with prizes ranging from electronics to the final round prize of \$2,500.

GlobiTech is currently hiring and will be adding operators in positions that require basic math and computer skills. England said most positions are promoted from within. Those employees are what he calls "homegrown" where they train as operators, grasp knowledge quickly, and work their way up. "You're only limited by your effort," said England. "We have such a need that there is nothing to keep you down."

GLOBITECH

PANDA SHERMAN POWER

Dallas-based Panda Power Funds was formed in 2010 by Panda Energy International. It is a private equity firm that develops, owns, operates and manages investments in clean energy and has six combined-cycle power plants in Maryland, Pennsylvania, and Texas.

In August 2014, Panda Sherman Power, a clean, natural gas-fueled, 758-megawatt combined-cycle generating facility opened in Progress Park. What makes combined cycle technology unique is the CO2 emissions are about 80% lower and NOx and SO2 are 80-90% lower than most coal-fired plants. Also, water consumption is roughly 10 of that of a conventional power plant.

Panda Sherman is a wholesale power generator selling power daily into the Electric Reliability Council of Texas (ERCOT) wholesale power market. ERCOT manages the flow of electric power to 24 million Texas customers and schedules power on an electric grid that connects more than 46,500 miles of transmission lines and 570+ generation units.

The Sherman plant is staffed 24/7/365, and the operations staff works 12-hour rotating shifts. General Manager, Darryl Nitschke said there are 27 full-time employees at Panda Sherman. When a job becomes available, they receive numerous applications from experienced workers due to the plant's desirable location within the city limits of Sherman. Nitschke said the initial staffing of the project in 2013 yielded the most experienced staff he had seen in his 30 years in the industry.

"It's uncommon to have a plant like this within the city limits. Most are located in more remote rural areas. Experienced power plant employees are looking for that ideal location where they're going to stay for 15-20 years and then retire, and they want to be in a location like Sherman. Sherman has major retail, restaurants, good housing, and a reasonable cost of living, and is close to anything you want in the metropolis."

Panda employees benefit include competitive wages, medical, dental, and vision coverage, generous 401(k) matching, short and long-term disability and life insurance.

Their staff participates in SEDCO's Safety Leader and Plant Manager Forums and attends the quarterly Leadership Breakfast. Panda Sherman supports local fundraisers such as the Sherman Education Foundation's Annual Arts Fest Run, Child and Family Guidance Center's Starfish Benefit, and Wishing Well Tuxedo.

J.P. HART LUMBER
Company Spotlight

In 1939, 21-year-old James (Jimmie) Hart was working for Bollinger Lumber Company in Louisiana, selling southern pine and west coast lumber by the rail-car and truckload to lumber yards. Later that year, Jimmie left Bollinger to start J.P. Hart Lumber Company and quickly gained a reputation for selling quality products.

In the early 1960s, Jimmie's sons, Warren B. (Speedy) and Wayne, were recruited to help run the family business. As the business expanded, they grew out of their leased space and built the headquarters in San Antonio which is still in use today. In the 1980s, Hart Lumber started offering gypsum wallboard and jumped into the commercial construction market by opening Hart Acoustical & Drywall in San Antonio. In 1990, Speedy took over the business and continued its expansion by concentrating on the professional builder. This led to the opening of branches in Austin, Houston, and Dallas. To this day, Speedy continues to be an active leader in the company.

When the housing market exploded in the 2000s, Hart Lumber added another Hart Acoustical & Drywall location in the Texas Rio Grande Valley. Next came Hart Components which manufactures roof and floor trusses as well as pre-fabricated wall panels and then Hart Building Solutions which provides turn-key framing and deck services as well as windows and cabinets in the Central Texas market.

In 2017, Hart Lumber opened its second largest facility at 407 Progress Drive in Sherman. They supply lumber, building materials, custom engineered wood floor packages, and their newest product offering - windows and doors - to individual builders within a 50-mile radius of Sherman. Dallas Division President Duane Sanders said they are in the process of adding a small selection center to the Sherman facility for builders to visit or bring customers to see samples and ask questions.

The Sherman location currently has 28 employees, and they are actively seeking forklift drivers, load builders, and outside sales positions. The starting wage for a forklift driver and load builder is \$20/hr. Hart Lumber offers employees health, dental, and vision insurance starting after 60 days, paid holidays, and paid time off starting at six months. A 40K plan is available to employees after one year of service. Sanders said applicants with building material experience and inventory management is a plus. All applicants must pass a drug test. Interested applicants can apply through Indeed.com or in person.

For J.P. Hart Lumber Co.'s full product offerings, visit hartlumber.com.

- Dallas Business Journal's Best Real Estate Deals of 2017 Awards Dinner
- Toured Finisar with Congressman John Ratcliffe and his staff
- Meet & Greet with Senator Ted Cruz' staff members
- Hosted an Austin College intern (Jan-May)
- Attended numerous events, served on committees and boards, and spoke to various groups about economic development



Goals to promote capital investment and jobs:

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- E. Raise Sherman's profile in local, regional, state, national and international markets
- F. Continue economic impact reports on projects and return on investments**
 - Contracted with Impact Data Source to produce reports for 11 projects



SHERMAN
ECONOMIC DEVELOPMENT CORPORATION

Program of Work 2018-2019

Goals to promote capital investment and jobs:

- A. Retain and expand existing primary employers
- B. Recruit targeted primary employers and allies
- C. Support workforce development and employment programs
- D. Manage, market and expand SEDCO real estate to attract commercial real estate investments
- E. Raise the profile of SEDCO and Sherman in local, regional, state, national, and international markets

New Actions for 2018-2019

- Progress Park improvements
- Potential land acquisitions
- Exploring options to build on existing land
- Execute a railroad planning study
- Increase AMP participation & research alternative pathways to meet industry needs
- Reconstructing ShermanTXJobs.com
- Create an interactive online map for project submissions
- Produce marketing videos for sedco.org



SHERMAN
ECONOMIC DEVELOPMENT CORPORATION

Proposed Budget FY 2018-2019

Sherman Economic Development Corporation
Proposed Budget for FY 2018-2019 (Updated 9-11-18)

	Fiscal Year 2017-2018	Fiscal Year 2018-2019
Beginning Fund Balance	\$ 8,647,147	\$ 10,357,753
REVENUES		
Sales tax revenue	3,691,000	4,055,000
Other revenue		
Interest	64,000	118,000
Total Revenue	<u>\$ 3,755,000</u>	<u>\$ 4,173,000</u>
EXPENSES		
Administrative		
Salaries	335,394	272,700
Taxes	26,945	22,101
Retirement/Insurance	142,242	117,414
Total Administrative Expenses	<u>\$ 504,581</u>	<u>\$ 412,215</u>
Operations		
Training	11,600	9,000
Dues/Fees	9,222	7,212
Auto Allowance/Mileage	18,700	17,550
Office Supplies/Postage/Hospitality	8,000	8,000
Rent	38,402	38,772
Communications	11,400	10,500
Commercial Insurance	8,400	8,400
Office Maintenance & Repairs	15,000	5,000
Land Maintenance	38,540	34,420
Office Equipment/Computer Hardware	7,000	8,400
Total Operating Expenses	<u>\$ 166,264</u>	<u>\$ 147,254</u>

Sherman Economic Development Corporation
Proposed Budget for FY 2018-2019 (Updated 9-11-18)

	Fiscal Year 2017-2018	Fiscal Year 2018-2019
Programs		
Luncheons/Meetings/Sponsorships	23,700	22,940
Conferences	34,000	16,000
Retention/Expansion	134,600	131,600
Marketing/Attraction/NTRA	173,080	190,220
Contract Services*	68,242	101,383
Total Program Expenses	\$ 433,622	\$ 462,143
Total Expenses (Admin-Oper-Prog)	\$ 1,104,467	\$ 1,021,612
Net Revenue/Loss	\$ 2,650,533	\$ 3,151,388
Incentive Payouts (scheduled)	1,535,175	1,892,431
Land & Infrastructure	2,292,900	4,245,000
Debt Service (P&I)	393,803	713,733
Total Incentives/Investment	\$ 4,221,878	\$ 6,851,164
Total Expenses	\$ 5,326,345	\$ 7,872,776
Net Income (loss)	\$ (1,571,345)	\$ (3,699,776)
Ending Fund Balance	\$ 7,075,802	\$ 6,657,977

*Includes Software Subscriptions;
Accounting, Audit & Legal Fees; SGR;
Economic Impact Analysis Reports; Ricoh
Rental; and IT Services

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October 1, 2018

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

CALL TO ORDER

CALL TO ORDER

APPROVE MINUTES

ANNOUNCEMENT

ANNOUNCEMENT

PROCLAMATION

**NATIONAL DISABILITY
EMPLOYMENT
AWARENESS MONTH
(OCT. 2018)**

Ms. Bates said she appreciated the Council's support in honor of "National Disability Employment Awareness Month" and said there would be a program on October 22, 2018 featuring speakers to discuss hiring employees with disabilities and the resources available.

ORD 6154
CLOSE & ABANDON
PORTION OF ROW

Mayor Plyler introduced Ordinance No. 6154 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF THE PLATTED RIGHT-OF-WAY BEING KESSLER BOULEVARD BETWEEN NORTH WOODS STREET AND WEST PECAN STREET, AS SHOWN ON PLAT IN VOLUME 306, PAGE 155 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, MAINTAINING OWNERSHIP OF SAID RIGHT-OF-WAY BY THE CITY OF SHERMAN, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ON KESSLER BLVD

Clint Philpott, City Engineer, said this was a longstanding project. The houses have been cleared and the sewer line is being rerouted farther up hill. This abandonment is one of the steps necessary to improve the area.

No citizens appeared before the City Council to discuss Ordinance No. 6154.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6154

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF THE PLATTED RIGHT-OF-WAY BEING KESSLER BOULEVARD BETWEEN NORTH WOODS STREET AND WEST PECAN STREET, AS SHOWN ON PLAT IN VOLUME 306, PAGE 155 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, MAINTAINING OWNERSHIP OF SAID RIGHT-OF-WAY BY THE CITY OF SHERMAN, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ORD 6154
CLOSE & ABANDON
PORTION OF ROW
ON KESSLER BLVD

Council Member Steele said he was glad to see this project move forward.

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance No. 6154, as presented. Second by Council Member Teamann.
VOTING AYE: Holland, Howeth, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6412 – AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO JOHN GADDY AND BRENDA GADDY FOR THE ENCROACHMENT OF A SINGLE FAMILY RESIDENTIAL STRUCTURE WITHIN THE PLATTED PUBLIC UTILITY EASEMENT RUNNING ALONG THE EAST SIDE OF LOT 10, BLOCK 1 OF PARKHAVEN ADDITION,

RES 6412
ENCROACHMENT
EASEMENT
(2501 W. CENTER)

SECTION SIX, LOCALLY KNOWN AS 2501 WEST CENTER STREET IN THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO JOHN GADDY AND BRENDA GADDY FOR THE ENCROACHMENT OF A SINGLE FAMILY RESIDENTIAL STRUCTURE WITHIN THE PLATTED PUBLIC UTILITY EASEMENT RUNNING ALONG THE EAST SIDE OF LOT 10, BLOCK 1 OF PARKHAVEN ADDITION, SECTION SIX, LOCALLY KNOWN AS 2501 WEST CENTER STREET IN THE CITY OF SHERMAN, TEXAS.
CONSENT AGENDA.

RESOLUTION NO. 6414 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE ENGINEERING DESIGN OF PHASES 1B AND 2A OF THE WASHINGTON STREET/TAYLOR STREET PROJECT

RES 6414
WASHINGTON &
TAYLOR ST
PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE ENGINEERING DESIGN OF PHASES 1B AND 2A OF THE WASHINGTON STREET/TAYLOR STREET PROJECT.

Mr. Philpott said the design is complete for the roundabout and the intersection of FM 1417 and this extension. This agreement will be for the engineering design from FM 1417, west through McGee Street and past Little Lane, before Sand Creek.

This has been spurred by a developer that has purchased 45 acres for a residential development. This agreement will assure the alignment of the road.

Council Member Teamann confirmed that the roundabout is on Taylor Street, between the townhomes and FM 1417. He asked if there were any plans to attach an east street to that extension. Mr. Philpott said it depends on the development of that property. He said he was concerned about the sharp curves on McGee Street and worried about making that a “through street.”

Council Member Teamann said, as designed now, the roundabout won’t be connecting two or three streets, it will reroute Taylor Street south and eventually tie back in with Washington Street. He confirmed that there is the potential for McGee Street to “come through.”

Mr. Philpott said the roundabout was designed about two years ago. Council Members discussed the location of the project and the possible design of the streets.

Council Member Teamann asked about the need for a roundabout instead of “flowing” the road into Taylor Street. Mr. Philpott said there’s not enough room, based on the speed

limit, for an “s” curve. The roundabout will “ease” traffic off of FM 1417.

Council Member Stevenson asked if the right-of-way had been secured on the east side. Mr. Hefton said the right-of-way has not been secured, but the appraisals have been done.

Deputy Mayor Howeth asked how long regular traffic on FM 1417 would be disrupted. Mr. Philpott did not feel it would be disrupted very much. He said there might be some residents to the south that are effected. Mr. Hefton said this contract is only the engineering piece of the project. Construction will be done as warranted.

ACTION TAKEN.

Motion by Council Member Steele to approve Resolution No. 6414, as presented. Second by Deputy Mayor Howeth.
VOTING AYE: Holland, Howeth, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

**REQUEST TO ADVERTISE
PURCHASE AND INSTALLATION OF PLAYGROUND
EQUIPMENT, SHELTERS AND BENCHES AT MARTIN LUTHER
KING, JR. PARK PROJECT**

The City Council approved the request to advertise for the purchase and installation of playground equipment, shelters, and benches at Martin Luther King Jr. Park.

The Council approved the 2017 Parks Master Plan and the highest priority initiatives from the Plan were identified and included in the approved 2017-2022 Capital Improvement Plan. One of these initiatives was the update to existing park structures at MLK Park.

The project is estimated to cost \$110,000, and will qualify for funding through the Community Development Block Grant and will not require matching funds.
CONSENT AGENDA.

**CHANGE ORDER NO. 1
SHERMAN STREETSCAPES PHASE II 2018 PROJECT;
HIGHWAY 19 CONSTRUCTION, LLC.; \$74,290.00 INCREASE**

Mr. Philpott said this change order will extend the sidewalks from downtown, farther to the east. When the project was originally bid it came in under budget.

The City wanted to use as much of the Texas Department of Transportation grant funding as possible. Sherman was awarded about \$500,000 in grant money and this will allow use of more of the money for the project.

Council Member Steele confirmed that the \$74,290 was the total amount and the City’s part would be about 10%.

REQ TO ADVERTISE
MARTIN LUTHER
KING, JR. PARK
PROJECT

CHANGE ORDER
SHERMAN
STREETSCAPES
PHASE II PROJECT

COUNCIL MINUTES – OCTOBER 1, 2018

ACTION TAKEN.

Motion by Council Member Stevenson to approve Change Order No. 1 to Highway 19 Construction, LLC, for a \$74,290 increase in the Sherman Streetscapes Phase II 2018 Project, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

RECEIVE PRESENTATION FROM POLICE SERGEANT BRETT MULLEN ON THE POLICE DEPARTMENT'S ANNUAL HALLOWEEN EVENT, "FRIGHT FEST"

FRIGHT FEST

Brett Mullen, Police Sergeant, said the Department's 17th Annual Halloween Fright Fest will be held on October 31, 2018, from 6:00 p.m. until 8:30 p.m. on the Municipal Building grounds. Midway Mall will be the backup location in case of rain or inclement weather.

The event began after the September 11 attacks and gave parents and children a safe place to trick-or-treat, in a controlled environment. Businesses, churches, and other organizations are invited to participate as vendors and distribute candy to the kids. They are allowed to distribute information about their business, but they are not allowed to sell anything.

The event has been very successful and usually draws between 1,500 and 3,000 people. The band, Willie Kickit will again perform at Fright Fest. The "Cindy Carr Spooky Booth" trophy will be awarded to the group with the best display.

RECEIVE PRESENTATION FROM POLICE CHIEF ZACHARY FLORES AND HIDELL & ASSOCIATES CONSULTANT AARON BABCOCK ON THE SHERMAN POLICE DEPARTMENT'S CURRENT AND PROPOSED FACILITIES

**POLICE DEPT.
REMODEL**

Zach Flores, Police Chief, said working from Council feedback from the Budget Workshop, the staff has put together a few more options for renovation of the Police Department. He introduced Aaron Babcock, Consultant from Hidell & Associates, to present a look at the Police Department's current facility and a proposed new facility.

The Police Department was constructed in 1965 as a cold war era bunker and does not meet the current code standards or the current needs of the department.

The building is three floors and is approximately 17,800 square feet, not including the drive-up area. The original building included the basement and ground floor. The second floor was added in 1988 and some minor renovations were done on the basement and ground floor at that time.

He outlined the current layout of the building and said there are deficiencies in three areas, security, code compliance, and space.

From a security standpoint, Mr. Babcock said the issues are the drive-up, covered drive and the entry way that has access to stairs and an elevator before the secured lobby.

Code compliance issues include abatement or encapsulation of some select materials, ADA access for restrooms, and ADA clearance for existing door configurations. Once a \$50,000 threshold for construction costs is passed, the requirement for ADA standards “kicks in.”

Mr. Babcock said one of the most obvious issues of space efficiency is the location of evidence storage. Currently evidence is in several different locations on the first floor. It would be better and more efficient if it was secured in one central area.

He was going to present three different options for the expansion of the Police Department. Option A was the one that was previously presented. It renovated the entire building and enclosed the drive-up area in front of the building.

This option included Administration, Communications, C.I., Patrol, Property and Evidence, Records, and Support and Training in the same 19,823 square foot building. The estimate also includes renovation to the exterior of the building. Staff capacity of the building would be 94 sworn officers and cost of the renovation would be \$4,631,813. As staffing numbers reached that level, a new facility would be needed.

Mr. Babcock said Option B and Option C both use the current facility, but in different ways. Option B keeps the Dispatch or Communications at the current location. That area is expensive to move and there is needed infrastructure in place in the existing building. All other departmental functions would be relocated to a new facility.

Option C would be to keep Dispatch, Property and Evidence, and Records in the current location. All other departments would be relocated to a new facility.

He outlined the proposed layout for each of the options presented. Option B would include leaving the EOC in the basement and would not include enclosing the drive-up area. Bollards could be installed to keep vehicles from entering the drive-up area.

This option would include renovation of the public lobby and restrooms and expansion of Dispatch. Records and Evidence would remain “as-is.” The EOC area would also be expanded in the basement. This remodel would leave additional space that could be used as needed.

COUNCIL MINUTES – OCTOBER 1, 2018

Mr. Babcock said the estimated costs for the existing facility renovation portion of Option B, would be \$1,390,108. Along with that renovation, a new facility would be constructed that would house Administration, Records, C.I., Property and Evidence, Patrol, and Support and Training.

He estimated that the new site should be on a 5.4 acre site, with 50 public parking spaces, 124 secure parking spaces, and should accommodate future expansion. The facility should be 24,381 square feet and accommodate future staff needs of 128 sworn officers. He also recommended that it include a multi-purpose room for public and staff use.

He felt this plan would accommodate Sherman if the population increased to 70,000 to 80,000 people, but would also allow expansion if the population increased to 100,000.

With Records and Evidence, this facility would be the main police facility and the most visited. There would also be interview rooms if citizens needed to speak with an officer. Mr. Babcock discussed the layout of the building under this proposal.

Estimated cost for this part of the proposal is \$12,108,297. Since this option includes renovating the existing facility and constructing the new facility, the total estimated cost is \$13,498,405.

Mr. Babcock discussed Option C, which includes using the existing facility for Communications, Property and Evidence, and Records, and building a new facility to house Administration, C.I., Patrol, and Support and Training.

This option would not cover the drive-up area. He discussed the proposed layout of the current facility using Option C. Since records would still be located at this building, an Assistant Police Chief and an Administrative Assistant would be on-site.

All evidence and evidence processing would be located at the basement level, along with the EOC. Records and communications would be located on the ground floor and administrative offices would be on the second floor. Mr. Babcock said the cost for Option C would be \$2,221,950.

He also presented an Option C.1, with the only difference being to enclose the entrance. The enclosed area would be almost 2,000 square feet, and would include the public lobby, an expansion of Dispatch, and a public toilet. This option also addresses changing and updating the exterior façade of the building and some parking lot improvements. The cost of Option C.1 would be \$3,602,866.

The new facility part of Option C.1 would still require a 5.4 acre site and have 50 public parking spaces. However it would have 120 secure parking spaces and would be a 21,000 square foot

facility. Which is about 3,400 square feet smaller than the new facility proposed for Option B. This reduction is due to the functions that would remain at the original existing building. He said the layout would be similar, but with a smaller footprint. Total cost for the new facility under Option C.1 is \$10,455,910. Cost for both the existing facility and the new facility under Option C.1 is \$12,677,860.

Mr. Babcock compared the size, cost, and staff capacity of Option A, renovation only, \$4,631,813; Option B, renovation and new facility, \$13,498,405; and Option C, renovation and new facility, \$12,677,860. He felt these options would serve the City of Sherman through a population increase to 70,000 to 80,000.

Council Member Stevenson asked how having evidence located at the old facility would affect work flow. Chief Flores said it is not unusual to have an off-site location for evidence storage. The administrator would be located at that facility for the change of custody and oversight. He did not feel it would affect the work load by having it off-site.

Council Member Holland confirmed that both Option B and Option C would have the impound and secure parking. Chief Flores said there is already money budgeted for the impound if the Council decides to select Option A.

Deputy Mayor Howeth asked what size population Option A would support. Chief Flores said the standard is 1.8 officers per 1,000 population. The Council has already approved up to 75 officers.

Council Member Teamann confirmed that Option B and Option C would include a new impound lot.

Council Member Steele said these options would have a new police station but not a sub-station. He asked about the sub-station. Chief Flores said with Option A, the City would eventually need a sub-station.

With Option B or Option C, the current facility would operate like a sub-station, and the officers could use it to work out of, when needed. He said all patrol officers would work from the new facility, but if they were closer to the old facility, they could do what was needed at that location too.

Mr. Hefton said since the sub-station was originally discussed, Chief Flores talked with other cities that have facilities separate from their main headquarters, and they seem to operate more as a storefront than a separate station. He felt the use of a sub-station would be a departure from what Sherman normally does and would not function the way individual fire stations function.

COUNCIL MINUTES – OCTOBER 1, 2018

Mr. Hefton said he also asked how far into the future the plan needed to look. He said Option A is more of a five to ten year look and a population of about 55,000 to 60,000. At the rate Sherman is growing, it would not be a 20 year solution.

Option B and Option C are longer term plans. However, these construction estimates are at today's dollars. The cost of construction will increase in the future. He said the Council does not need to make a decision tonight and the issue will need additional discussion.

Council Member Stevenson said the options presented include additional office space and he asked if the City would need the additional office space. Mr. Hefton said, as the City grows, the police and fire departments grow too. He said the fire administration offices could also be located in the police administration facility.

Other offices, such as Environmental Code, could grow and be located in the facility. He felt there would be a need for additional space as the City grows.

Council Member Steele confirmed that the land purchase is not included in the cost estimates, only the construction cost. A 5.4 acre site would be needed. This would allow for secured parking and an opportunity for expansion.

Council Member Teamann confirmed that Municipal Court is now located in the Municipal Building.

Mr. Hefton said his plans are to complete the modifications that have already been started at the Police Department, but not to move forward with any more renovations until there is clarity about the direction the City Council wants to take.

CONSIDER REQUEST OF AUSTIN COLLEGE TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE 2018 ROO RUN ON SATURDAY, NOVEMBER 10, 2018

The City Council approved the request of Austin College to temporarily close certain streets for the 2018 Roo Run on November 10, 2018. City labor and equipment to provide traffic control assistance and implement barricade placement and removal will be required.

CONSENT AGENDA.

CLOSE STREETS
ROO RUN
(NOV. 10, 2018)

CONSIDER REQUEST OF ST. MARY'S CATHOLIC SCHOOL TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE "RUN RUN RUDOLPH 5K AND FAMILY FUN RUN/WALK" ON SATURDAY, DECEMBER 1, 2018

The City Council approved the request of St. Mary's Catholic School to temporarily close certain streets for the "Run Run Rudolph 5K and Family Fun Run/Walk" on December 1, 2018. The event will require barricade placement and removal, as well as police officers to maintain safety at certain points along the route.

CONSENT AGENDA.

CLOSE STREETS
RUN RUN RUDOLPH
(DEC. 1, 2018)

CITIZENS REQUESTS

There were no citizen's requests.

CITIZENS REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

BLUE SKY SONGTELLERS' GATHERING

Mayor Plyler thanked Scott Shadden, Director of Development Services, for putting together the Blue Sky Songtellers' Gathering, which raised some great money for Sherman's Police and Fire Departments. He said it was a very successful and fun event.

**BLUE SKY
SONGTELLERS'
GATHERING**

TEXOMA'S 40 UNDER 40

Mayor Plyler congratulated Council Member Teamann and Sarah McRae, Tourism/Main Street Manager, for being selected for Texoma's 40 Under 40. The designation recognizes young community leaders.

**TEXOMA'S 40
UNDER 40**

ANNOUNCEMENTS

Mayor Plyler announced the following:

- There are still tickets left for Sherman Downtown Now's Annual Stroll on the Square and Best Bite, which will be held on October 6, 2018.
- The North Texas Young Professionals will host a debate for City Council candidates on October 22, 2018, at Grayson Hall.
- A ribbon cutting will be held to dedicate Fire Station No. 4 on October 16, 2018, in Progress Park.
- A ribbon cutting will be held to open the new Hawn Park Skate Park on October 26, 2018.
- Welcomed the SEDCO staff, Stacey Jones, Ashton Ghaemi, and Dondra Kendall, as new City of Sherman employees.

ANNOUNCEMENTS

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

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

EXECUTIVE SESSION

SECTION 551.074 --

PERSONNEL MATTERS:
CONSIDER THE QUALIFICATIONS,
APPOINTMENT AND REMOVAL OF
MEMBERS TO BOARDS AND
COMMISSIONS:
SHERMAN ECONOMIC

DEVELOPMENT CORPORATION
BOARD OF DIRECTORS (2)

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:00 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:17 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.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS (2)

SEDCO

ACTION TAKEN.

Motion by Council Member Teamann to appoint Gail Utter and Scott Bandemir to the Sherman Economic Development Corporation Board of Directors for a term from October 1, 2018 to October 1, 2020, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

ADJOURNMENT

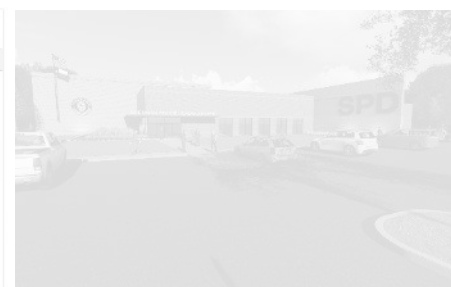
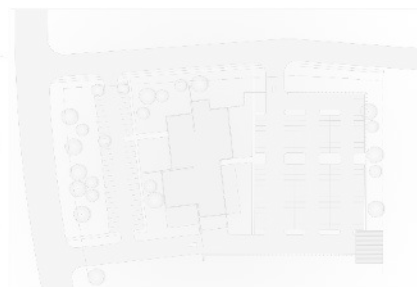
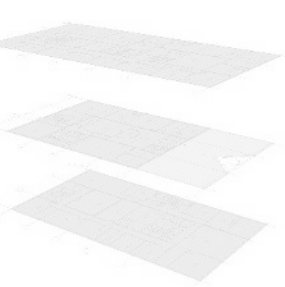
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:19 p.m.

MAYOR

CITY CLERK

Facility Expansion Needs Assessment



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



PREPARED BY
HIDELL AND ASSOCIATES ARCHITECTS, INC.



THE EXISTING FACILITY CONFIGURATION

BUILT IN **1965** AS A COLD WAR ERA BUNKER



QUICK STATS:

THREE LEVEL FACILITY - 17,833 s.f.

SECURE PARKING – 61 SPACES

PUBLIC PARKING – OFF STREET

Existing Facility Analysis and Recommendations



SHERMAN POLICE HEADQUARTERS



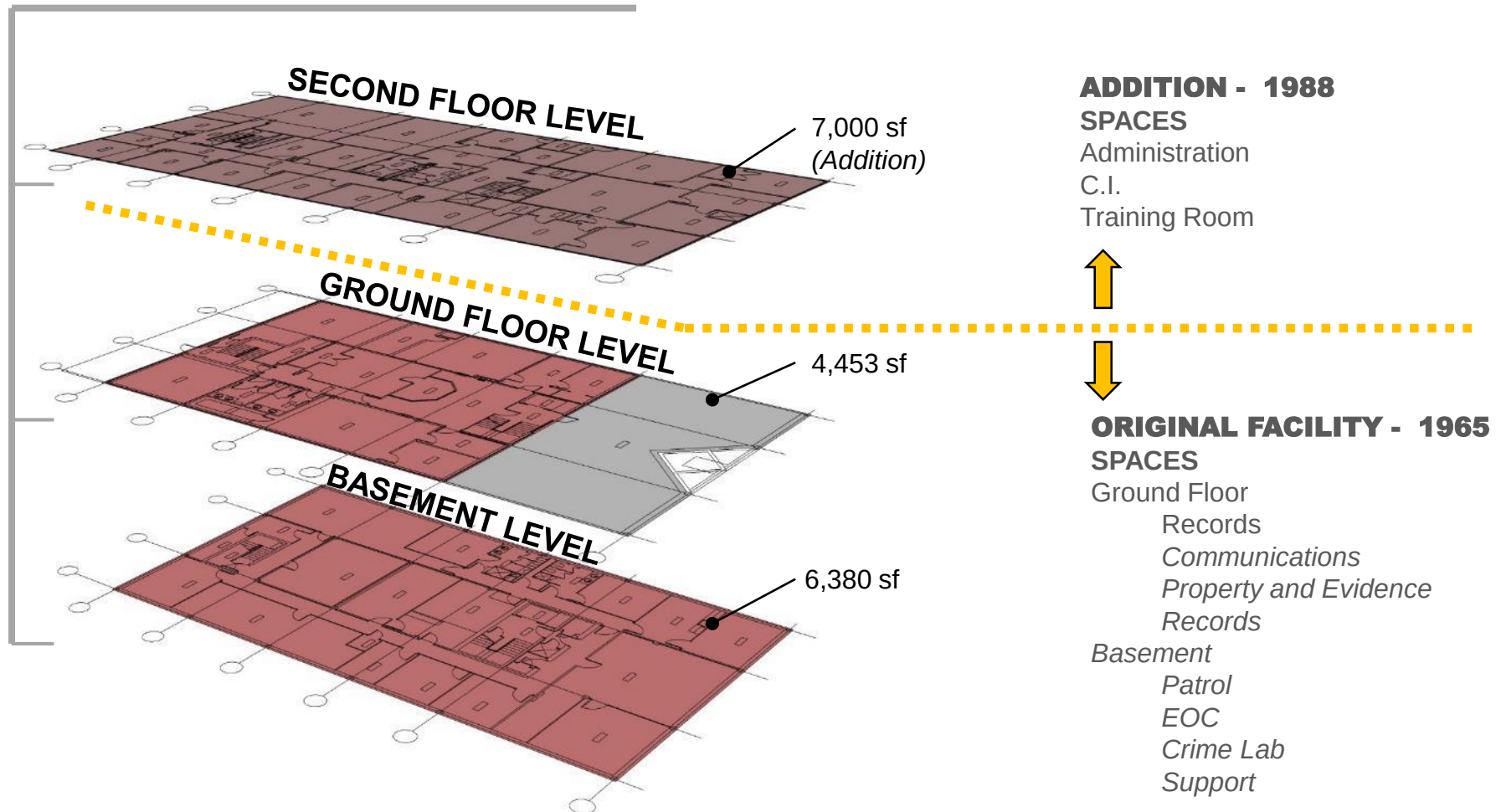
SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Existing Facility Analysis – Layout / Age / Condition

THREE LEVEL FACILITY - 17,833 s.f.



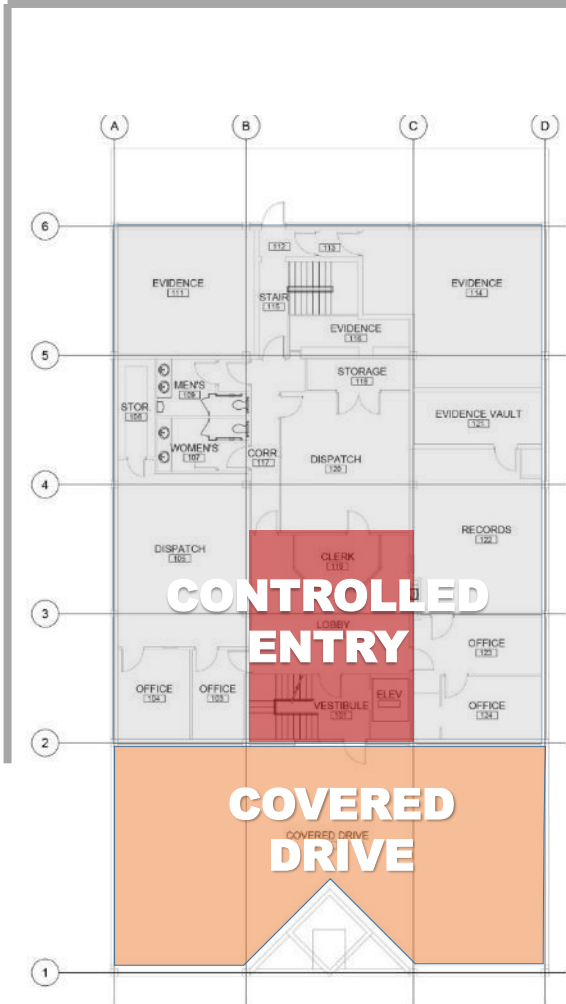
SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18

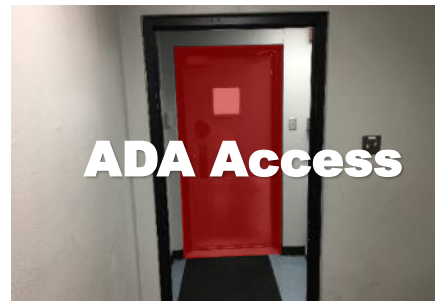


Existing Facility Analysis - Deficiencies

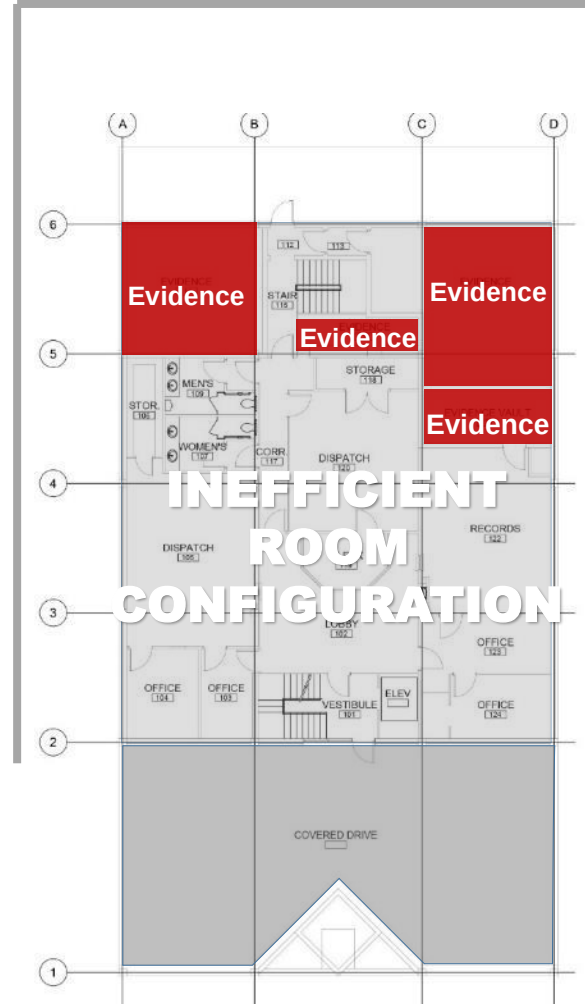
SECURITY



CODE COMPLIANCE



SPACE EFFICIENCY



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



REVIEW Security

Controlled Entry

The existing entry allows visitors direct access to upper and lower floors. The lobby should be relocated to provide controlled access from the lobby to the facility.



Covered Drive

Vehicular traffic shall not be allowed access under any portion of the facility. The covered drive shall be enclosed, adding 1700sf.





REVIEW Code Compliance

ADA Clearances

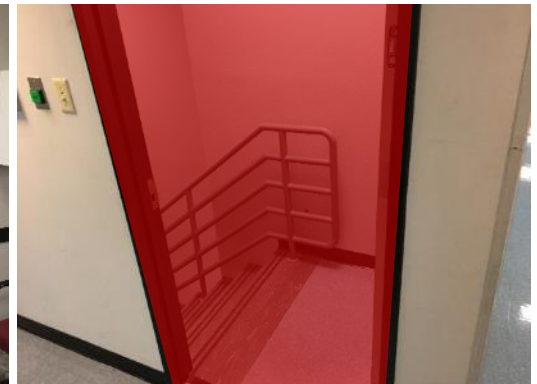
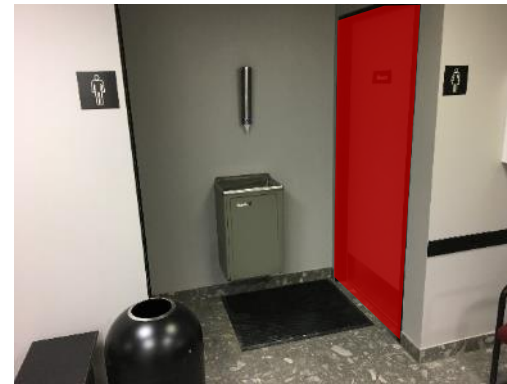
The existing door configurations do not meet current ADA standards for maneuvering.

ADA Access

The existing restrooms do not meet current ADA standards for HC access

Abatement

The facility has been analyzed for asbestos materials. The most current report, complete in 2004 indicates select materials that will require abatement or encapsulation.



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



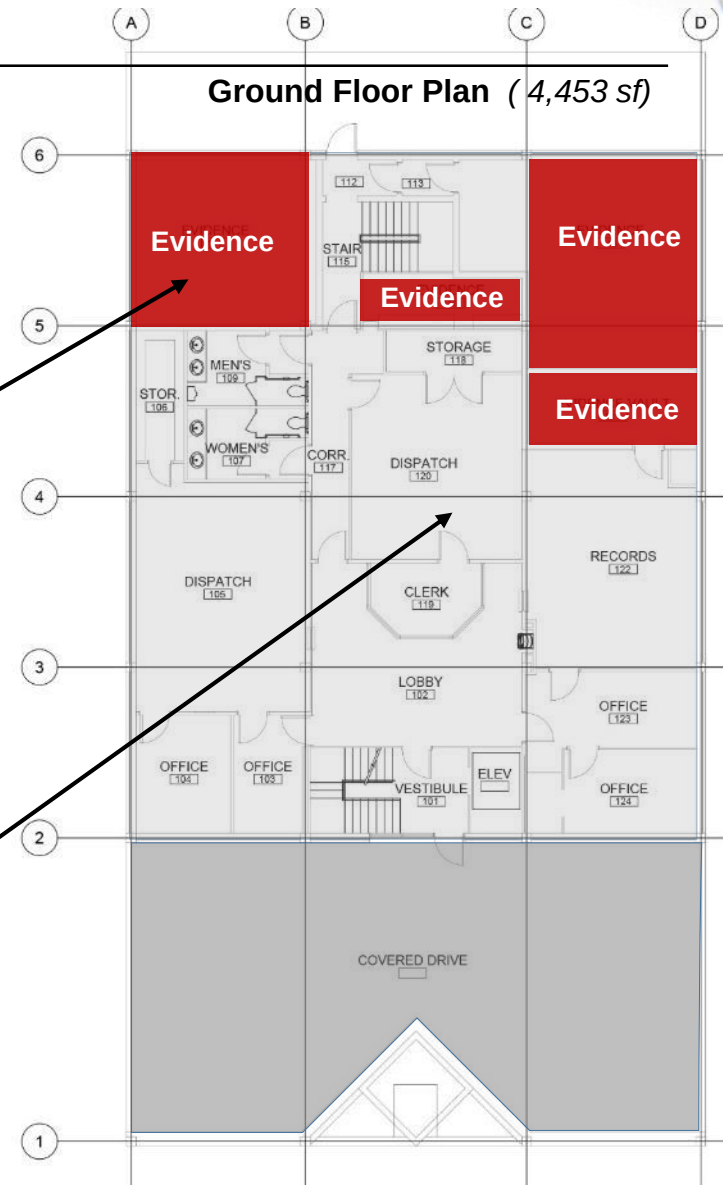
REVIEW Space Efficiency

Evidence Storage

The existing evidence storage is not centralized. All property and evidence should be in a single secure location with single point access.

Space Allocation

The original Dispatch area has been vacated and is currently under utilized due to exiting configuration.





FACILITY EXPANSION NEEDS ASSESSMENT

OPTION A

RENOVATION ONLY

EXISTING FACILITY

Administration
Communications
C.I.
Patrol
Property and Evidence
Records
Support and Training

RECOMMENDATIONS

SIZE - 19,823 SF

COST - \$4,631,813

STAFF CAPACITY
94 Sworn Officers

OPTION B

RENOVATION + NEW FACILITY

EXISTING FACILITY

Communications

NEW FACILITY

Administration
Communications
C.I.
Patrol
Property and Evidence
Records
Support and Training

RECOMMENDATIONS

Overview of facility needs with recommendations for size and scope of new + existing facility

OPTION C

RENOVATION + NEW FACILITY

EXISTING FACILITY

Communications
Property and Evidence
Records

NEW FACILITY

Administration
Communications
C.I.
Patrol
Support and Training

RECOMMENDATIONS

Overview of facility needs with recommendations for size and scope of new + existing facility



PRESENTED JUNE 2018

THIS PRESENTATION

ASSESSMENT – OPTION B

EXISTING FACILITY

Communications

NEW FACILITY

Administration

Records

C.I.

Property and Evidence

Patrol

Support and Training

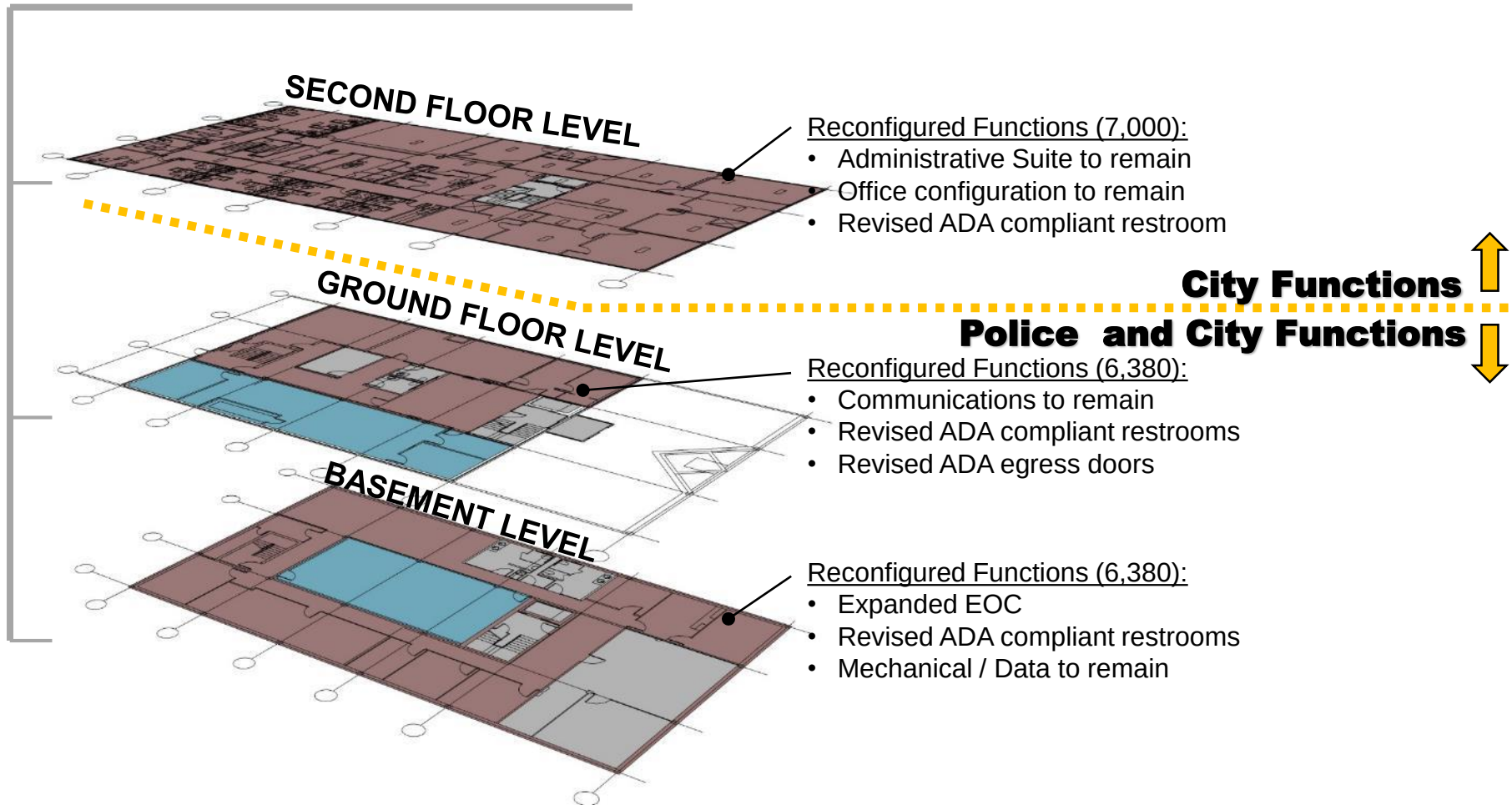
SHERMAN POLICE HEADQUARTERS





Existing Facility Recommendation – **OPTION B**

FACILITY RECONFIGURATION



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Existing Facility Recommendation – **OPTION B**

GROUND LEVEL RENOVATIONS

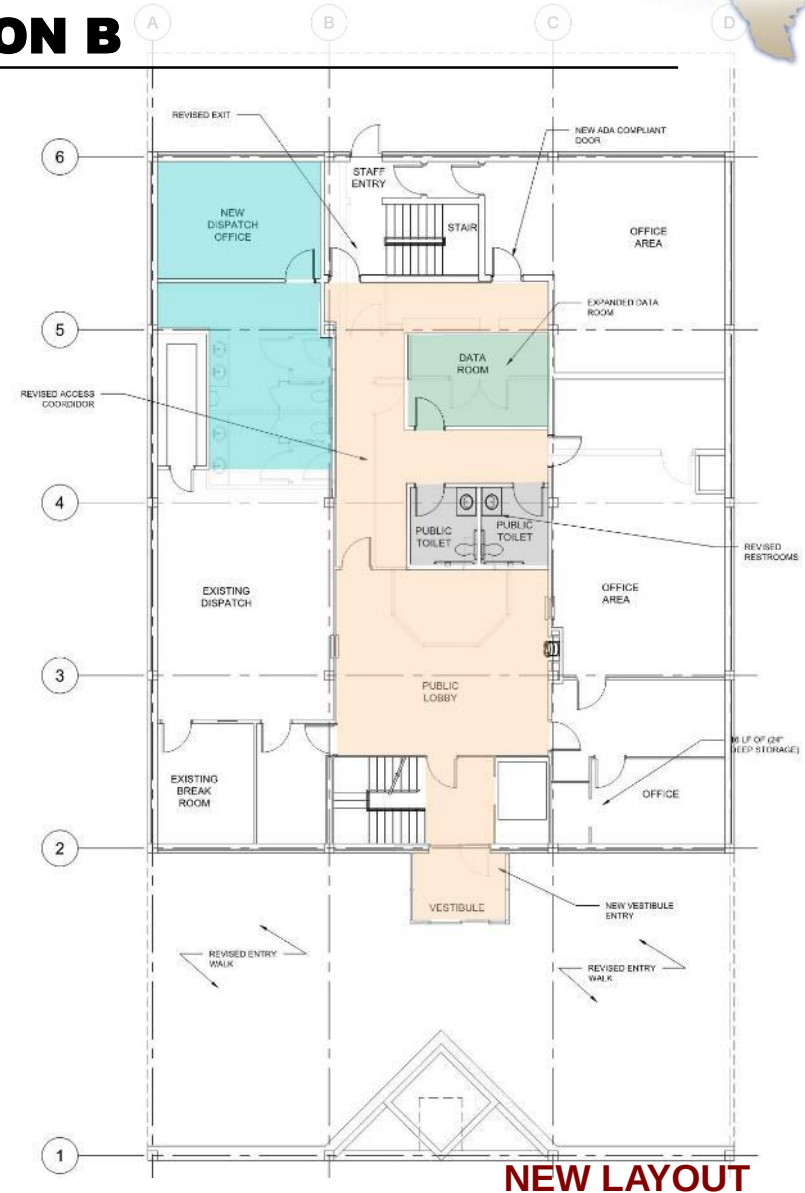
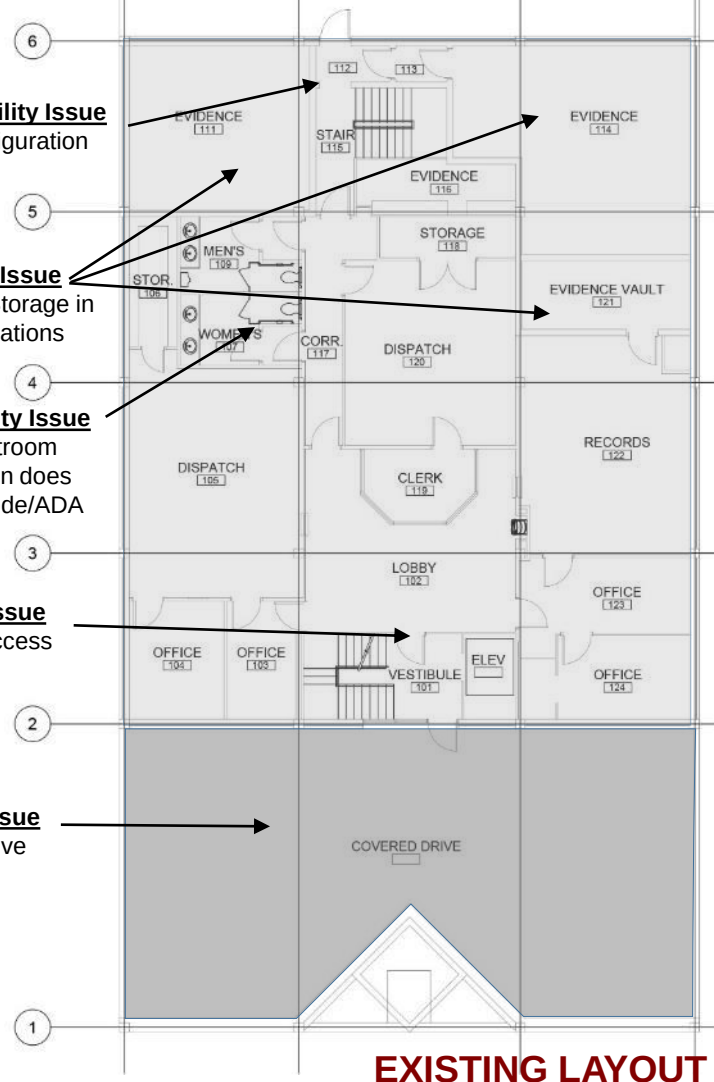
Accessibility Issue
Door configuration

Efficiency Issue
Evidence Storage in Multiple locations

Accessibility Issue
Current restroom configuration does not meet code/ADA standards

Security Issue
Building Access

Security Issue
Covered drive



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Existing Facility Recommendation – **OPTION B**

BASEMENT LEVEL RENOVATIONS

Efficiency Issue

Current locker room configuration does not accommodate current staff levels

Efficiency Issue

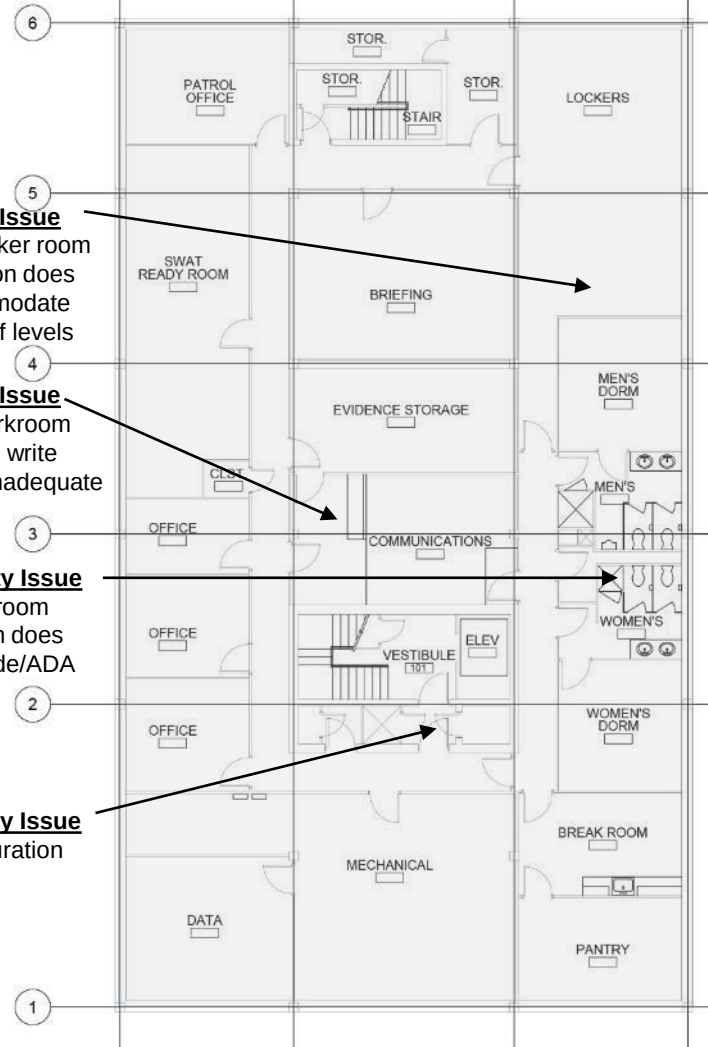
Current workroom for patrol to write reports is inadequate

Accessibility Issue

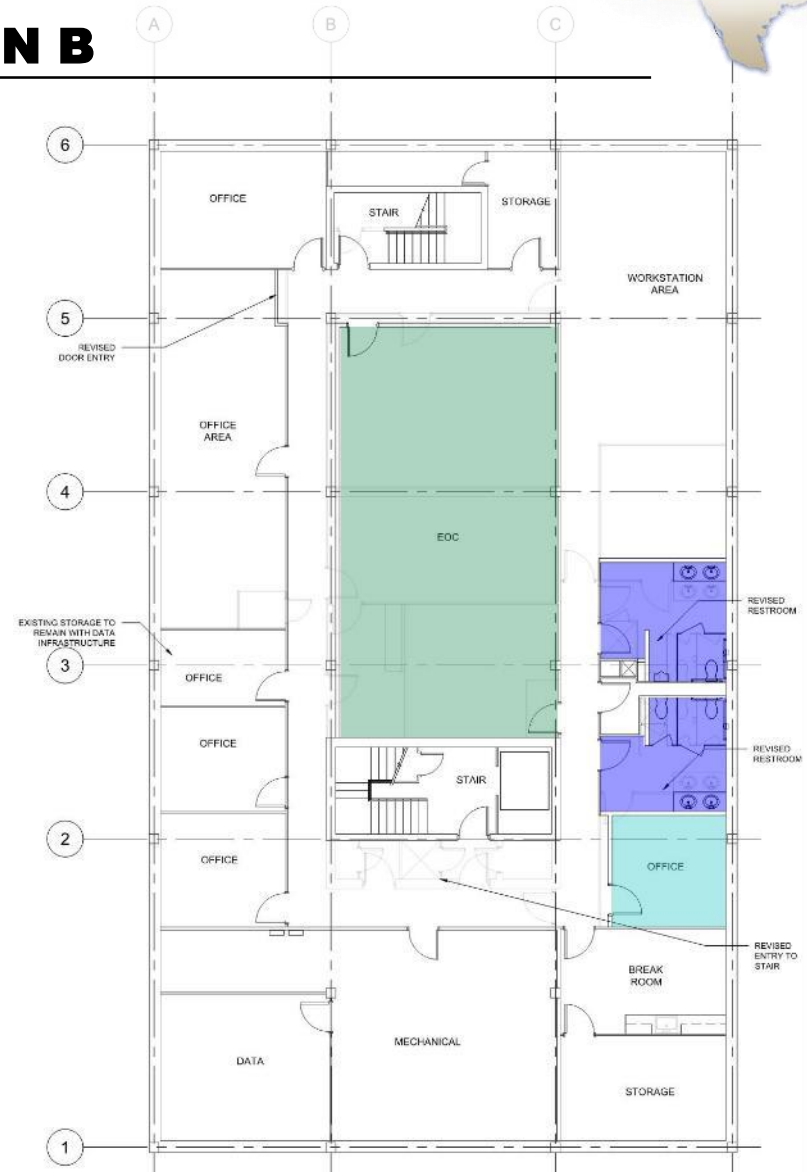
Current restroom configuration does not meet code/ADA standards

Accessibility Issue

Door configuration



EXISTING LAYOUT



NEW LAYOUT



Existing Facility Recommendation – **OPTION B**

SECOND LEVEL RENOVATIONS

Accessibility Issue

Door configuration

Efficiency Issue

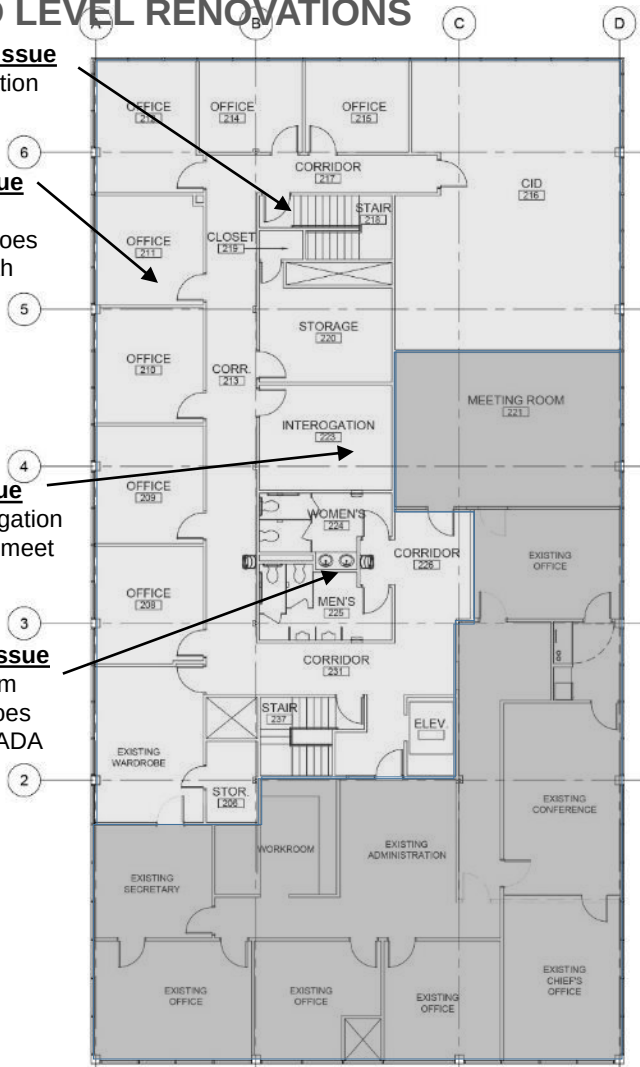
Current office configuration does not meet growth needs

Efficiency Issue

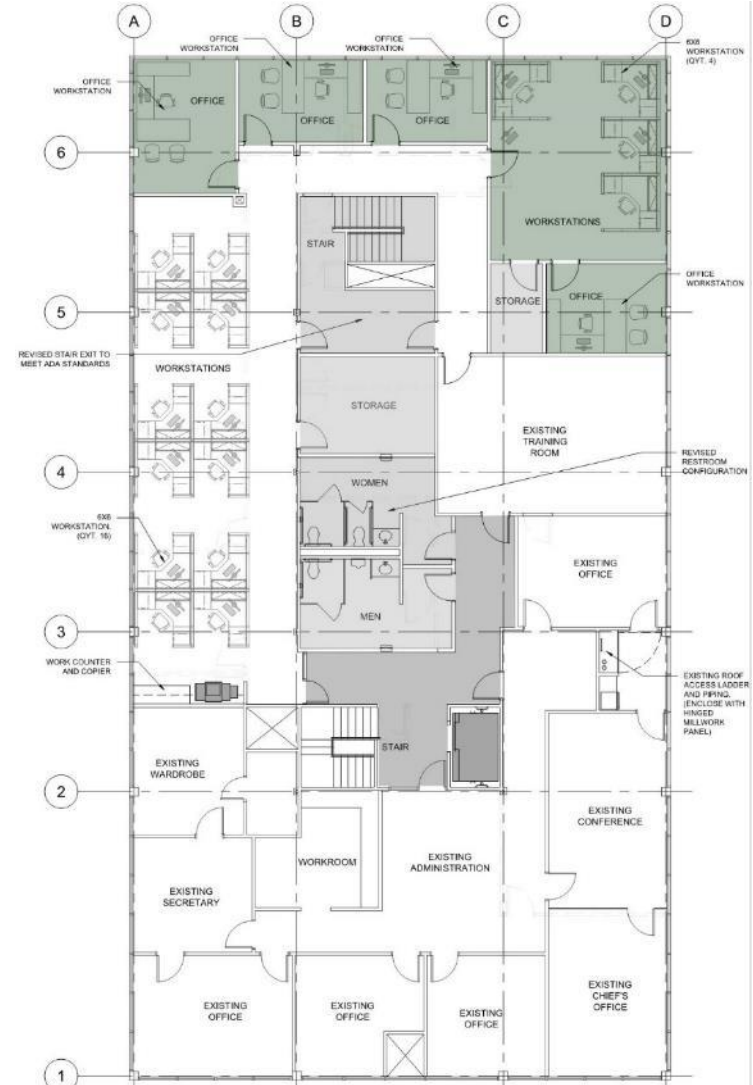
One (1) interrogation room does not meet current needs

Accessibility Issue

Current restroom configuration does not meet code/ADA standards



EXISTING LAYOUT



NEW LAYOUT



Existing Facility Recommendation – **OPTION B**

Construction Cost Assumptions

Area	Moderate Renovation	Heavy Renovation	New Enclosure
Basement	1,200 sf	631 sf	
Ground Floor	500 sf	554 sf	80 sf
Second Floor	805 sf	660 sf	
Subtotal SF	2,505 sf	1,845 sf	80 sf
Construction Cost per SF	\$ 180	\$ 280	\$ 300
Subtotal Cost	\$ 450,900	\$ 516,600	\$ 24,000

Renovation Cost \$ 991,500

Additional Renovation Cost

Exterior Façade Improvements (Allowance)	\$ 100,000
Fire Sprinkler System (Allowance)	\$ -
Abatement (Allowance)	\$ 60,000
Parking Lot / Storage Improvements (Allowance)	\$ -

Subtotal Construction Cost \$ 1,151,500

Technology Cost	\$ 12,000
Furniture Cost	\$ 20,000

Subtotal Hard Cost \$ 1,183,500

Contingency Allowance	\$ 59,175
Testing	\$ 35,000
Professional Fee	\$ 112,433

Total Capital Cost \$ 1,390,108

ASSESSMENT – OPTION B

EXISTING FACILITY

Communications

NEW FACILITY

Administration

Records

C.I.

Property and Evidence

Patrol

Support and Training

SHERMAN POLICE HEADQUARTERS





New Facility Recommendations - OPTION B

SITE RECOMMENDATIONS

- 5.4 Acre site
- 50 Public Parking Spaces
- 124 Secure Parking Spaces
- Accommodate future expansion

FACILITY RECOMMENDATIONS

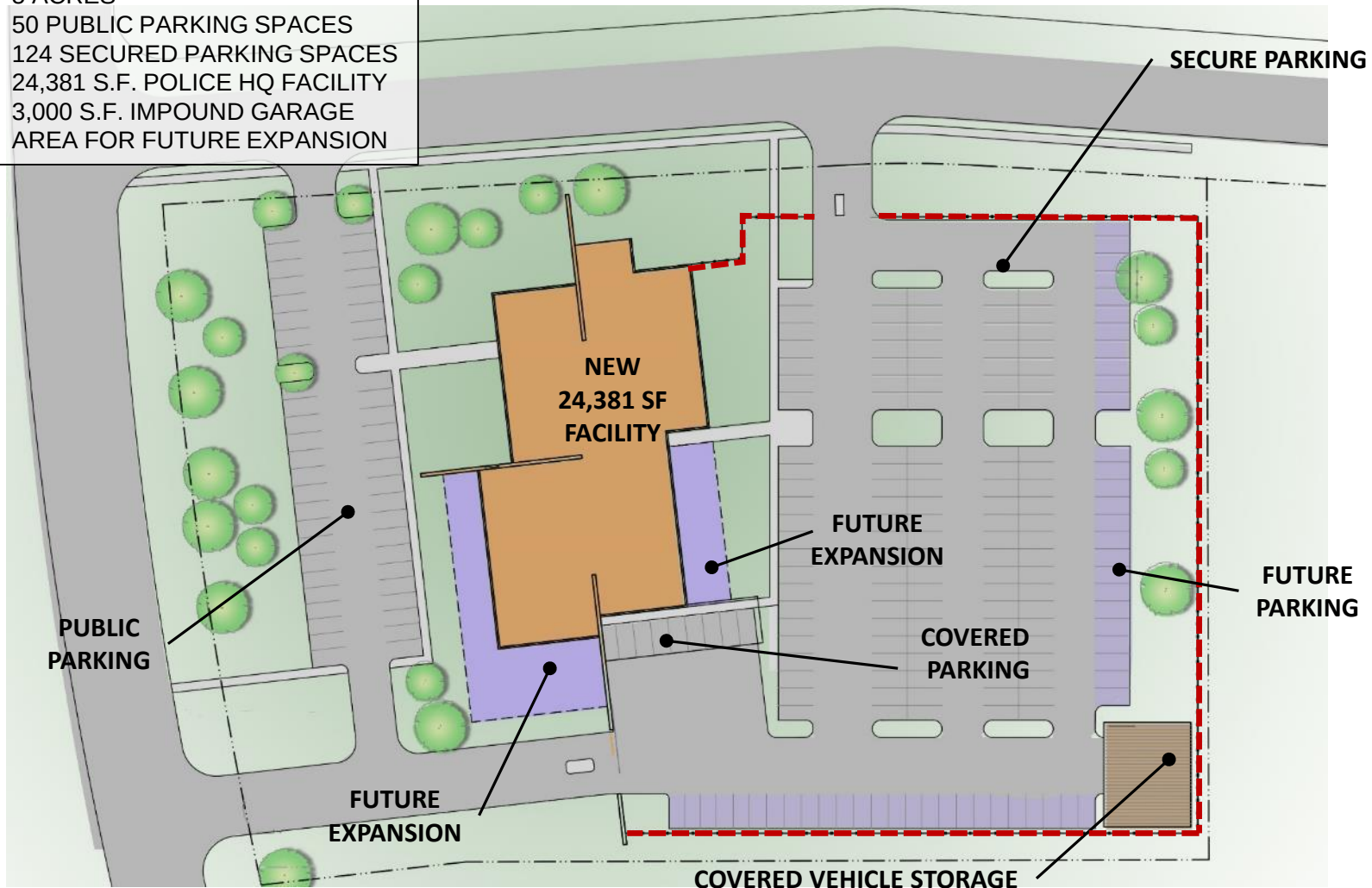
- 24,381 SF Facility
- Accommodate future staff needs (*128 sworn officers*)
- Multi-Purpose room for public / staff use



New Facility SITE PLAN - OPTION B

QUICK FACTS:

- 5 ACRES
- 50 PUBLIC PARKING SPACES
- 124 SECURED PARKING SPACES
- 24,381 S.F. POLICE HQ FACILITY
- 3,000 S.F. IMPOUND GARAGE
- AREA FOR FUTURE EXPANSION

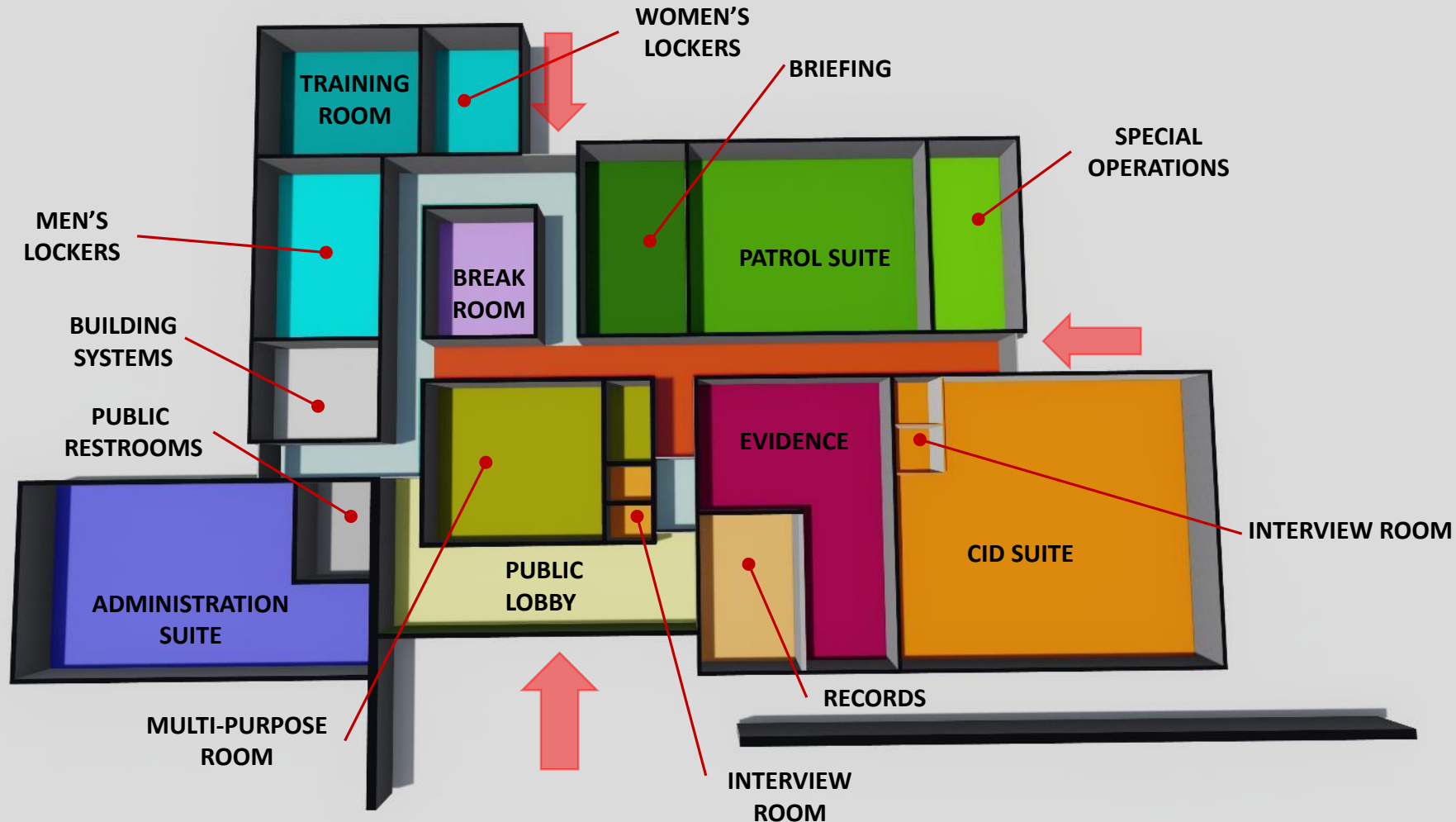


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept – **OPTION B**

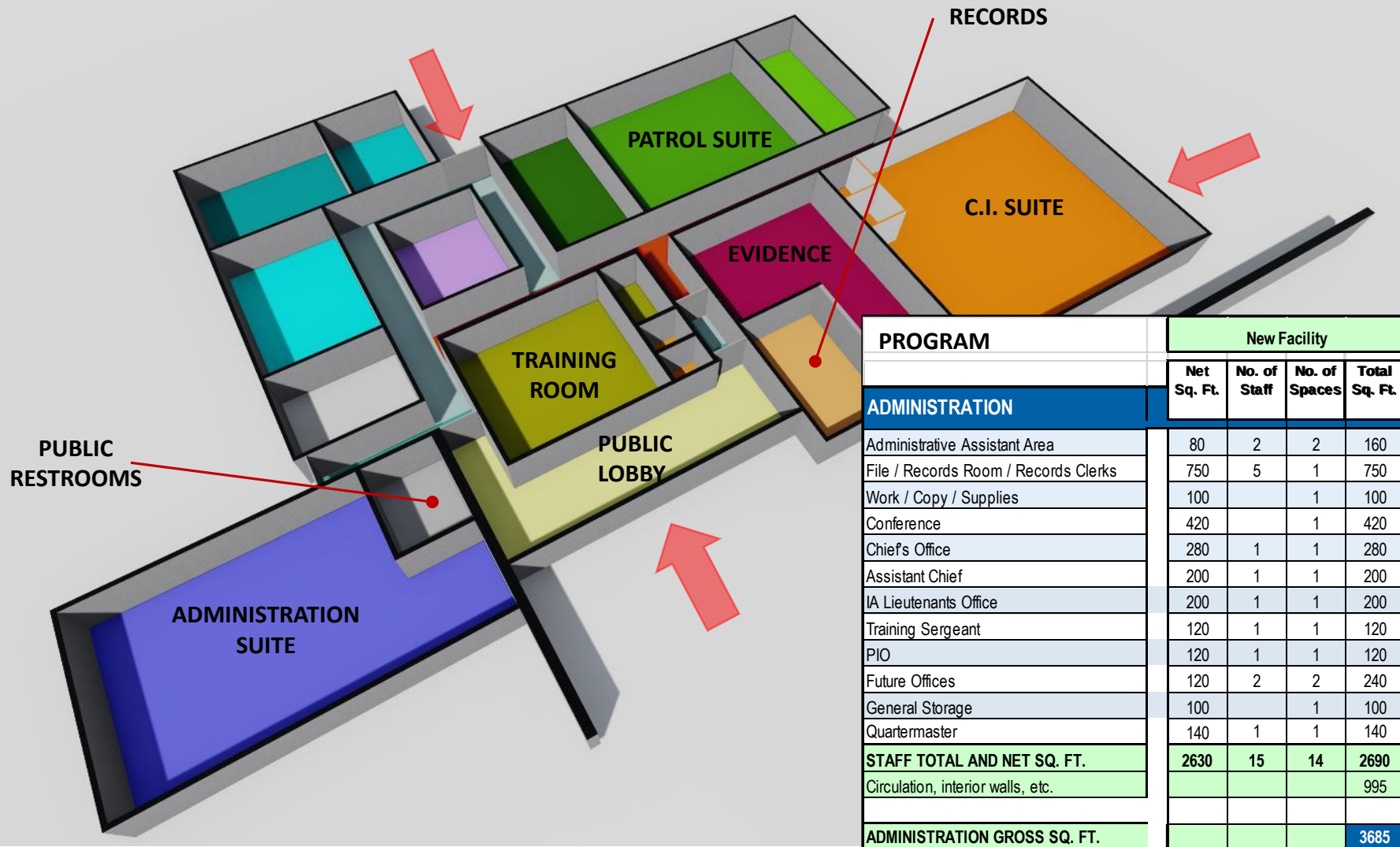


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept – **OPTION B**

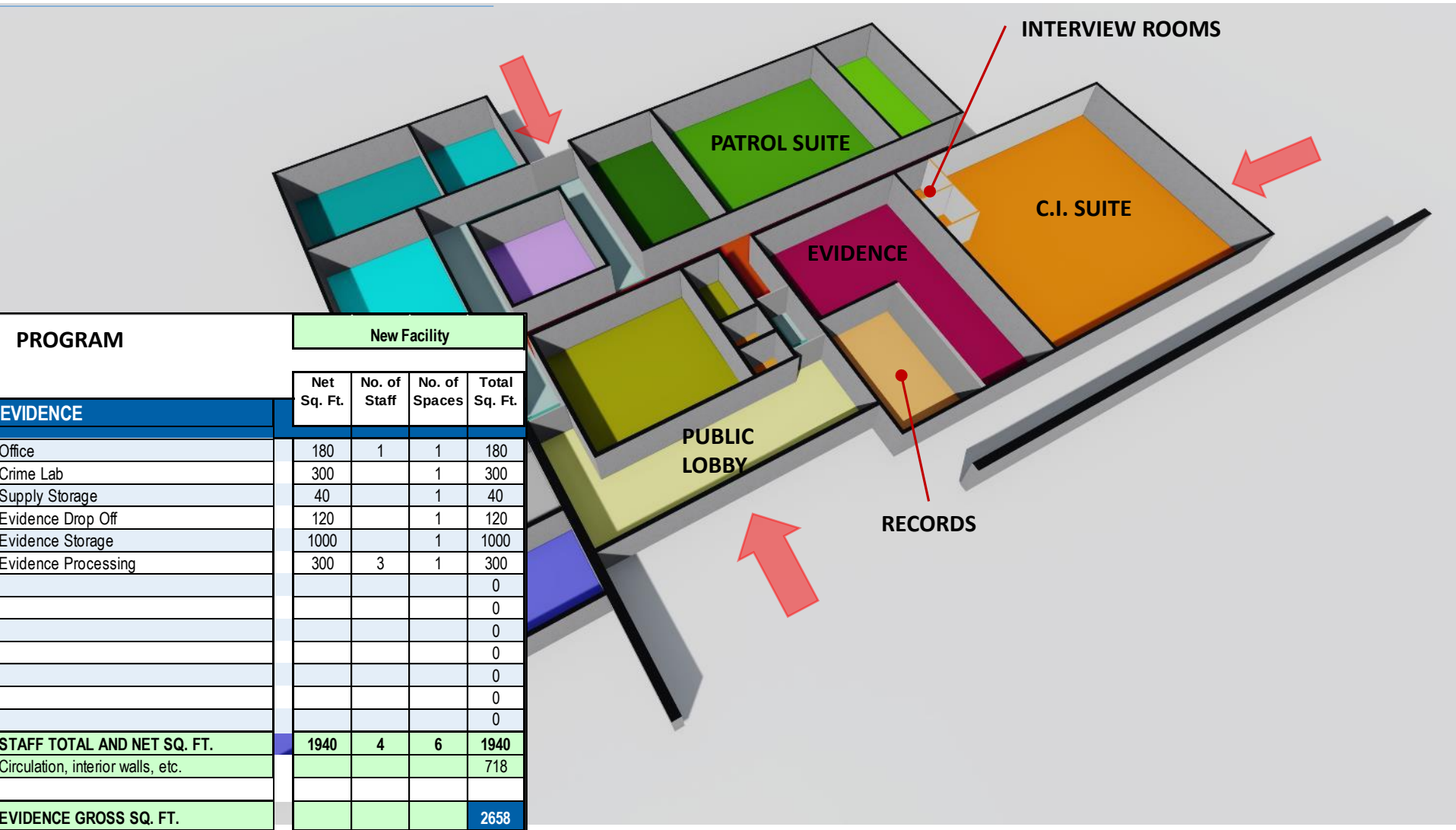


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept – **OPTION B**

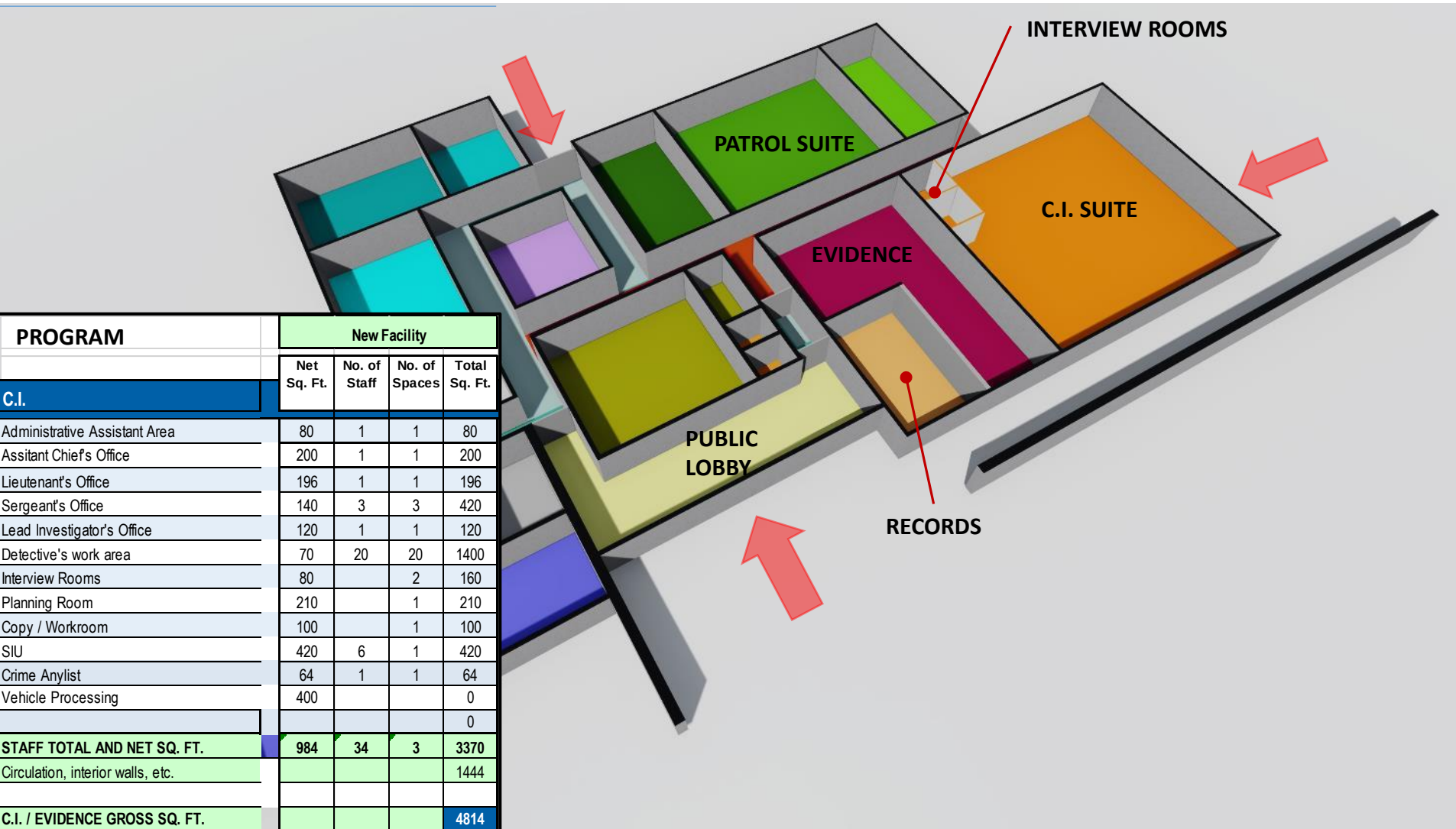


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



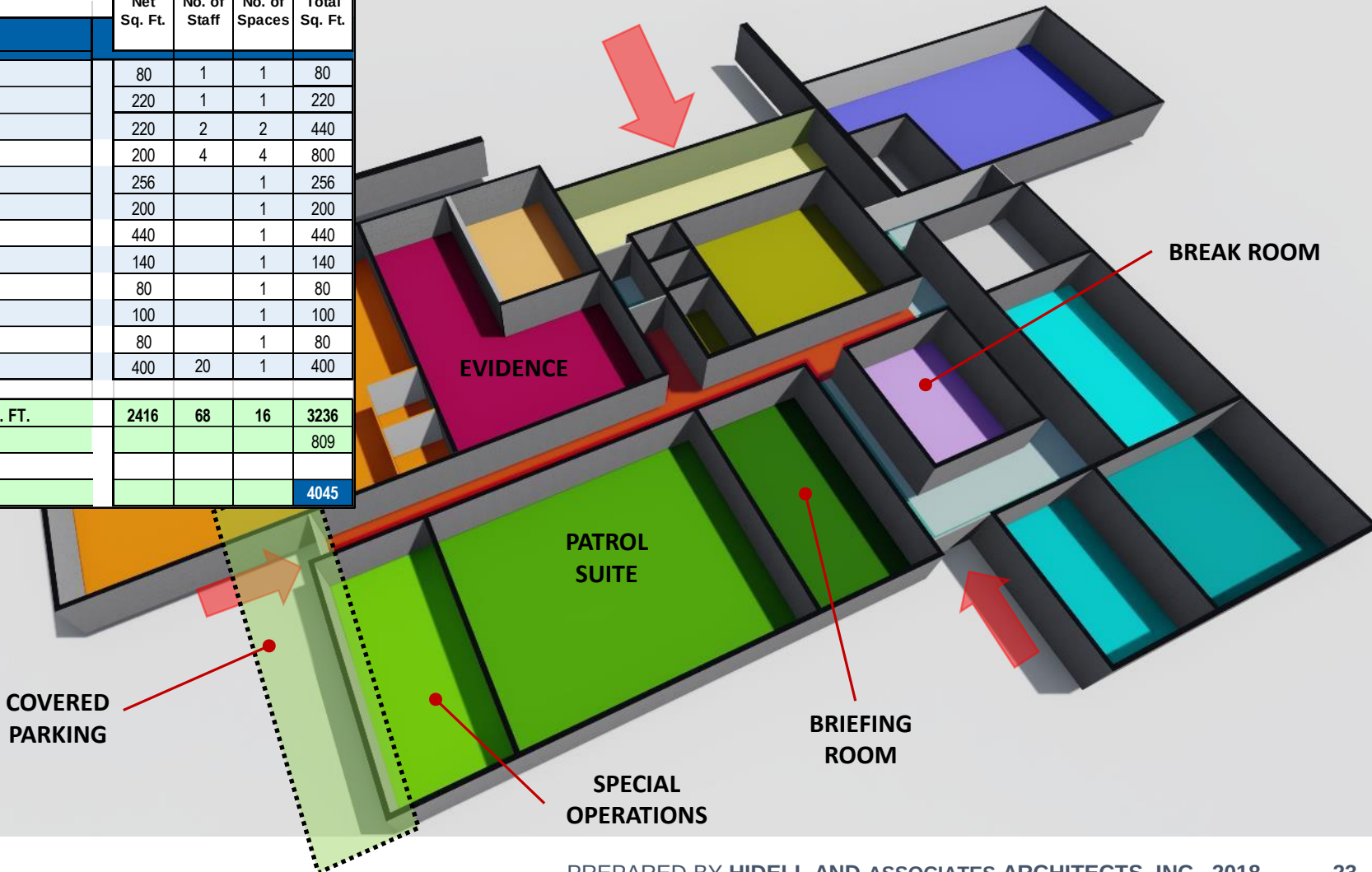
New Facility Spatial Concept – **OPTION B**





New Facility Spatial Concept – **OPTION B**

PROGRAM	New Facility			
	Net Sq. Ft.	No. of Staff	No. of Spaces	Total Sq. Ft.
PATROL				
Administrative Assistant	80	1	1	80
Assitant Chief	220	1	1	220
Patrol Lieutenant	220	2	2	440
Patrol Sergeant's Office	200	4	4	800
Report Writing Room	256		1	256
Armory	200		1	200
Swat Ready Room	440		1	440
Patrol Equipment	140		1	140
Juvenile Waiting Area	80		1	80
Supply Storage	100		1	100
Copy / Workroom	80		1	80
Briefing	400	20	1	400
STAFF TOTAL AND NET SQ. FT.	2416	68	16	3236
Circulation, interior walls, etc.				809
PATROL GROSS SQ. FT.				4045



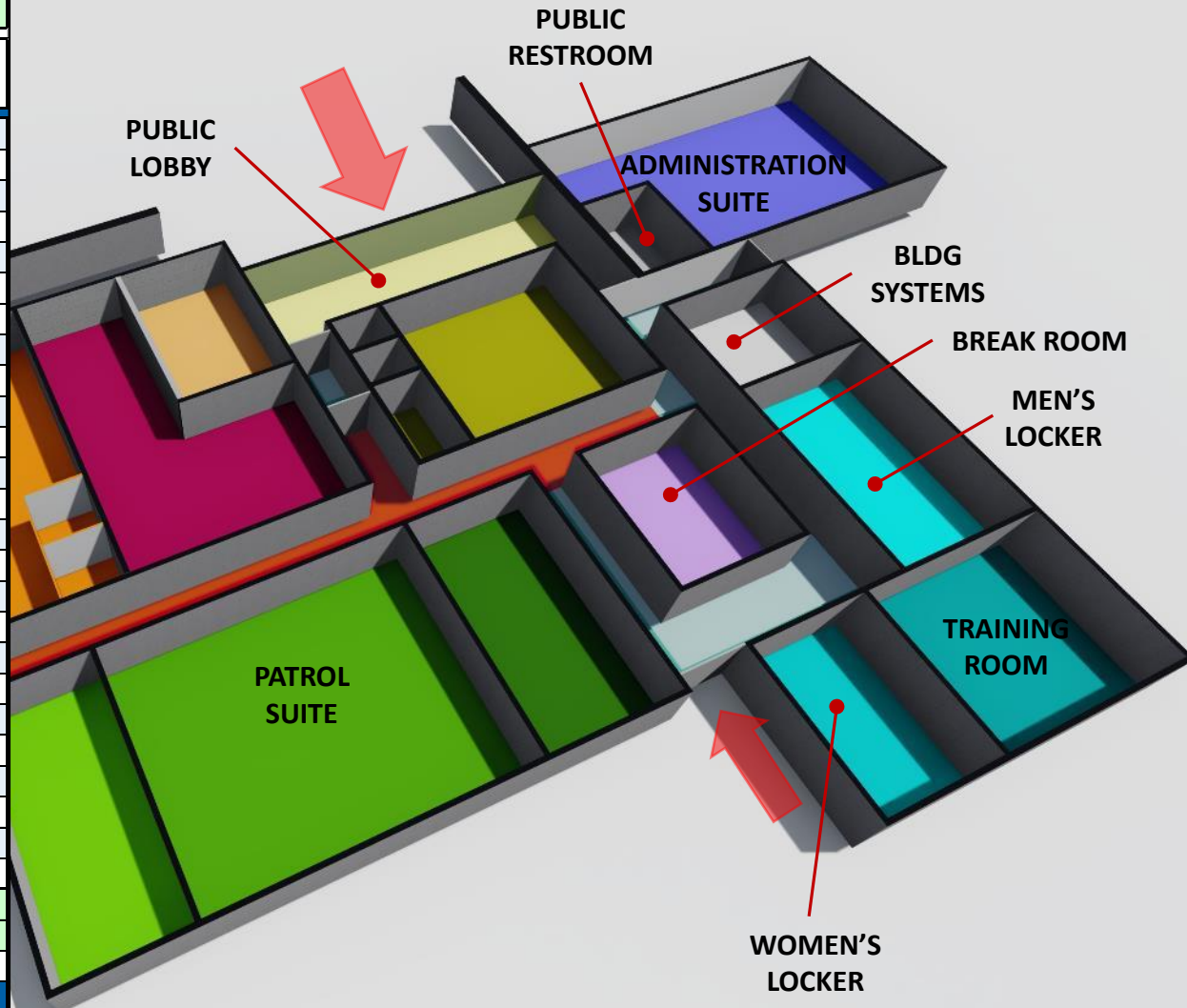
SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept – **OPTION B**

PROGRAM	New Facility			
	Net Sq. Ft.	No. of Staff	No. of Spaces	Total Sq. Ft.
PUBLIC AREA'S AND SUPPORT				
Entry Vestibule	120		1	120
Lobby	300		1	300
Finger Printing Alcove				0
Report /Soft Interview Room	120		2	240
Multi-Purpose Room	1000		1	1000
Multi-Purpose Storage	100		1	100
Public Restroom	64		2	128
Mens Restroom	200		1	200
Womens Restroom	200		1	200
Vending Alcove				0
Break Room	500		1	500
Women's Locker /Restroom/ Shower	18		10	180
Men's Locker/ Restroom / Shower	18		110	1980
Data / Telecom Room	150		1	150
Janitor's Closet	48		1	48
Mail Area	32		1	32
Stair				0
Elevator				0
Elevator Machine Room				0
Electrical Room	100		1	100
Mechanical Room	180		1	180
General Storage	120		1	120
Fire Riser	50		1	50
Taining Area	600		1	600
				0
STAFF TOTAL AND NET SQ. FT.	3380	0	135	5568
Circulation, interior walls, etc.				1392
SUPPORT GROSS SQ. FT.				6960



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility - CONCEPTUAL RENDERING - OPTION B





New Facility Estimated Project Cost - OPTION B

New Facility - 24,381 s.f.

Item Description	Quantity	Unit Price	Cost
------------------	----------	------------	------

Assumptions

No land acquisition cost included

Estimated Project Budget

Parking	67,000	sf	\$5	\$335,000
Utilities	Allowance		\$150,000	\$150,000
New Impound Yard Storage	3,500	sf	\$100	\$350,000
New Construction Cost	24,381	sf	\$310	\$7,558,110
Subtotal				\$8,393,110

General Conditions/Requirements	\$1,007,173
Insurance/OH/Fee/Bond	\$503,587
Total Construction Cost	\$9,903,870

FF&E	\$	400,000
Technology Cost	\$	170,000
Contingency Allowance	\$	812,117
Testing	\$	30,000
Professional Fee	\$	792,310

Total Capital Cost	\$ 12,108,297
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FACILITY EXPANSION NEEDS ASSESSMENT

OPTION B

RENOVATION

EXISTING FACILITY

Communications

RECOMMENDATIONS

SIZE - Police Area	2,400 sf
City Area	15,433 sf
Total	17,823 sf

COST - \$1,390,108

STAFF CAPACITY

7 Staff

NEW CONSTRUCTION

NEW FACILITY

Administration
Communications
C.I.
Patrol
Property and Evidence
Records
Support and Training

RECOMMENDATIONS

SIZE - 24,381 sf

COST - \$12,108,297

STAFF CAPACITY

128 Sworn Officers

TOTAL CAPITAL COST – \$13,498,405

ASSESSMENT – OPTION C

EXISTING FACILITY

Communications
Property and Evidence
Records

NEW FACILITY

Administration
C.I.
Patrol
Support and Training

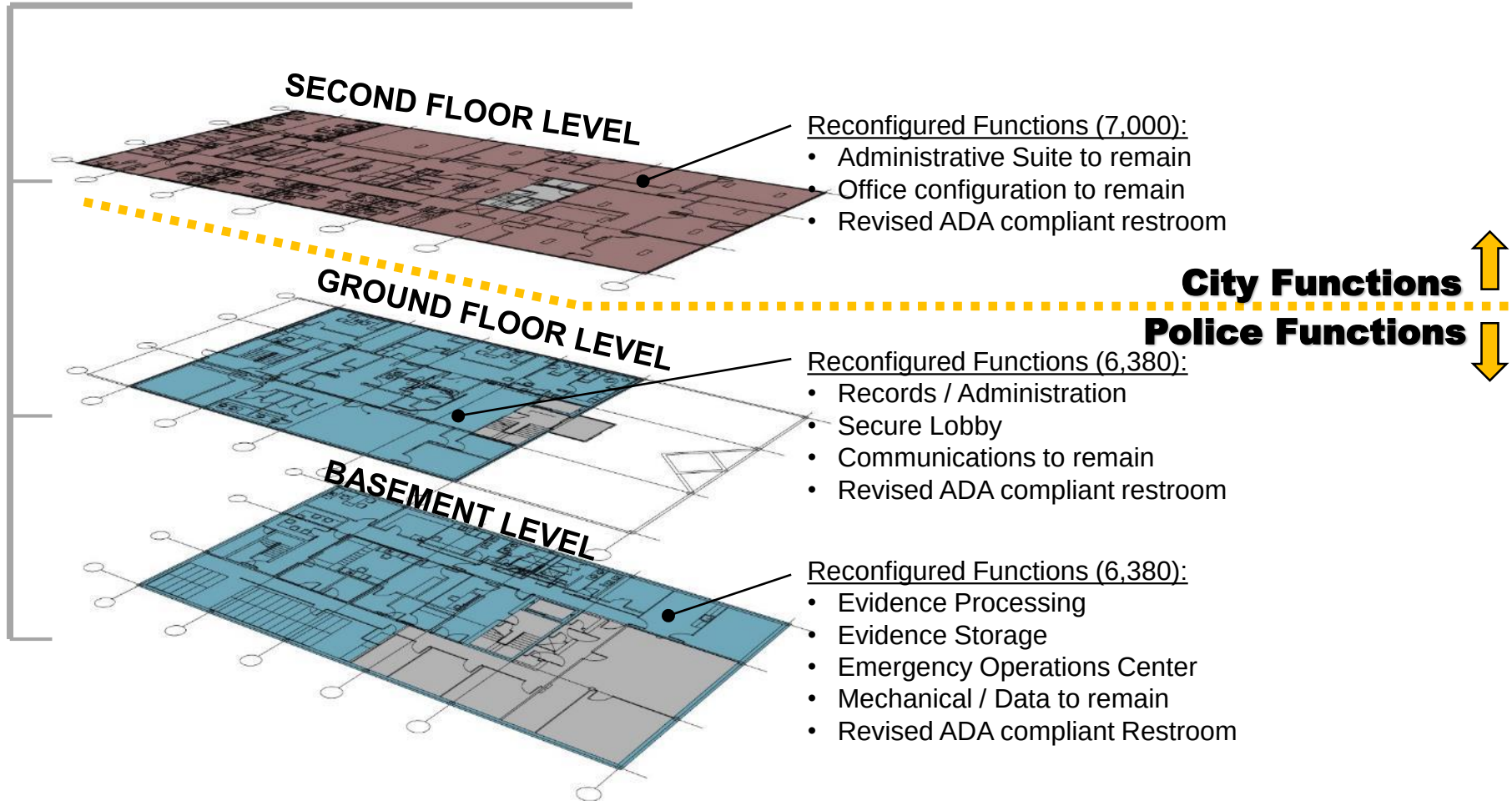
SHERMAN POLICE HEADQUARTERS





Existing Facility Recommendation – **OPTION C**

FACILITY RECONFIGURATION



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Existing Facility Recommendation – **OPTION C**

GROUND LEVEL RENOVATIONS

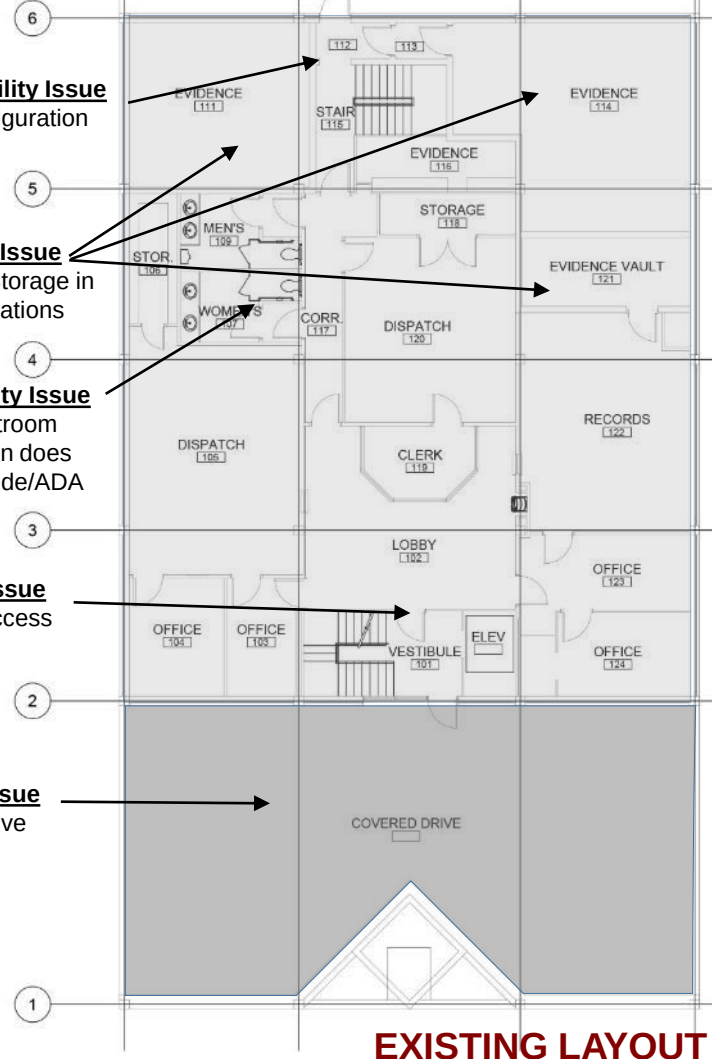
Accessibility Issue
Door configuration

Efficiency Issue
Evidence Storage in Multiple locations

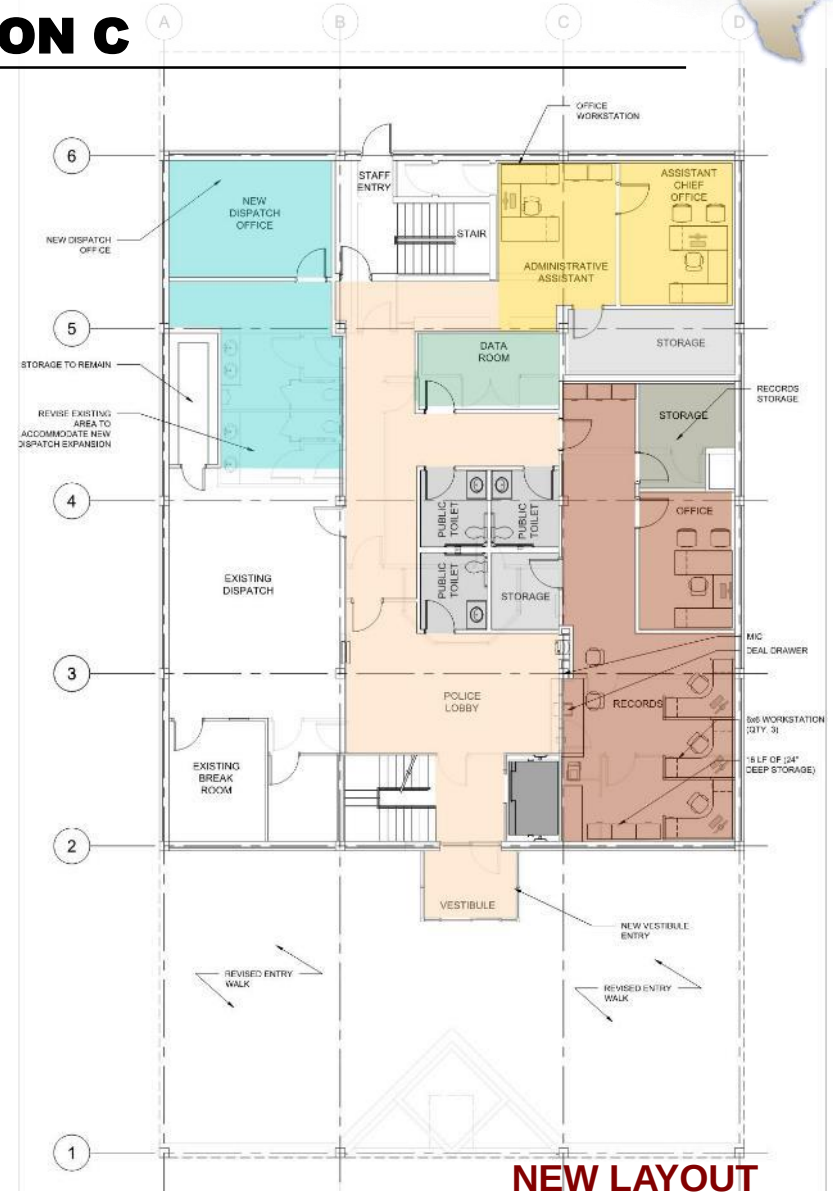
Accessibility Issue
Current restroom configuration does not meet code/ADA standards

Security Issue
Building Access

Security Issue
Covered drive



EXISTING LAYOUT



NEW LAYOUT

SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Existing Facility Recommendation – **OPTION C**

BASEMENT LEVEL RENOVATIONS

Efficiency Issue

Current locker room configuration does not accommodate current staff levels

Efficiency Issue

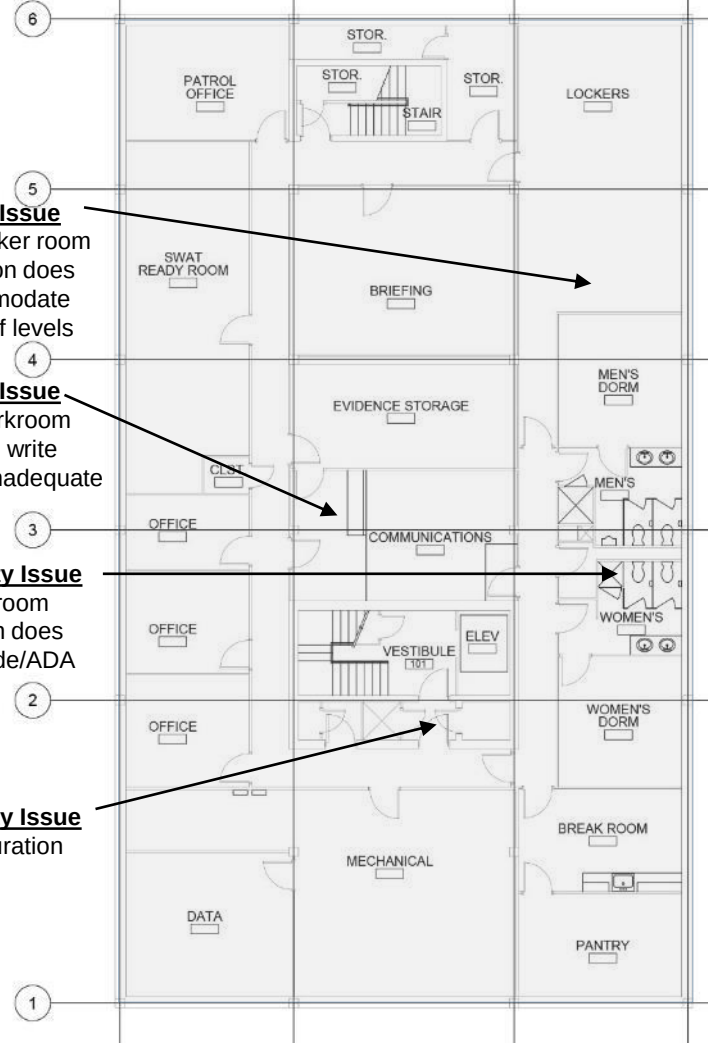
Current workroom for patrol to write reports is inadequate

Accessibility Issue

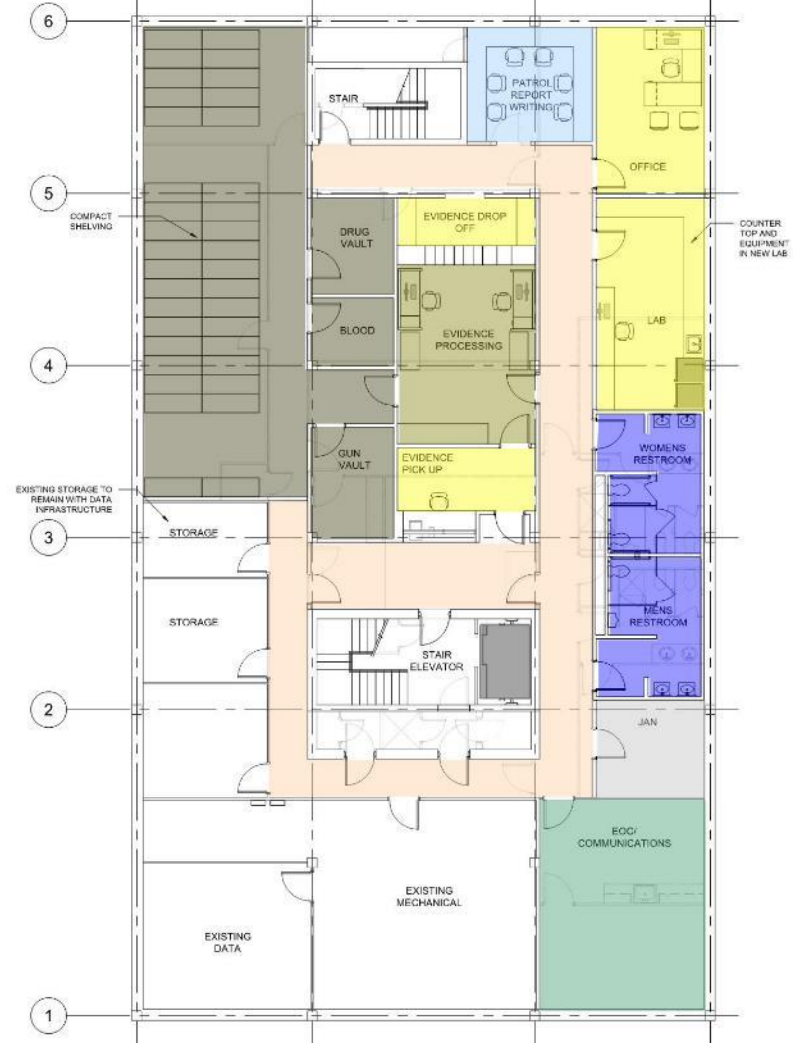
Current restroom configuration does not meet code/ADA standards

Accessibility Issue

Door configuration



EXISTING LAYOUT



NEW LAYOUT



Existing Facility Recommendation – **OPTION C**

SECOND LEVEL RENOVATIONS

Accessibility Issue

Door configuration

Efficiency Issue

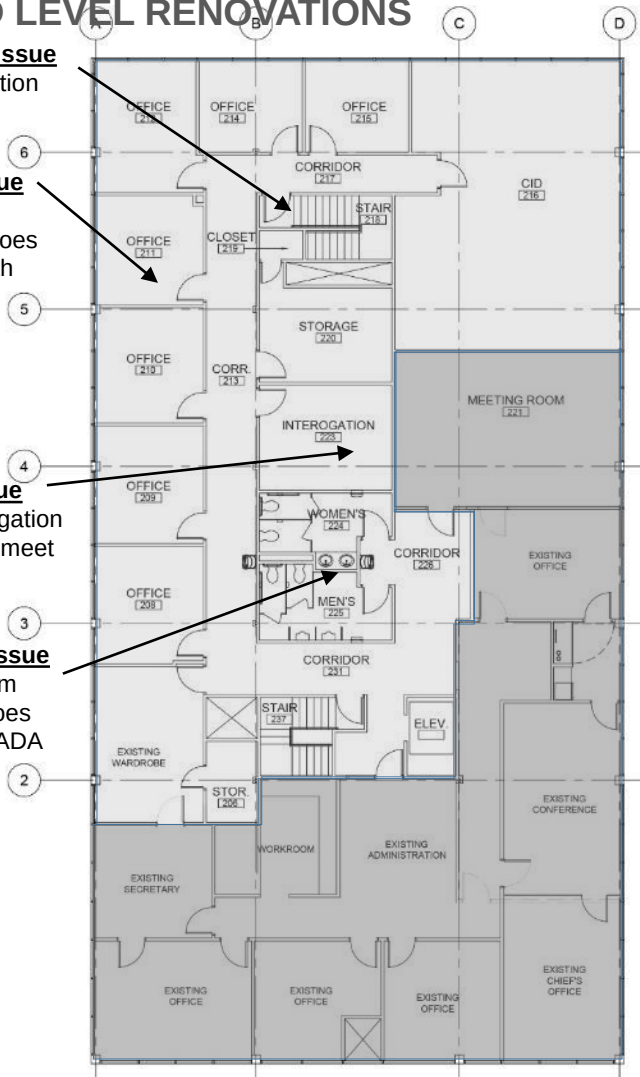
Current office configuration does not meet growth needs

Efficiency Issue

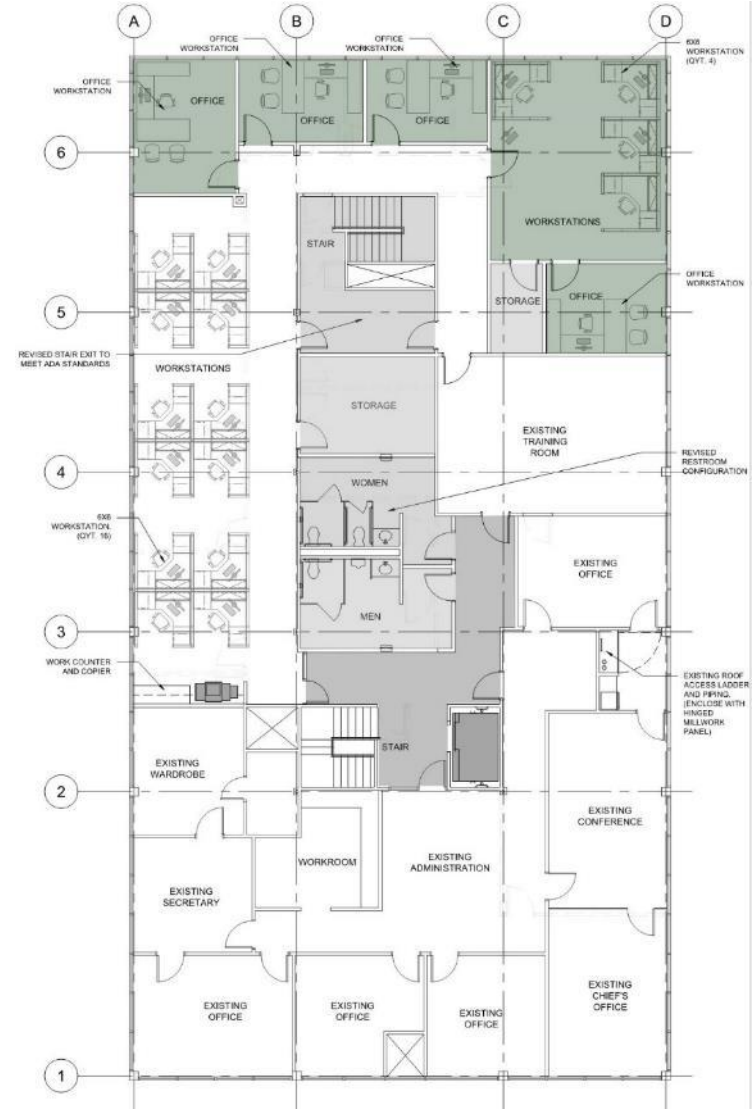
One (1) interrogation room does not meet current needs

Accessibility Issue

Current restroom configuration does not meet code/ADA standards



EXISTING LAYOUT





Existing Facility Recommendation – **OPTION C**

Construction Cost Assumptions

Area	Moderate Renovation	Heavy Renovation	New Enclosure
Basement	364 sf	2,803 sf	
Ground Floor	1,417	521 sf	80 sf
Second Floor	805 sf	660 sf	
Subtotal SF	2,586 sf	3,984 sf	80 sf
Construction Cost per SF	\$ 180	\$ 280	\$ 300
Subtotal Cost	\$ 465,480	\$1,115,520	\$ 24,000

Renovation Cost \$ 1,605,000

Additional Renovation Cost

Exterior Façade Improvements (Allowance)	\$ 100,000
Fire Sprinkler System (Allowance)	\$ -
Abatement (Allowance)	\$ 60,000
Parking Lot / Storage Improvements (Allowance)	\$ -

Subtotal Construction Cost \$ 1,765,000

Technology Cost \$ 25,000

Furniture Cost \$ 120,000

Subtotal Hard Cost \$ 1,910,000

Contingency Allowance \$ 95,500

Testing \$ 35,000

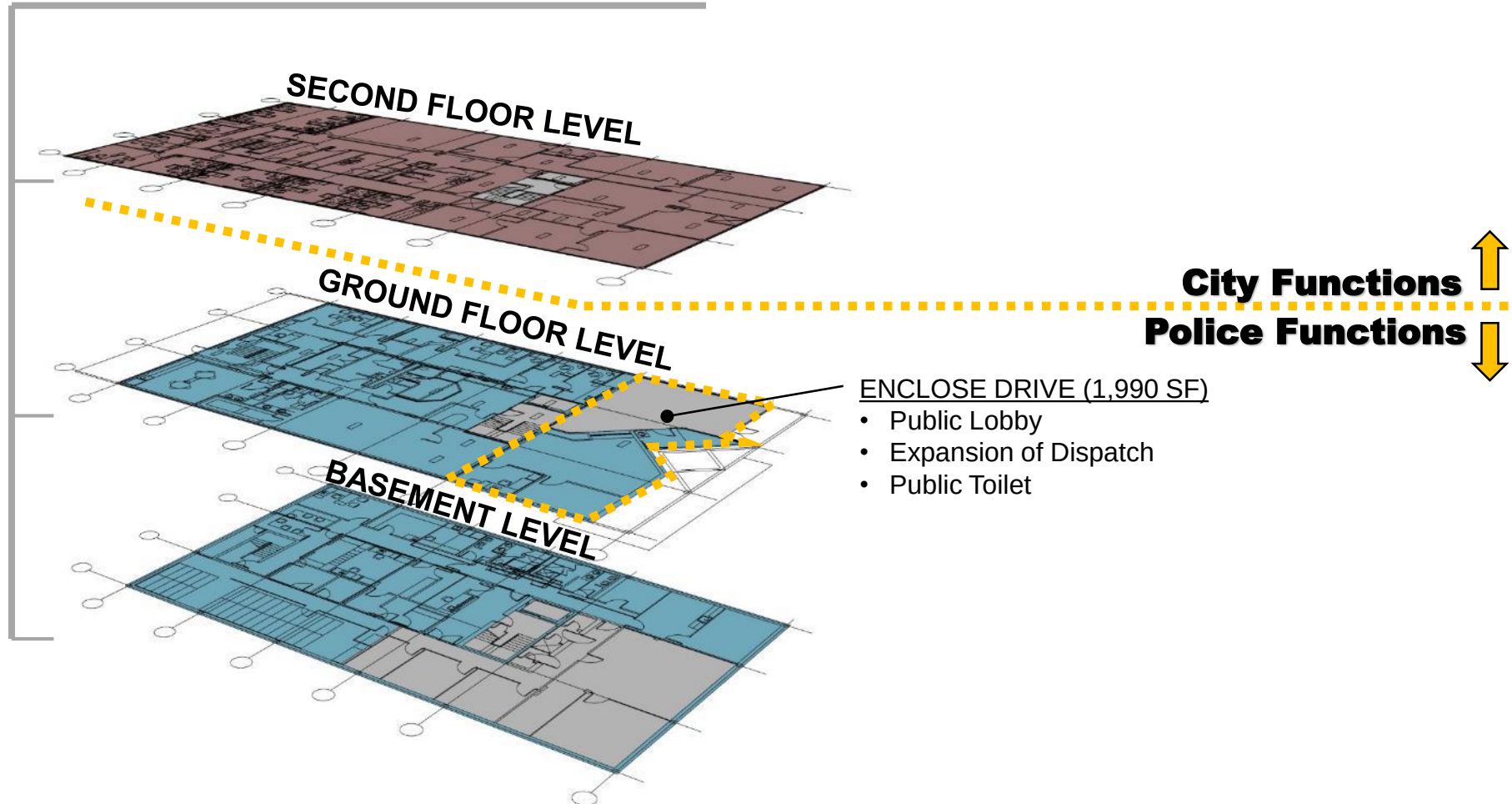
Professional Fee \$ 181,450

Total Capital Cost \$ 2,221,950



Existing Facility Recommendation – **OPTION C.1**

OPTION TO ENCLOSE THE COVERED DRIVE



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Existing Facility Recommendation – **OPTION C.1**

GROUND LEVEL RENOVATIONS

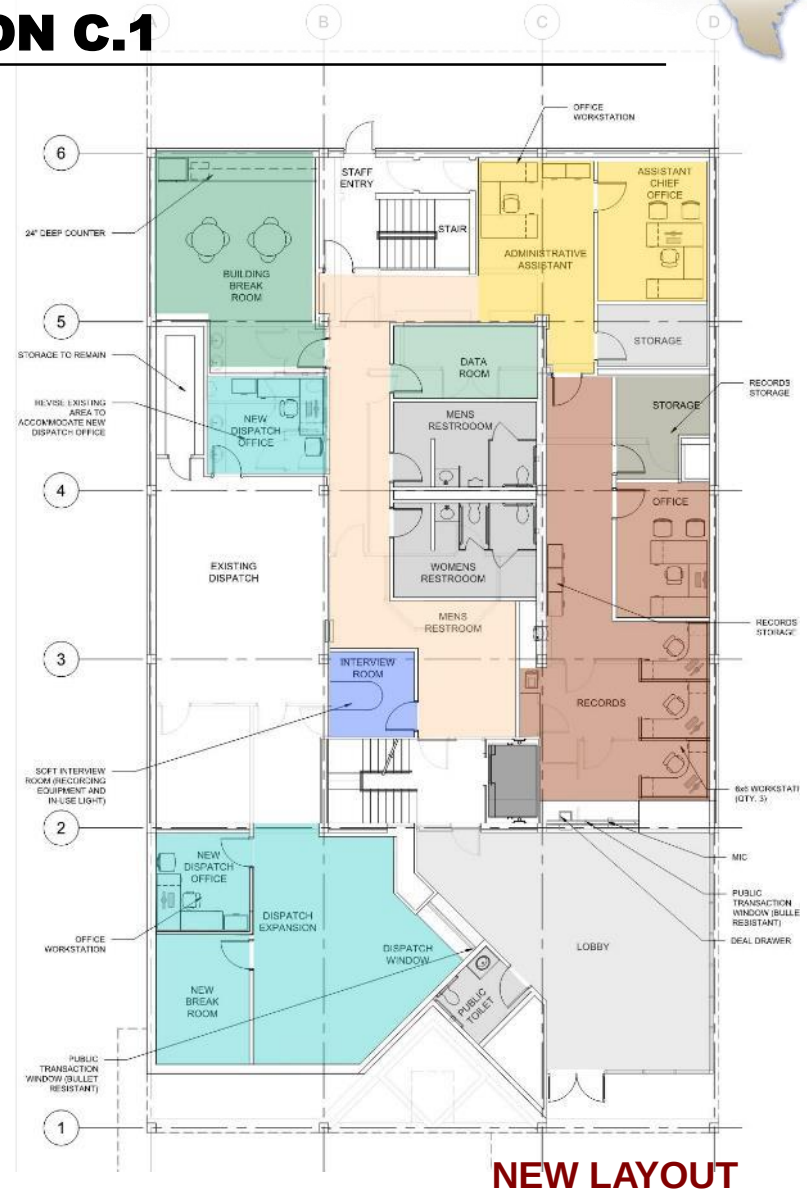
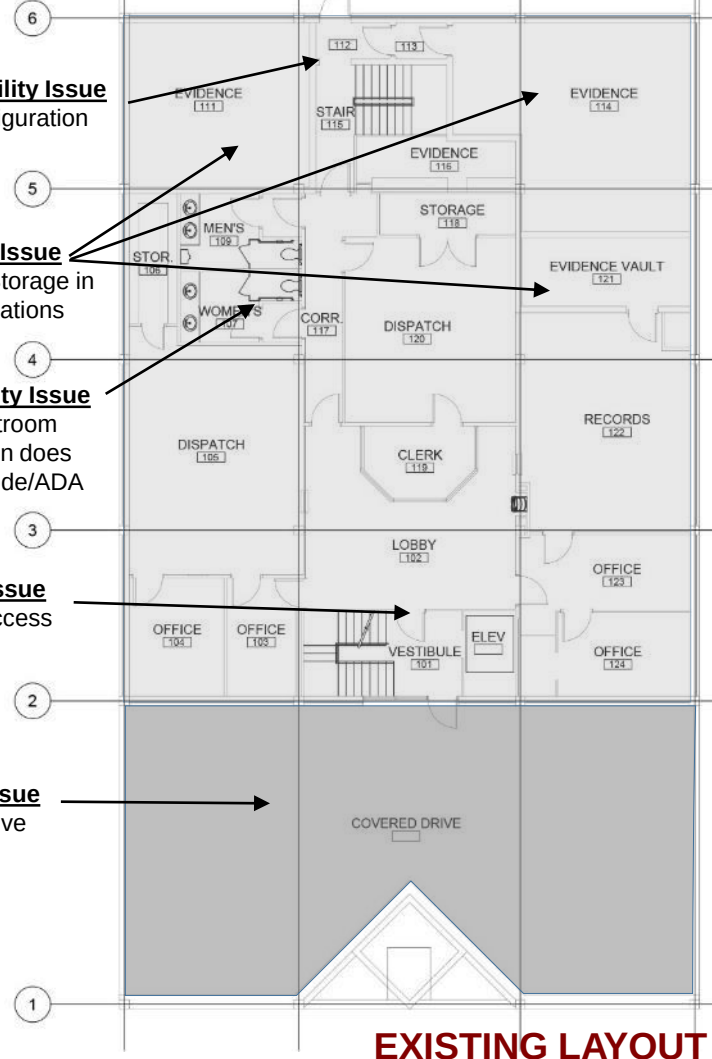
Accessibility Issue
Door configuration

Efficiency Issue
Evidence Storage in Multiple locations

Accessibility Issue
Current restroom configuration does not meet code/ADA standards

Security Issue
Building Access

Security Issue
Covered drive



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Conceptual Renderings – Transforming the look of the facility **OPTION C.1**



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



Conceptual Renderings – Transforming the look of the facility **OPTION C.1**





Existing Facility Recommendation – **OPTION C.1**

Construction Cost Assumptions

Area	Moderate Renovation	Heavy Renovation	New Enclosure
Basement	364 sf	2,803 sf	
Ground Floor	1,323	1,503 sf	1,800 sf
Second Floor	805 sf	660 sf	
Subtotal SF	2,492 sf	4,966 sf	1,800 sf
Construction Cost per SF	\$ 180	\$ 280	\$ 300
Subtotal Cost \$	448,560	\$1,390,480	\$ 540,000

Renovation Cost \$ 2,379,040

Additional Renovation Cost

Exterior Façade Improvements (Allowance)	\$ 412,000
Fire Sprinkler System (Allowance)	\$ 90,000
Abatement (Allowance)	\$ 60,000
Parking Lot / Storage Improvements (Allowance)	\$ 30,000

Subtotal Construction Cost \$ 2,971,040

Technology Cost	\$ 25,000
Furniture Cost	\$ 120,000

Subtotal Hard Cost \$ 3,116,040

Contingency Allowance	\$ 155,802
Testing	\$ 35,000
Professional Fee	\$ 296,024

Total Capital Cost \$ 3,602,866

ASSESSMENT – OPTION C

EXISTING FACILITY

Communications
Property and Evidence
Records

NEW FACILITY

Administration
C.I.
Patrol
Support and Training

SHERMAN POLICE HEADQUARTERS





New Facility Recommendations – OPTION C

SITE RECOMMENDATIONS

- 5.4 Acre site
- 50 Public Parking Spaces
- 120 Secure Parking Spaces
- Accommodate future expansion

FACILITY RECOMMENDATIONS

- 21,000 SF Facility
 - Administration
 - C.I.
 - Patrol
 - Public / Support areas
- Accommodate future staff needs (*120 sworn officers*)
- Multi-Purpose room for public / staff use

SHERMAN POLICE HEADQUARTERS

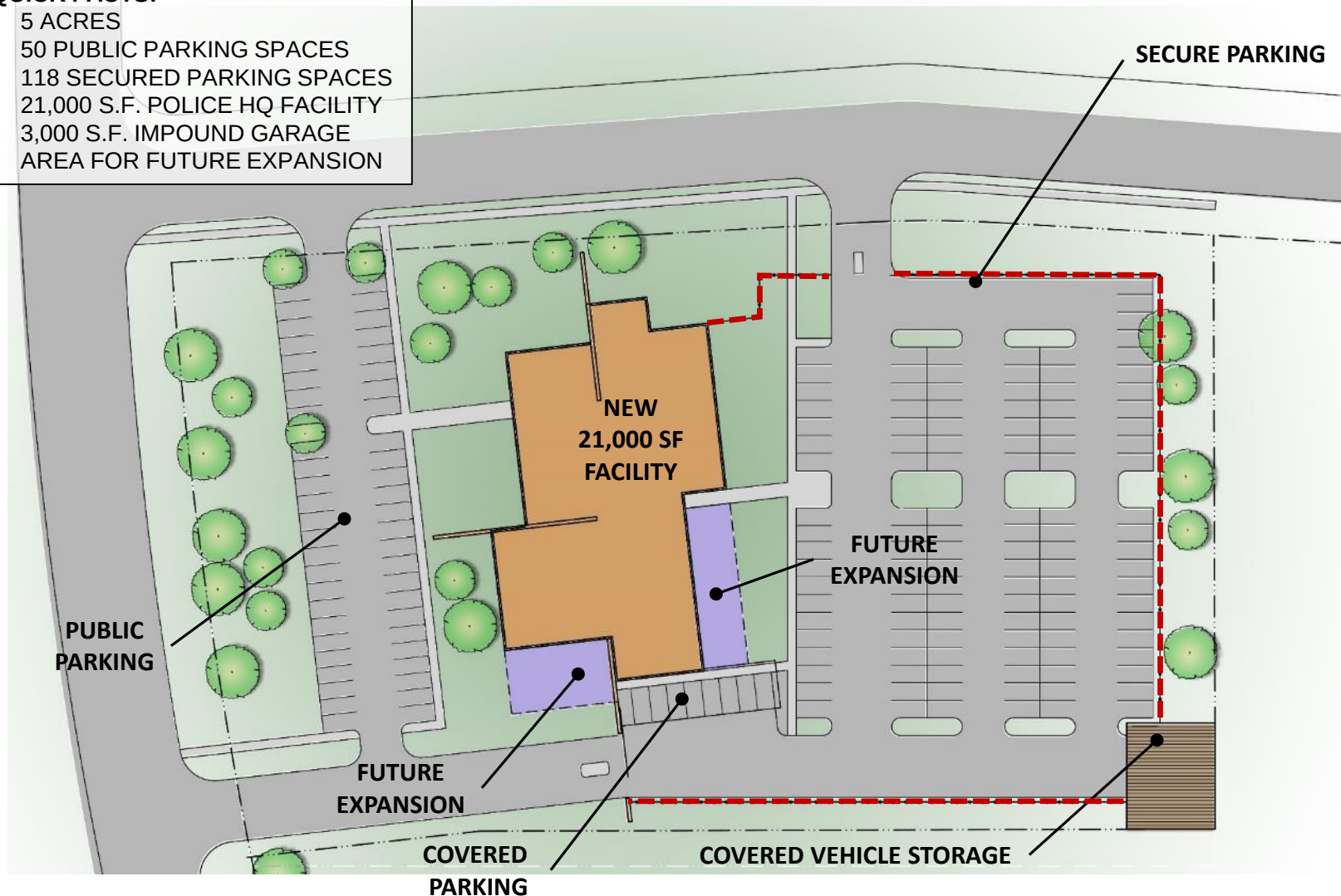
CITY COUNCIL PRESENTATION 10.1.18



New Facility SITE PLAN – OPTION C

QUICK FACTS:

- 5 ACRES
- 50 PUBLIC PARKING SPACES
- 118 SECURED PARKING SPACES
- 21,000 S.F. POLICE HQ FACILITY
- 3,000 S.F. IMPOUND GARAGE
- AREA FOR FUTURE EXPANSION

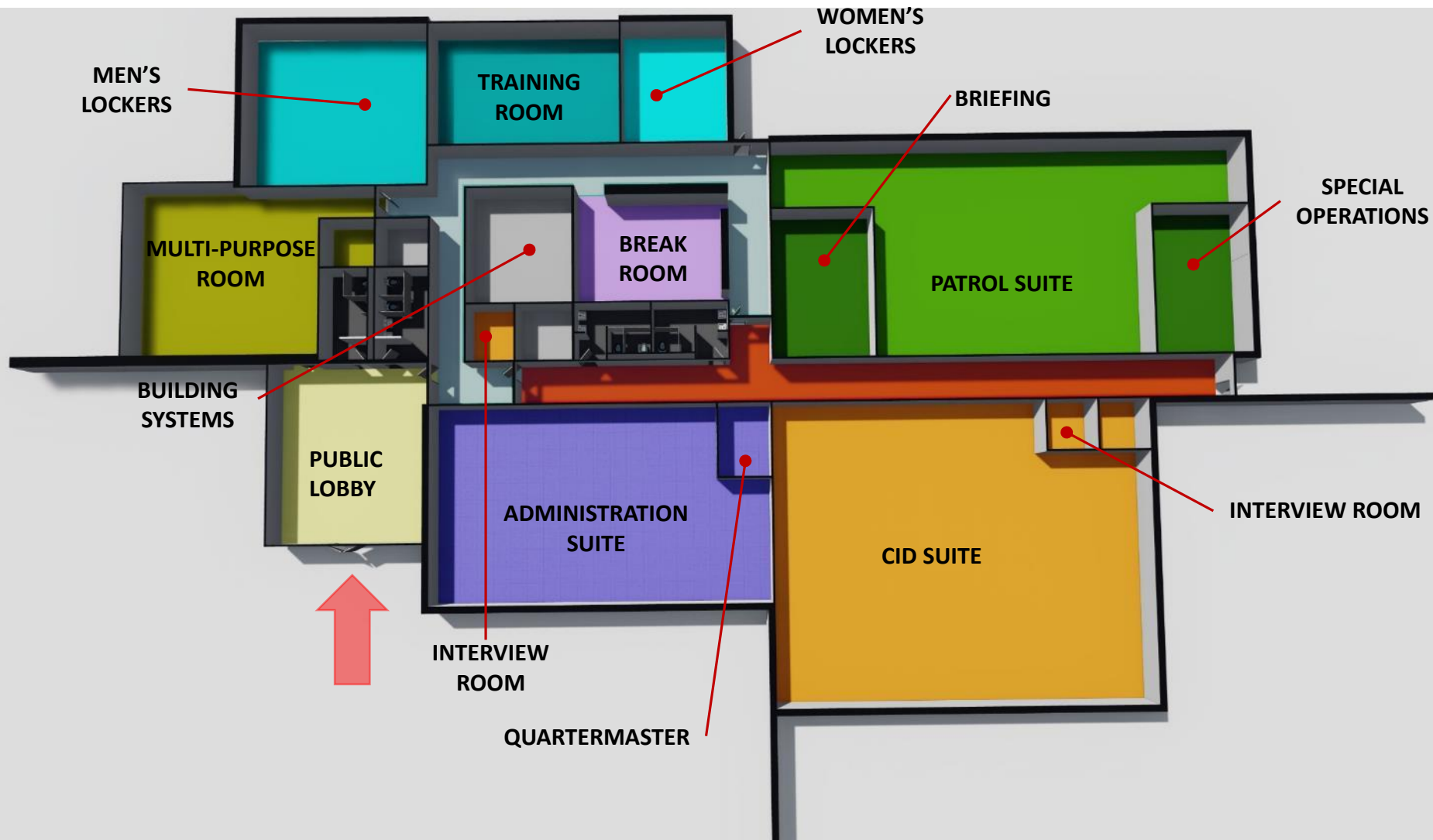


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept - OPTION C

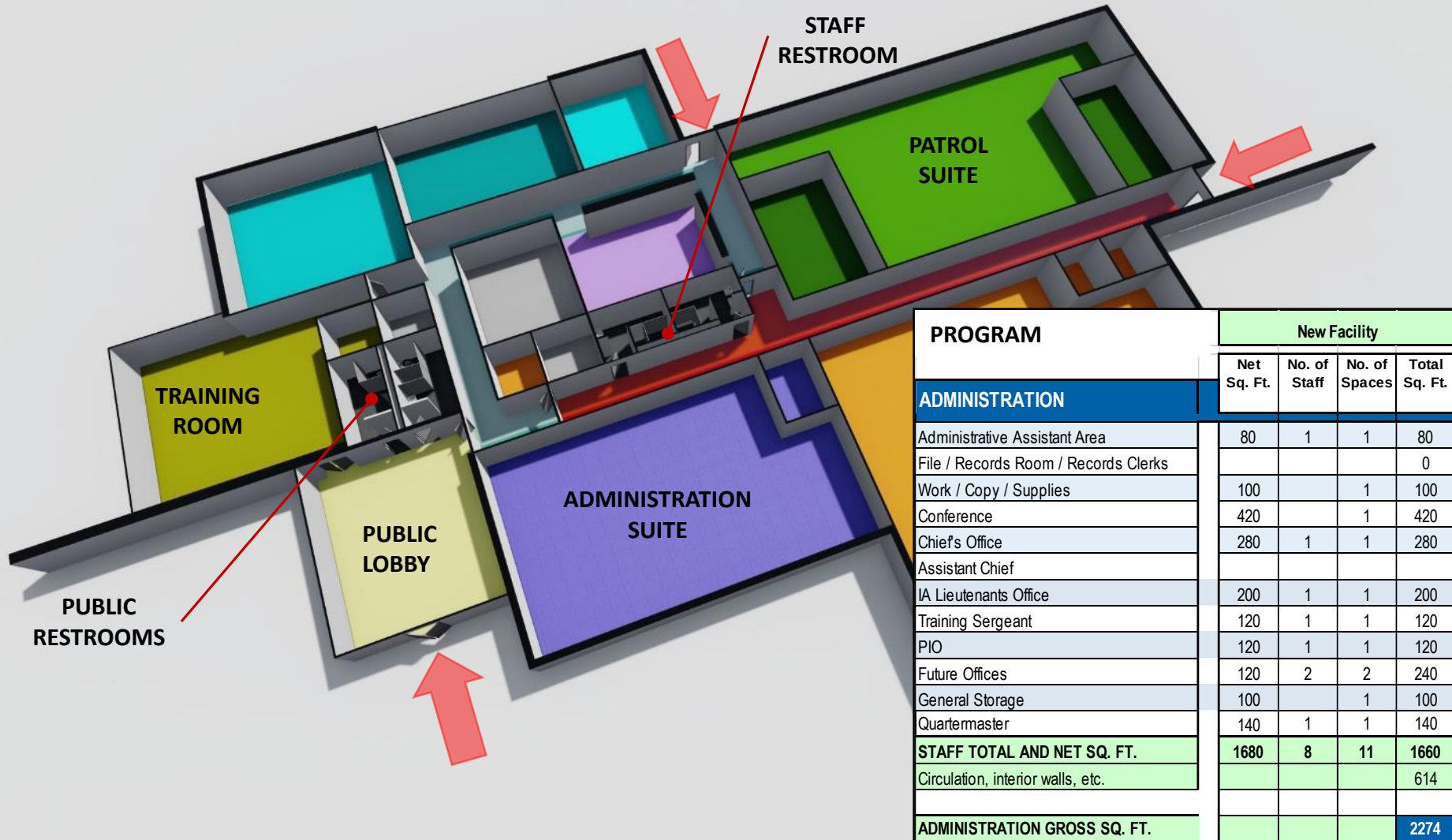


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept - OPTION C

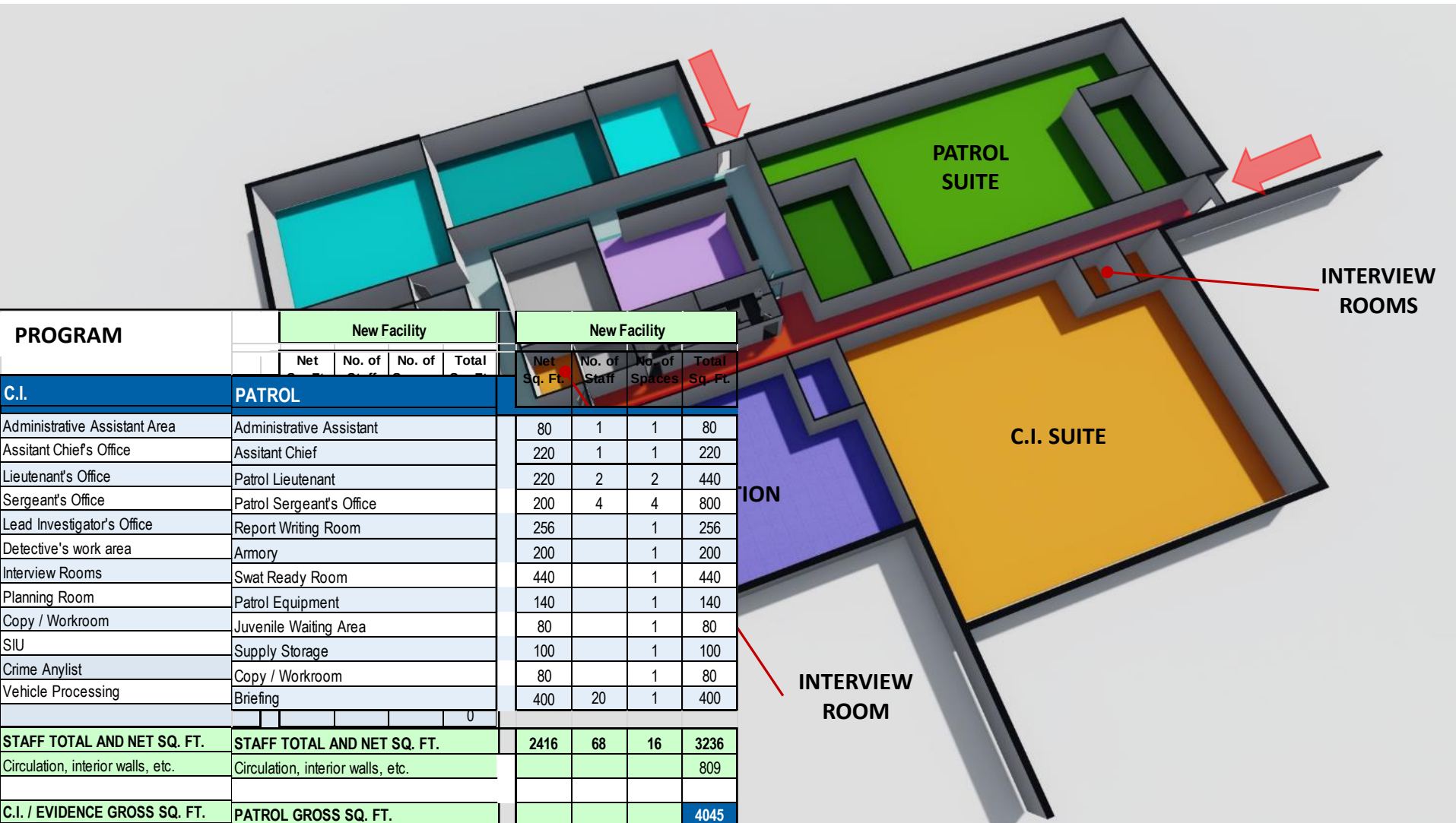


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept - OPTION C

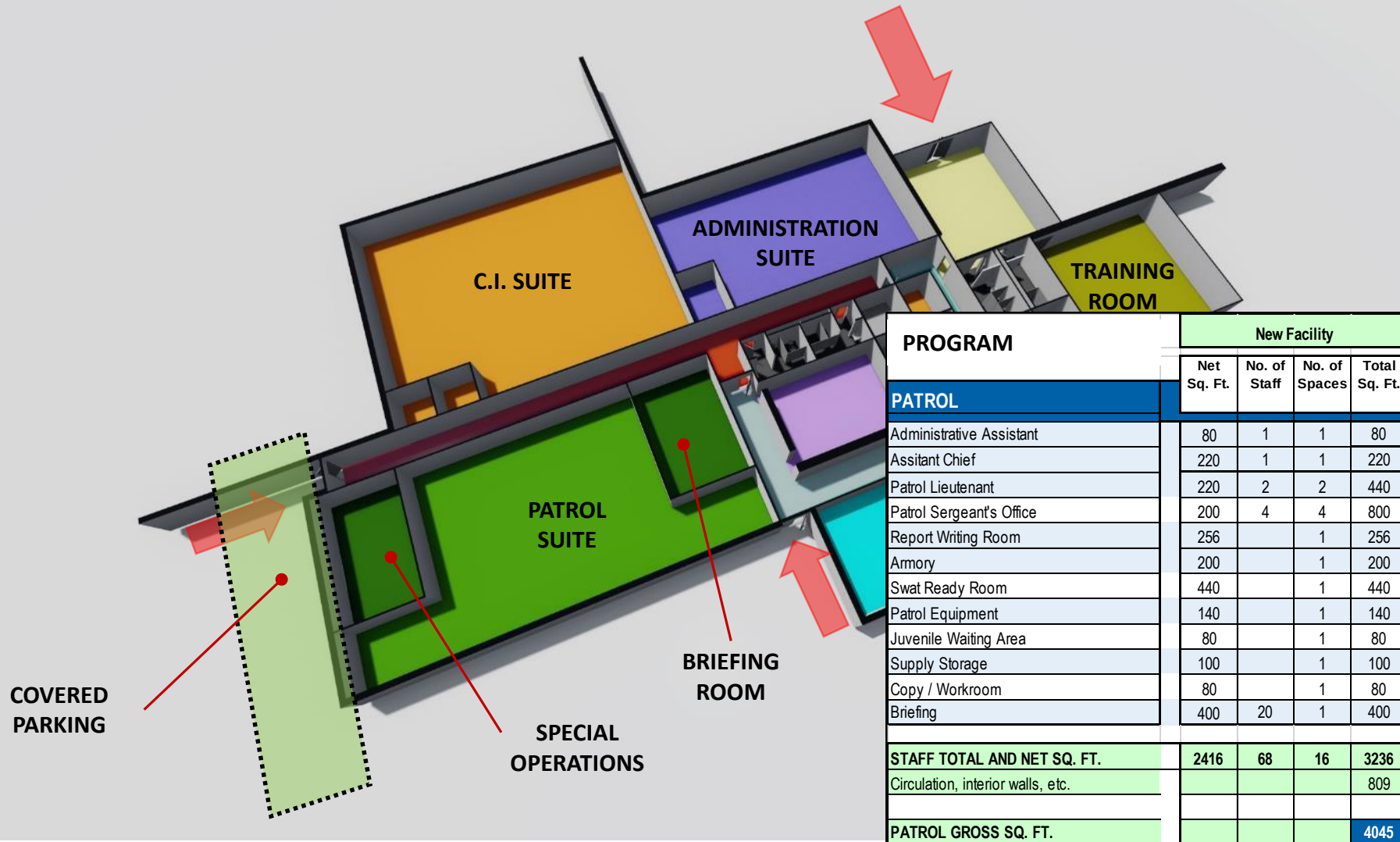


SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept - OPTION C



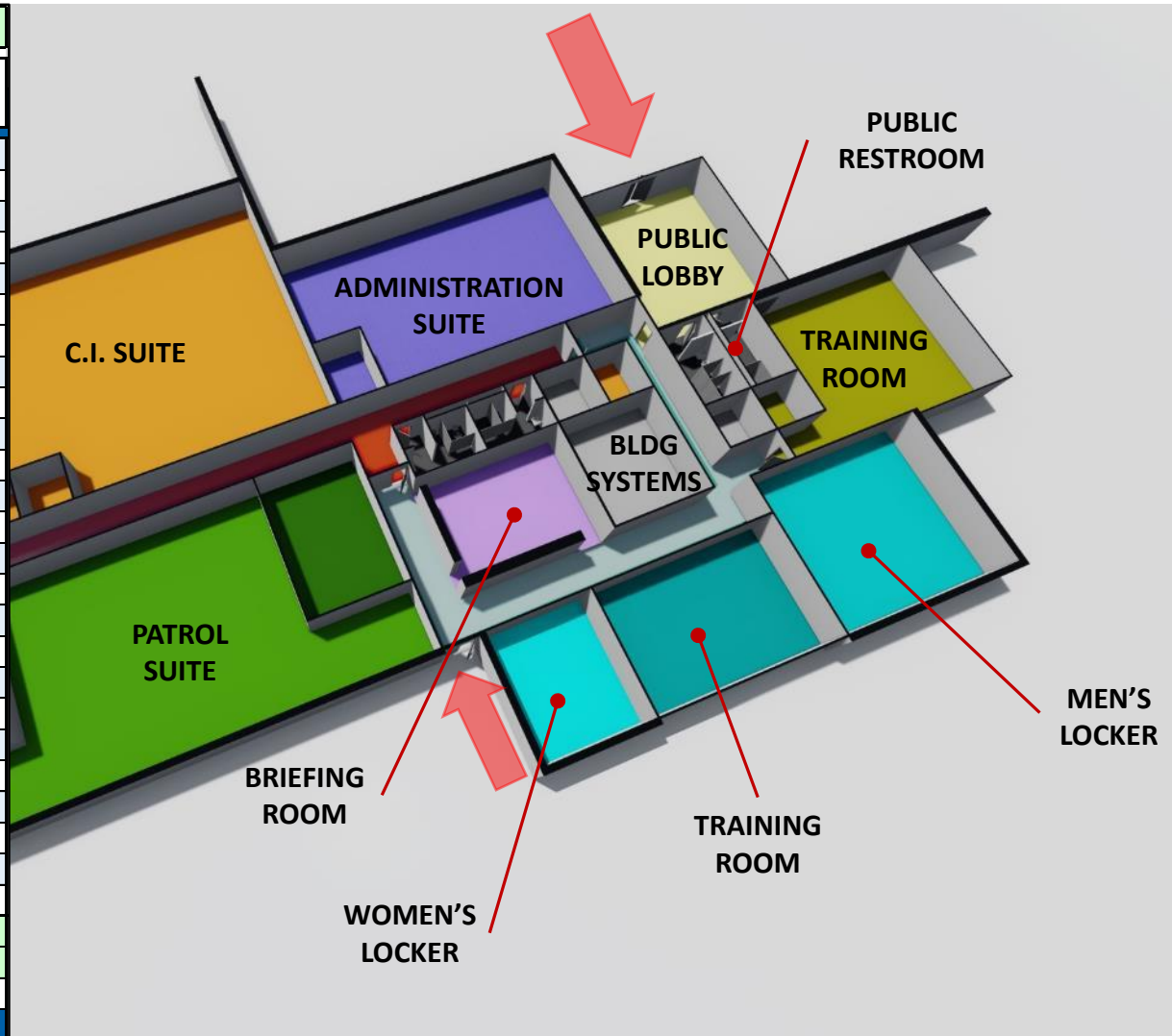
SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility Spatial Concept - OPTION C

PROGRAM	New Facility			
	Net Sq. Ft.	No. of Staff	No. of Spaces	Total Sq. Ft.
PUBLIC AREA'S AND SUPPORT				
Entry Vestibule	120		1	120
Lobby	300		1	300
Finger Printing Alcove				0
Report /Soft Interview Room	120		2	240
Multi-Purpose Room	1000		1	1000
Multi-Purpose Storage	100		1	100
Public Restroom	64		2	128
Mens Restroom	200		1	200
Womens Restroom	200		1	200
Vending Alcove				0
Break Room	500		1	500
Women's Locker /Restroom/ Shower	18		10	180
Men's Locker/ Restroom / Shower	18		110	1980
Data / Telecom Room	150		1	150
Janitor's Closet	48		1	48
Mail Area	32		1	32
Stair				0
Elevator				0
Elevator Machine Room				0
Electrical Room	100		1	100
Mechanical Room	180		1	180
General Storage	120		1	120
Fire Riser	50		1	50
Taining Area	600		1	600
				0
STAFF TOTAL AND NET SQ. FT.	3380	0	135	5568
Circulation, interior walls, etc.				1392
SUPPORT GROSS SQ. FT.				6960



SHERMAN POLICE HEADQUARTERS

CITY COUNCIL PRESENTATION 10.1.18



New Facility - CONCEPTUAL RENDERING – **OPTION C**





New Facility Estimated Project Cost – **OPTION C**

New Facility - 21,000 s.f.

<i>Item Description</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Cost</i>
-------------------------	-----------------	-------------------	-------------

Assumptions

No land acquisition cost included

Estimated Project Budget

<i>Parking</i>	48,000	sf	\$5	\$240,000
<i>Utilities</i>	Allowance		\$150,000	\$150,000
<i>New Impound Yard Storage</i>	3,500	sf	\$100	\$350,000
<i>New Construction Cost</i>	21,000	sf	\$310	\$6,510,000
<i>Subtotal</i>				\$7,250,000

General Conditions/Requirements \$870,000

Insurance/OH/Fee/Bond \$435,000

Total Construction Cost \$8,555,000

FF&E	\$	315,000
Technology Cost	\$	170,000
Contingency Allowance	\$	701,510
Testing	\$	30,000
Professional Fee	\$	684,400

Total Capital Cost \$ 10,455,910



FACILITY EXPANSION NEEDS ASSESSMENT

OPTION C

RENOVATION

EXISTING FACILITY

*Communications
Property and Evidence
Records*

RECOMMENDATIONS

SIZE - Police Area	10,823 sf
City Area	7,000 sf
Total	17,823 sf

COST- \$2,221,950

STAFF CAPACITY

19 Staff

NEW CONSTRUCTION

NEW FACILITY

*Administration
Communications
C.I.
Patrol
Support and Training*

RECOMMENDATIONS

SIZE - 21,400 sf

COST- \$10,455,910

STAFF CAPACITY

120 Sworn Officers

TOTAL CAPITAL COST – \$12,677,860



FACILITY EXPANSION NEEDS ASSESSMENT - SUMMARY

OPTION A

RENOVATION ONLY

EXISTING FACILITY

Administration
Communications
C.I.
Patrol
Property and Evidence
Records
Support and Training

RECOMMENDATIONS

SIZE - 19,823 SF

COST- \$4,631,813

STAFF CAPACITY

94 Sworn Officers

OPTION B

RENOVATION + NEW FACILITY

EXISTING FACILITY

Communications

NEW FACILITY

Administration
Communications
C.I.
Patrol
Property and Evidence
Records
Support and Training

RECOMMENDATIONS

SIZE -	Existing	2,400 sf
	New	24,381 sf
	Total	26,781 sf

COST-	Existing	\$1,390,108
	New	\$12,108,291
	Total	\$13,498,405

STAFF CAPACITY

128 Sworn Officers

OPTION C

RENOVATION + NEW FACILITY

EXISTING FACILITY

Communications
Property and Evidence
Records

NEW FACILITY

Administration
Communications
C.I.
Patrol
Support and Training

RECOMMENDATIONS

SIZE -	Existing	10,823 sf
	New	21,400 sf
	Total	32,223 sf

COST-	Existing	\$2,221,950
	New	\$10,455,910
	Total	\$12,677,860

STAFF CAPACITY

120 Sworn Officers

PRESENTED MAY 2018

THIS PRESENTATION



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.1.

Meeting Date: 10/15/2018

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

SPECIAL PRESENTATION

Recognizing the 2018 Leadership Sherman Class

Issue:

Recognition of the 2018 Leadership Sherman Class

Background:

Sherman Chamber of Commerce President/CEO Eddie Brown would like the Mayor and City Council to recognize the 2018 Leadership Sherman class, who are attending the City Council meeting as part of their program.

Origination:

Eddie Brown, President/CEO of the Sherman Chamber of Commerce

Financial Consideration:

There is no financial impact to be considered.

Attachments

2018 Leadership Sherman Class Roster

**Kenzie Baca**

Sherman Chamber of Commerce

Karen Brown

Douglass Distributing

Leah Campbell

City of Sherman

Waylon Capshaw

Lowes Home Improvement

Clint Cook

Cable One

Allison Dawson

Austin College

Kelli Espinosa

Landmark Bank

Nate Essin

Undaunted

Francis Fan

Tyson Foods

Yavel Hernandez

Ameristate Bank

Abigail Hill

Grayson County Children's
Advocacy Center

Jake Krohn

Emerson

Paula Langston

Hilton Garden Inn

Alan McDonald

First United Bank

Joel McLain

Texoma Community Center

Sarah McRae-Smith

City of Sherman – Tourism &
Main Street

Max Milks

Cable One

John Morgan

Premiere Roofing

Jewel Morrow

Texoma Community Center

Terri Neuman

Wilson N. Jones Regional Medical
Center

Sarah Pierce

Goodwill Industries

Mignon Plyler

Sherman Independent School
District

Stacy Ratcliff

Tyson Foods

Amanda Riley

Nascoga Federal Credit Union

Billy Teague

D&S Engineering Labs

Ryan Trammell

Cable One

Ashley Trevino

Grayson College

Rajendra Wagle

Reggis Liquor



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.1.

Meeting Date: 10/15/2018

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

PROCLAMATION

"Lions White Cane Day" – October 20, 2018

Issue:

Each year, the Sherman Noon Lions Club participates in "White Cane Day" to collect donations to help the needy with sight problems.

Background:

The Lions Club voluntarily provides all manpower and leadership for the effort to collect donations from citizens wishing to participate in saving vision.

Origination:

The request originated with Dr. Jerry Gundersheimer, Chairman of the White Cane Drive, Sherman Noon Lions Club.

Financial Consideration:

There is no financial consideration.

Staff Recommendation:

The staff recommendation is to present a proclamation designating October 20, 2018 as "Lions White Cane Day" in Sherman.

Alternatives:

The City Council could choose not to present the proclamation.

Attachments

"Lions White Cane Day" Proclamation



Proclamation

WHEREAS, Lions Club International, with over 1,350,000 members in the free world, has been dedicated to saving sight for nearly 100 years, and

WHEREAS, Lions Club International has distributed more than 147 million treatments for river blindness, provided nearly 8 million cataract surgeries, and prevented serious vision loss for more than 30 million people worldwide, and

WHEREAS, through their work, they have saved the sight of more than 15 million children by providing eye screenings, glasses, and other treatments through Sight for Kids, and

WHEREAS, the Sherman Noon Lions Club has been outstanding in its community in helping the needy with sight problems through the use of its White Cane donations, and

WHEREAS, the Sherman Noon Lions Club provides eye exams and eyeglasses to the needy school children of Grayson County, leader dogs for the blind, cornea transplants courtesy of the Lions Organ and Eye Bank, and eyeglass collections for needy people around the world, and

WHEREAS, the Sherman Noon Lions Club has invited its neighbors to share in saving vision by donating to its White Cane Day event.

NOW WHEREFORE, I, David Plyler, Mayor of the City of Sherman, Texas, by the authority vested in me, do hereby proclaim October 20, 2018

LIONS WHITE CANE DAY

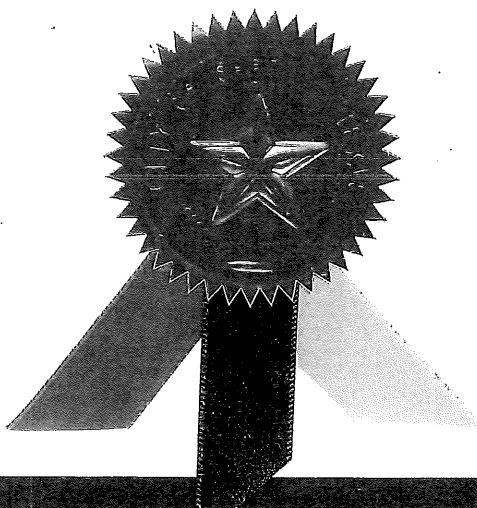
in the City of Sherman and invite all citizens to join me in sharing the Lions concern for the best sight possible for our neighbors in need, by giving generously to Lions White Cane Day. Every penny will give "The Gift of Sight."

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Sherman to be affixed, this the 15th day of October, 2018.

Mayor

ATTEST:

Lucia Ashley
City Clerk





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.1.

Meeting Date: 10/15/2018

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6155

Amending Ordinance No. 6146 to Appoint Election Officials for an Election of the Qualified Voters of the City of Sherman, Texas, on the 6th day of November, 2018, for the Purpose of Electing a Mayor and Two At-Large City Council Members for Place 1 and Place 2 for Said City

Issue:

To amend Ordinance No. 6146, which called the Regular Municipal Election for November 6, 2018

Background:

At the time the City called the Election, the Grayson County Commissioners had not named the Election Judges and Alternate Judges for the Vote Centers. This Ordinance approves the appointment of these judges and alternate judges for Early Voting and Election Day voting for the upcoming election for the Mayor and for the At-Large Place 1 and At-Large Place 2 Council seats.

Origination:

The ordinance originated with the City Clerk's Office.

Financial Consideration:

Cost of the Election in 2017 was \$16,788.

Staff Recommendation:

It is recommended that the City Council amend the ordinance to name the Presiding and Alternate Judges for the Election.

Alternatives:

There is no viable alternative.

Attachments

Ordinance No. 6155

ORDINANCE NO. 6155

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6146 TO APPOINT ELECTION OFFICIALS FOR AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 6TH DAY OF NOVEMBER, 2018, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) AT-LARGE CITY COUNCIL MEMBERS FOR PLACE 1 AND PLACE 2 FOR SAID CITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That, in compliance with the Charter of the City of Sherman, Texas, and in accordance with the laws and the Constitution of the State of Texas, an election may be and the same is hereby called and ordered for the first Tuesday after the first Monday in November, 2018, the same being the 6th day of said month, at which election all qualified voters may vote for the purpose of electing a Mayor and two (2) At-Large City Council Members for full terms, as defined in the Charter of the City of Sherman, Texas.

SECTION 2. That said election shall be held jointly with Grayson County, Texas in accordance with the Joint Election Agreement executed pursuant to the authority of Resolution No. 6394, passed and approved on the 20th day of August, 2018.

SECTION 3. That the County Elections Administrator shall prepare electronic ballots for early and election day voting and paper ballots for mail ballots and provisional ballots to be used in said election and shall label same "*Official Ballot*", on which ballot shall be printed the names of the candidates and the positions of Mayor and At-Large Council Member. The designation of each position on the official ballot shall be Mayor; Council Member At-Large, Place 1; and Council Member At-Large, Place 2, respectively.

SECTION 4. That no person's name shall be placed upon the official ballot as a candidate for the position of Council Member unless such person has filed his/her sworn application, as provided by the laws of the State, with the City Clerk at least seventy-eight (78) days prior to the election date, and it must also appear on the face of said application the position the candidate is seeking.

SECTION 5. That it shall further appear to the said City Clerk, before said candidate's name is entered on said ballot, that he has filed an affidavit of loyalty with the City Clerk as required by the Election Code of the State of Texas.

SECTION 6. That, in the event there are two or more candidates for the same position, the position of such candidates' names on the ballot shall be determined by lot conducted by the City Clerk in the presence of each candidate or candidate's designated representative.

SECTION 7. That any Council Member candidate receiving the greatest number of the qualified votes cast for the position for which he is a candidate shall be elected to such position. That any candidate for Mayor receiving a majority of the qualified votes shall be elected to such position. In the event no candidate receives a majority vote for Mayor or a tie vote occurs, the City Council of said City, immediately after canvass, shall issue a call for Special Election, as required by law, to be held not less than twenty (20) nor more than forty-five (45) days after the results of the Regular Election shall have been declared, at which election the candidates receiving a tie vote for any such position or positions in the regular election shall again be voted. If needed, a run-off election will be held in accordance with State law.

SECTION 8. That the polls shall be kept open from seven o'clock (7:00) a.m. until seven o'clock (7:00) p.m. on Election Day, and that due return shall be made to the City Council showing the number of votes cast for each candidate for each position of Mayor and At-Large Council Member, respectively.

SECTION 9. That notice of said election shall be given by the Mayor of the City of Sherman by causing an election notice to be posted at City Hall not later than the twenty-first day before election day, and by publishing this ordinance at least one time not more than thirty days nor less than ten days prior to the election date, in at least one daily newspaper published in the City of Sherman in accordance with the provisions of the Election Code of the State of Texas, as amended.

SECTION 10. That the vote centers for this election shall be as follows:

<u>LOCATION</u>	<u>JUDGES</u>
Bells City Hall 203 S. Broadway Bells, Texas	Carolyn Dexheimer Presiding Judge Louise Sanford Alternate Judge
Collinsville Community Building 117 N. Main Collinsville, Texas	Gary Davidson Presiding Judge Zona Harmon Alternate Judge
Grayson College – Denison Campus 6101 Grayson Dr. Denison, Texas	Tana Ross Presiding Judge Cordelia Dow Alternate Judge
Grayson County Sub-Courthouse 101 W. Woodard Denison, Texas	Sue Caylor Presiding Judge Phyllis Heflin Alternate Judge

Parkside Baptist Church 301 N. Lillis Lane Denison, Texas	Liz Stieben Presiding Judge Nancy Knapp Alternate Judge
Southside Baptist Church 3500 S. Park Denison, Texas	Dee Keating Presiding Judge Sue Fowler Alternate Judge
First Baptist Church 187 Gordonville Rd. Gordonville, Texas	Helen Hawkins Presiding Judge Debby Eastland Alternate Judge
First Baptist Church 99 Gentle Creek Lane Gunter, Texas	Jim Webb Presiding Judge Brenda Webb Alternate Judge
Howe Community Center 700 W. Haning Howe, Texas	Freddy Holcomb Presiding Judge Georgia Richardson Alternate Judge
Pottsboro ISD Administration Building 105 Cardinal Lane Pottsboro, Texas	Johanna Sandlin Presiding Judge Barbara Speer Alternate Judge
Sadler Baptist Church 419 S. Main Sadler, Texas	Ramona Popplewell Presiding Judge Cecilia Snoddy Alternate Judge
East Sherman Baptist Church 910 E. King Sherman, Texas	Shari Duncan Presiding Judge Clara Kerr Alternate Judge

Election Administration Building 115 W. Houston Sherman, Texas	Marie Ward Presiding Judge Dana Speed Alternate Judge
Faith Church 1800 N. FM 1417 Sherman, Texas	Renee Wade Presiding Judge Larry Owens Alternate Judge
Luella First Baptist Church 3162 Hwy 11 Sherman, Texas	Shirley Covington Presiding Judge George Ann Boggs Alternate Judge
Municipal Building 405 N. Rusk Sherman, Texas	Ann Keeling Presiding Judge Nana Rylander Alternate Judge
Texoma Council of Governments 1117 Gallagher Drive Sherman, Texas	Al Germann Presiding Judge Cheryl Self Alternate Judge
United Way of Grayson County 713 E. Brockett Sherman, Texas 75090	Dickie Gering Presiding Judge Harold Patterson Alternate Judge
Tioga Fire Dept. Meeting Room 601 E. Main Tioga, Texas	Gretchen Coyle Presiding Judge Michele Boykin Alternate Judge
First National Bank – Tom Bean 109 S. Britton Tom Bean, Texas	Vickie Keister Presiding Judge Brenda Luper Alternate Judge

Grayson College – Van Alstyne Campus
1455 W. Van Alstyne Pkwy
Van Alstyne, Texas

Bob Towers
Presiding Judge

Rebecca Hogenson
Alternate Judge

Whitesboro City Hall
111 W. Main
Whitesboro, Texas

Jo Stow
Presiding Judge

Linda Powers
Alternate Judge

Whitewright Church of Christ
606 S. Carter St.
Whitewright, Texas

Donna McKnight
Presiding Judge

Jeannie Santogrossi
Alternate Judge

SECTION 11. That Direct Recording Electronic Equipment shall be used for voting at the foregoing election precincts.

SECTION 12. That the qualified voters, eligible to cast their ballots early under the laws of this State, shall be permitted to so cast their vote at the Grayson County Election Administration Building, 115 W. Houston, Sherman, Texas; at the Grayson County Sub-Courthouse, 101 W. Woodard, Denison, Texas; at the Pottsboro ISD Administration Building, 105 Cardinal Lane, Pottsboro, Texas; at Whitesboro City Hall, 111 W. Main, Whitesboro, Texas; and at Grayson College – Van Alstyne Campus, 1455 W. Van Alstyne Parkway, Van Alstyne, Texas; from October 22 through October 26, 2018, from 7:00 a.m. to 7:00 p.m.; October 27, 2018, from 7:00 a.m. to 7:00 p.m.; October 28, 2018, from 12:00 p.m. to 5:00 p.m.; and October 29 through November 2, 2018, from 7:00 a.m. to 7:00 p.m.

SECTION 13. That the Presiding Judge for Early Voting shall be Deana Patterson, the Alternate Judge shall be Arlene Joice and additional Voting Clerks shall be appointed.

SECTION 14. That an Early Voting Ballot Board for verifying Early Voting ballots shall be appointed, by the Early Voting Judge, consisting of a Presiding Judge and additional Clerks.

SECTION 15. That the rate of pay set by Subchapter E, Sections 32.091 and 32.092 of Title 3 of the Election Code for Election Judges and Clerks shall be at an amount fixed by the appropriate authority, which is at least the federal minimum hourly wage. The judge who delivers the election returns may be paid an amount not to exceed \$25.00 for that service. No judge may be paid for more than one hour of work before the polls open.

SECTION 16. That Deana Patterson, County Elections Administrator, is hereby appointed Counting Station Presiding Manager.

SECTION 17. That the canvass of the Election Returns will be held in the Council Chambers of City Hall, 220 West Mulberry, Sherman, Texas, at the Regular Council Meeting of November 19, 2018.

SECTION 18. That it is hereby officially found and determined that the meeting at which this ordinance 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.

INTRODUCED on this the _____ day of _____, 2018.

ADOPTED on this the _____ day of _____, 2018.

EFFECTIVE DATE on this the _____ day of _____, 2018.

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**



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.2.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6156

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Living Quarters in a C-1 (Retail Business) District at 301 South Crockett Street, being the West 57' of the North 65' of Lot 1, Block 10, Original Town Plat (Creta Lynn Carter, II, Owner; L. Lumpkins Architects, Inc., Architect; and Helvey-Wagner Surveyors, 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 Creta Lynn Carter II (Owner), L. Lumpkins Architects, Inc. (Architect) and Helvey-Wagner Surveyors (Surveyor) concerning the property at 301 South Crockett Street, being the west 57' of the north 65' of Lot 1, Block 10, Original Town Plat, for a Specific Use Permit to allow living quarters in a C-1 (Retail Business) District

Background:

The property is located at 301 South Crockett Street; the southeast corner of Crockett and Jones Streets. The property is zoned a C-1 (Retail Business) District.

Exceptions/Variances have been approved by the Planning and Zoning Commission for the following:

- To allow a 17' front setback in lieu of 25', 3' rear setback in lieu of 10' and 0 sideyard setback in lieu of 10' on Jones Street. To allow no off-street parking in lieu of 5 required. The building area to be 400 sq. ft. more than half the lot area – August 28, 1986
- To allow zero parking spaces in lieu of the required 1/400 square foot in a C-1 (Retail Business) District – June 20, 2006
- To allow a zero side yard setback in a C-1 (Retail Business) District – June 20, 2006

Mr. Carter met with the Historical Preservation Board and the Construction Board of Adjustments and Appeals on August 28, 2018. He was approved for a Certificate of Appropriateness by the Historical Preservation Board and was granted a variance by the Construction Board of Adjustments and Appeals to allow openings for new construction of a sprinkled office building on the property line subject to City approval and, if anything is built on the property next door, the openings will be closed.

The owner would like to construct a three-story, 8,710 square foot office building at this location. The first two floors will be for office use; and the third floor will be for living quarters. The building takes its cues from the late 1800's to early 1900's French and English architecture; primarily English architecture that was being done at that time period. It has the steeper pitched roof, cut stone exterior in irregular sizes, cast stone trim details, and fireplace chimneys that are more elaborate; all typical elements from that time period. The roof will be slate, the windows will be a clad wood window, stained or painted on the inside and clad on the exterior with a color to match the cast stone color; the window sash will be made out of wood.

Origination:

Creta Lynn Carter II (Owner)
L. Lumpkins Architects, Inc. (Architect)
Helvey-Wagner Surveyors (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 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. 6156
Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Stone Example
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6156

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 LIVING QUARTERS IN A C-1 (RETAIL BUSINESS) DISTRICT AT 301 SOUTH CROCKETT STREET, BEING THE WEST 57' OF THE NORTH 65' OF LOT 1, BLOCK 10, ORIGINAL TOWN PLAT (CRETA LYNN CARTER, II, OWNER; L. LUMPKINS ARCHITECTS, INC., ARCHITECT; AND HELVEY-WAGNER SURVEYORS, 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, Creta Lynn Carter II (Owner), L. Lumpkins Architects, Inc. (Architect) and Helvey-Wagner Surveyors (Surveyor) concerning the property at 301 South Crockett Street and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING the west 57' of the north 65' of Lot 1, Block 10, Original Town Plat

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

Zoning:

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

2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. If anything is built on the property next door, the openings facing that side shall be closed – per Construction Board of Adjustments and Appeals.
4. Review the zoning and development ordinance for additional requirements.
5. 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:

6. The location of trash receptors must be approved by the Public Works Department.
7. No additional street-side parking spaces will be permitted.
8. New Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
9. Prior to obtaining Building Permit, verify accessible route within Right-of-Way with City of Sherman Engineering Department.
10. Water and Sewer Pro-Rata will be due at the time of development.

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 _____, 2018.

ADOPTED on this the _____ day of _____, 2018.

EFFECTIVE DATE on this the _____ day of _____, 2018.

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

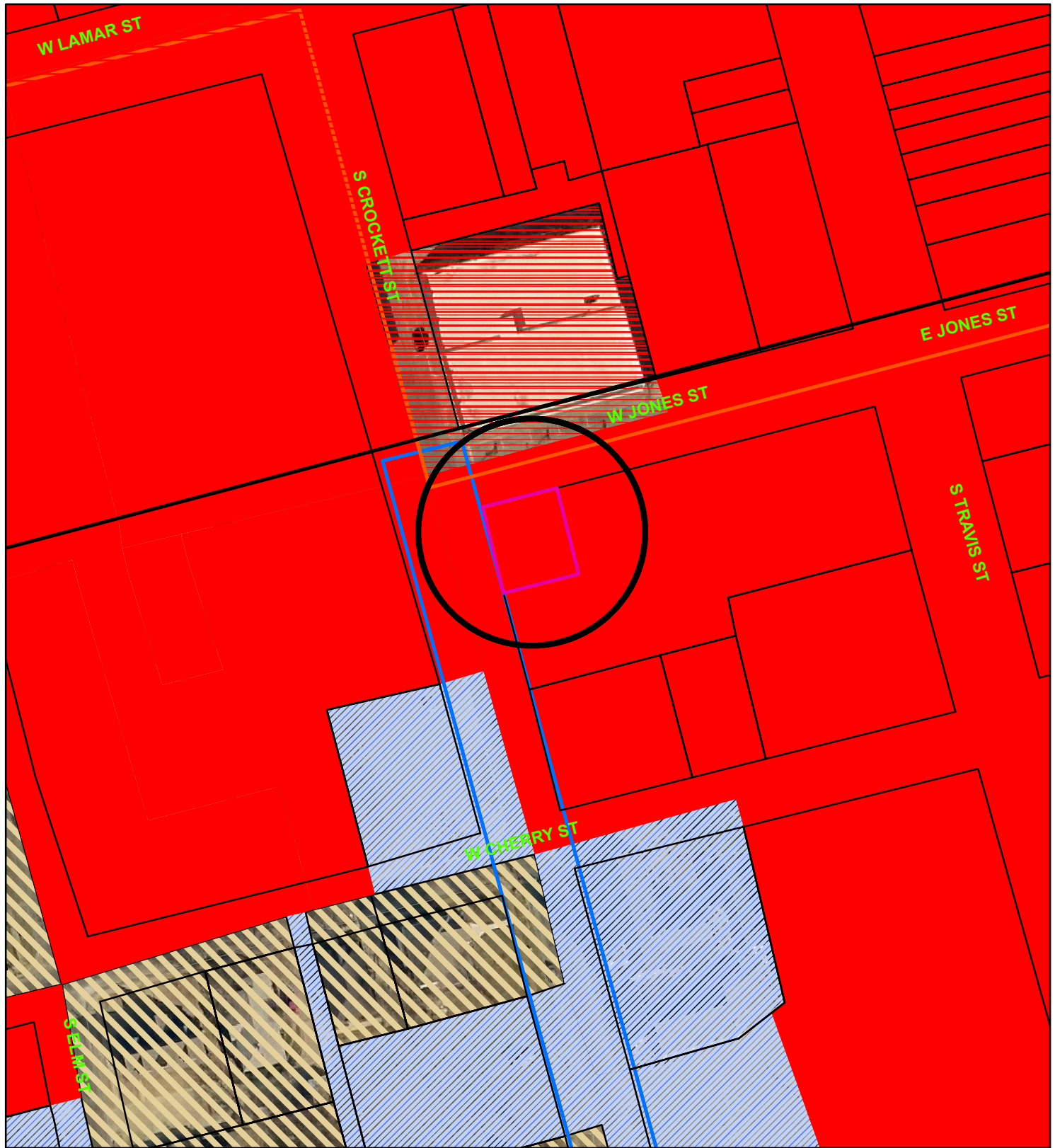


301 South Crockett Street



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 301 S. Crockett

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

- 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



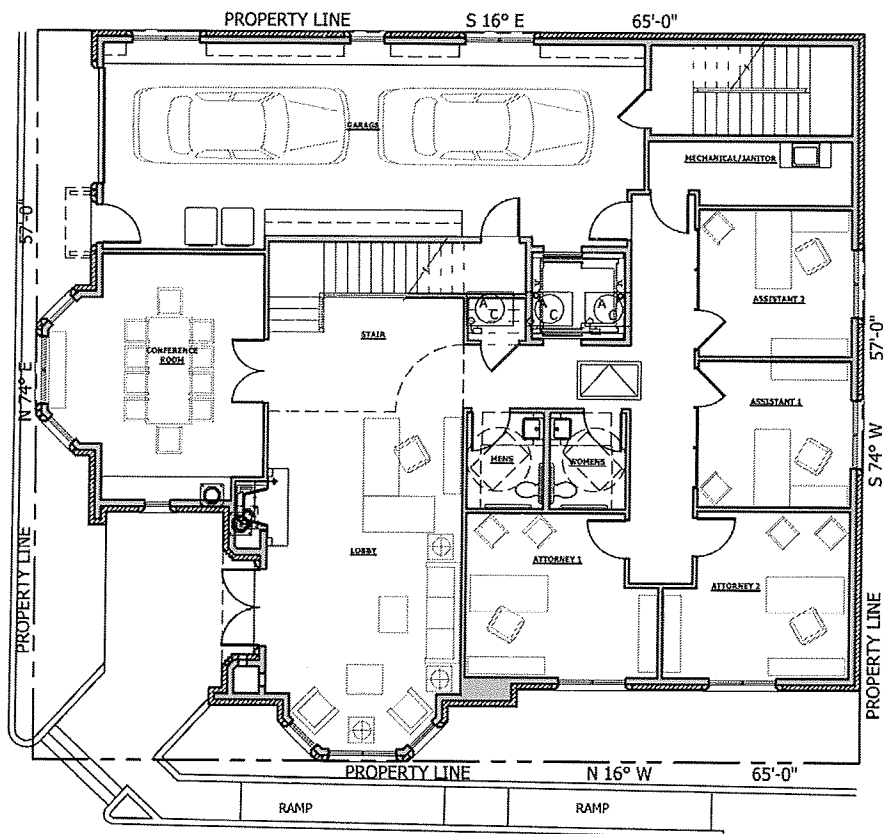
1 in = 100 ft

301 S. Crockett



JONES STREET

STREET DRAINAGE



CROCKETT STREET

STREET DRAINAGE

OVERHEAD TELEPHONE CABLE

FIBER OPTIC TELEPHONE CA

GAS LINE

CITY WATER LINE



NORTH

01 SITE PLAN

SCALE: 1/8" = 1'-0"



North/East



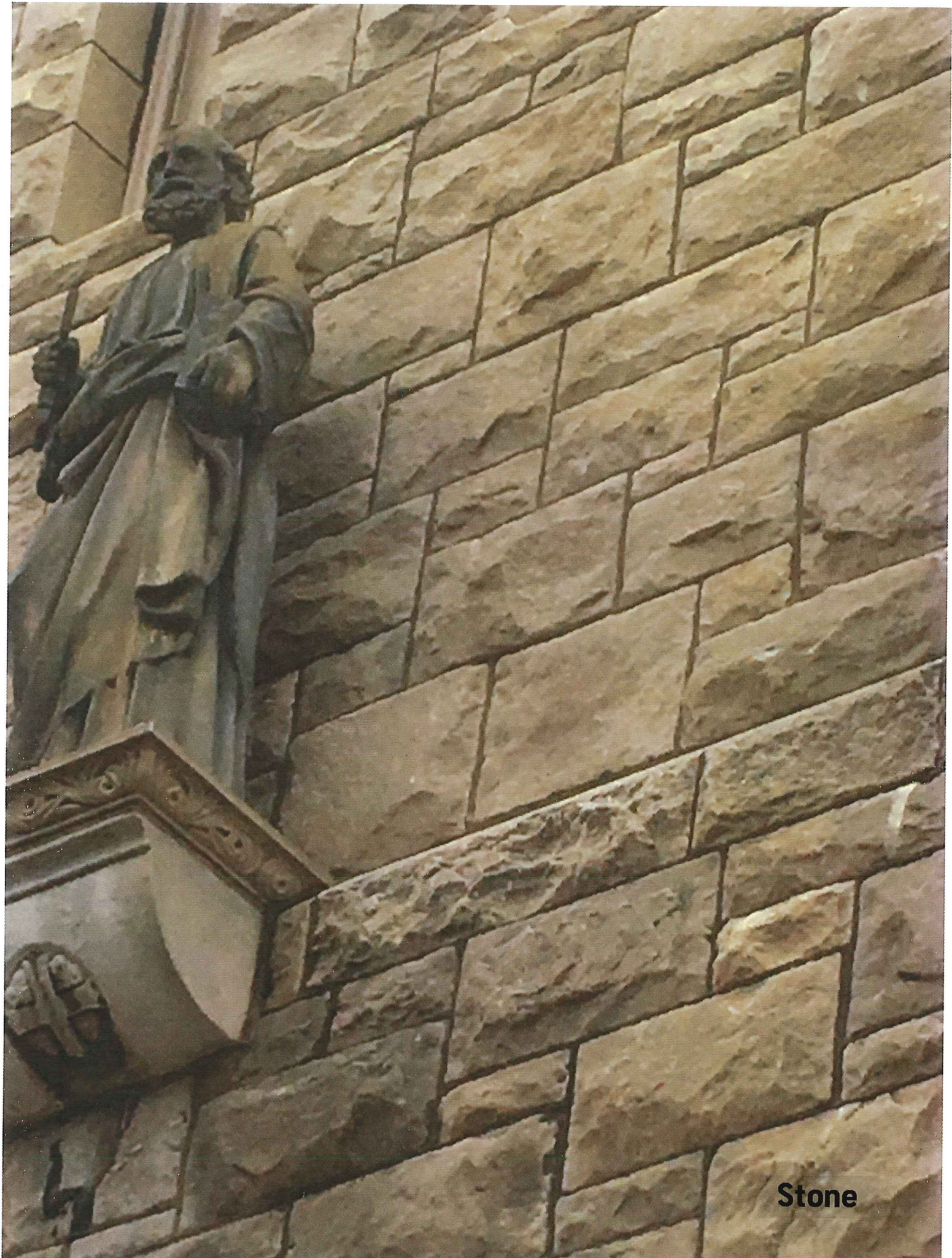
Building Rear/Sides from Parking Lot



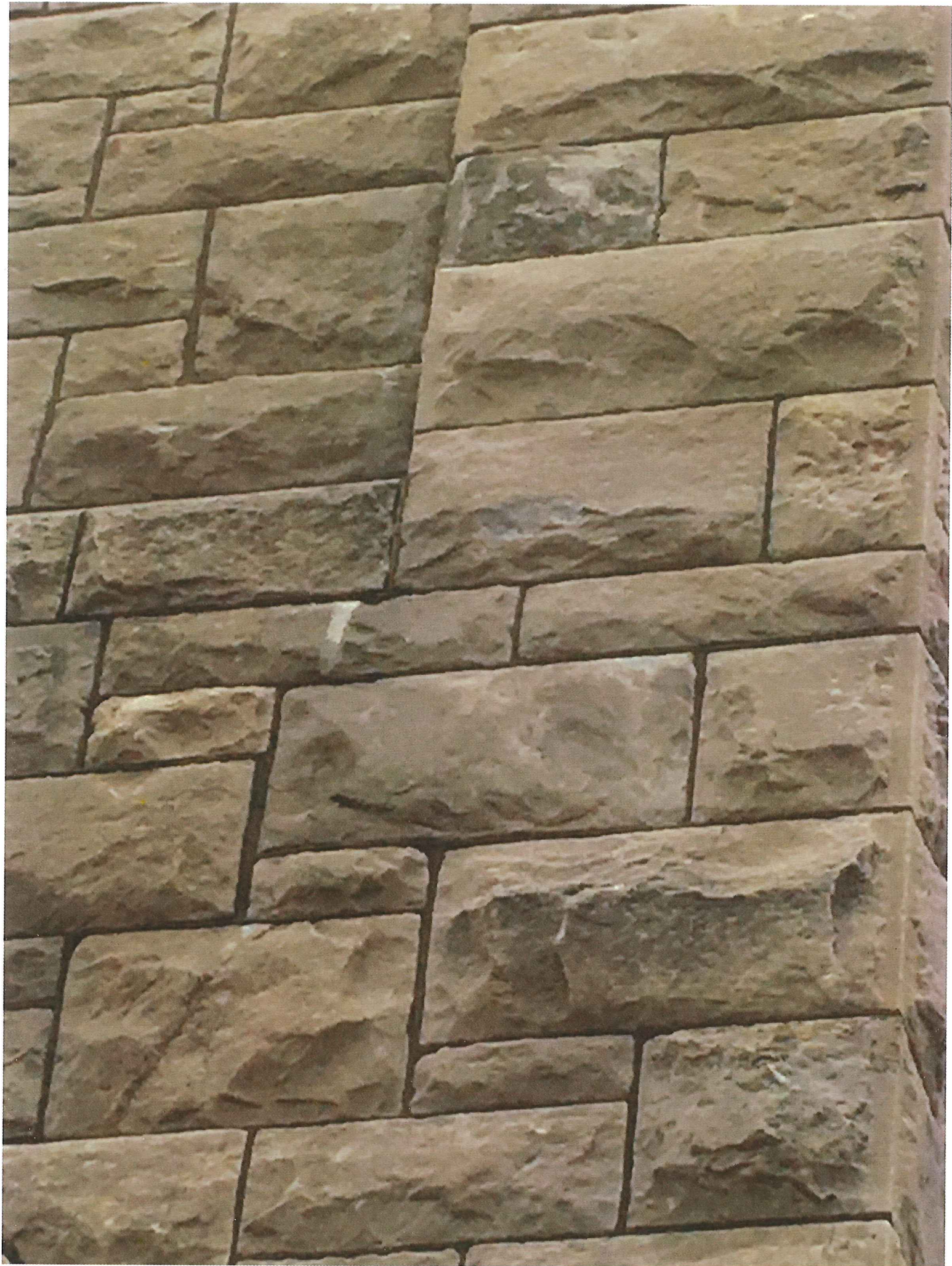
Crockett and Jones Street Corner



Jones Street Elevation



Stone



STAFF REVIEW LETTER

August 10, 2018

Creta Lynn Carter
801 S. Armstrong
Denison, TX 75020

Lloyd Lumpkins
12720 Hillcrest Rd., Ste. 345
Dallas, TX 75230

Dear Applicants,

The request for site plan approval for Carter Law Offices for the property located at 301 South Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. If anything is built on the property next door, the openings facing that side shall be closed – per Construction Board of Adjustments and Appeals.
4. Review the zoning and development ordinance for additional requirements.
5. 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:

6. The location of trash receptors must be approved by the Public Works Department.
7. No additional street-side parking spaces will be permitted.
8. New Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
9. Prior to obtaining Building Permit, verify accessible route within Right-of-Way with City of Sherman Engineering Department.
10. Water and Sewer Pro-Rata will be due at the time of development.

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,



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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

Agenda Item No. 5.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

301 S. CROCKETT STREET

The request of Creta Lynn Carter II (Owner), L. Lumpkins Architects, Inc. (Architect) and Helvey-Wagner Surveyors (Surveyor) concerning the property at 301 South Crockett Street, being the west 57' of the north 65' of Lot 1, Block 10, Original Town Plat, as follows;

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.4, Subsections (1) and (5)(c) to allow a 48' tall, three story office building on the property line in lieu of the permitted 45' tall, 25' from the front property line in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 6.4, Subsection (5) (b) to allow the building area (8,710 sq. ft.) to be more than one-half of the total number of square feet in the lot (3,705 sq. ft.) in a C-1 (Retail Business) District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow living quarters in a C-1 (Retail Business) District.
- Site plan approval for Carter Law Offices

Background:

The property is located at 301 South Crockett Street; the southeast corner of Crockett and Jones Streets. The property is zoned a C-1 (Retail Business) District.

Exceptions/Variations have been approved by the Planning and Zoning Commission for the following:

- To allow a 17' front setback in lieu of 25', 3' rear setback in lieu of 10' and 0 sideyard setback in lieu of 10' on Jones Street. To allow no off-street parking in lieu of 5 required. The building area to be 400 sq. ft. more than half the lot area – August 28, 1986.
- To allow zero parking spaces in lieu of the required 1/400 square foot in a C-1 (Retail Business) District – June 20, 2006
- To allow a zero side yard setback in a C-1 (Retail Business) District – June 20, 2006

Mr. Carter met with the Historical Preservation Board and the Construction Board of Adjustments and Appeals on August 28, 2018; he was approved for a Certificate of Appropriateness by the Historical Preservation Board and was granted a variance by the Construction Board of Adjustments and Appeals to allow openings for new construction of a sprinkled office building on the property line subject to City approval and if anything is built on the property next door, the openings will be closed.

The owner would like to construct a three story, 8,710 square foot office building at this location. The first two floors will be for office use and the third floor will be for living quarters. The building takes its cues from the late 1800's to early 1900's French and English architecture; primarily English architecture that was being done at that time period. It has the steeper pitched roof, cut stone exterior in irregular sizes, cast stone trim details, the fireplace chimneys that are more elaborate, all typical elements from that time period. The roof will be slate, the windows will be a clad wood window, stained or painted on the inside and clad on the exterior with a color to match the cast stone color; the window sash will be made out of wood.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Creta Lynn Carter II (Owner)

L. Lumpkins Architects, Inc. (Architect)

Helvey-Wagner Surveyors (Surveyor)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.3.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6157

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-2 (Multi-Family Residential) District at 301 East Brockett Street, being part of Lots 3 and 6, Block 3, Bonds 2nd Addition, containing 0.098 acres (Arjun Demla, Owner; Childress Engineering Services, Civil Engineer; and Underwood Drafting & Surveying, Surveyor)

Issue:

To consider the request of Arjun Demla (Owner), Childress Engineering Services (Civil Engineer), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 301 East Brockett Street, being part of Lots 3 and 6, Block 3, Bonds 2nd Addition, containing 0.098 acres, for a zone change from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District

Background:

The property is located at 301 East Brockett Street; the northeast corner of Brockett and Montgomery Streets. The property is zoned an R-1 (One Family Residential) District and is also located in the College Park Overlay District. The owner is requesting a zone change to an R-2 (Multi-Family Residential) District to build a two-story, eight-bedroom duplex on the property; the exterior will be brick and stone. Parking will be provided for eight cars. They are also requesting an exception to allow a six foot privacy fence with brick columns in lieu of the required masonry wall.

Origination:

Arjun Demla (Owner)
Childress Engineering Services (Civil Engineer)
Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the zone change be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6157

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Building Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6157

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AT 301 EAST BROCKETT STREET, BEING PART OF LOTS 3 AND 6, BLOCK 3, BOND'S 2ND ADDITION, CONTAINING 0.098 ACRES (ARJUN DEMLA, OWNER; CHILDRESS ENGINEERING SERVICES, CIVIL ENGINEER; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That, from and after the passage of this ordinance, the following described property shall be in the R-2 (Multi-Family Residential) District at 301 East Brockett Street, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of Lots 3 & 6, Block 3, G.W. Bond's 2nd Addition to the City of Sherman as recorded in Volume M, Page 63, Deed Records, Grayson County, Texas and being the same tract of land described as Parcel No. 2 as conveyed to the Vernon Charles Johnson Revocable Trust by deed recorded in Volume 5087, Page 326, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the North line of Brockett Street with the East line of Montgomery Street;

THENCE North 15° 24' 50" West with the East line of Montgomery Street a distance of 84.93 feet to a found ½" steel rod;

THENCE North 74° 07' 02" East a distance of 50.13 feet to a found ½" steel rod:

THENCE South 15° 32' 55" East a distance of 85.01 feet to a set ½" steel rod;

THENCE South 74° 12' 32" West with the North line of Brockett Street a distance of 50.08 feet to the **POINT OF BEGINNING, containing 0.098 acres of land.....**

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

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

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

INTRODUCED on this the _____ day of _____, 2018.

ADOPTED on this the _____ day of _____, 2018.

EFFECTIVE DATE on this the _____ day of _____, 2018.

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**

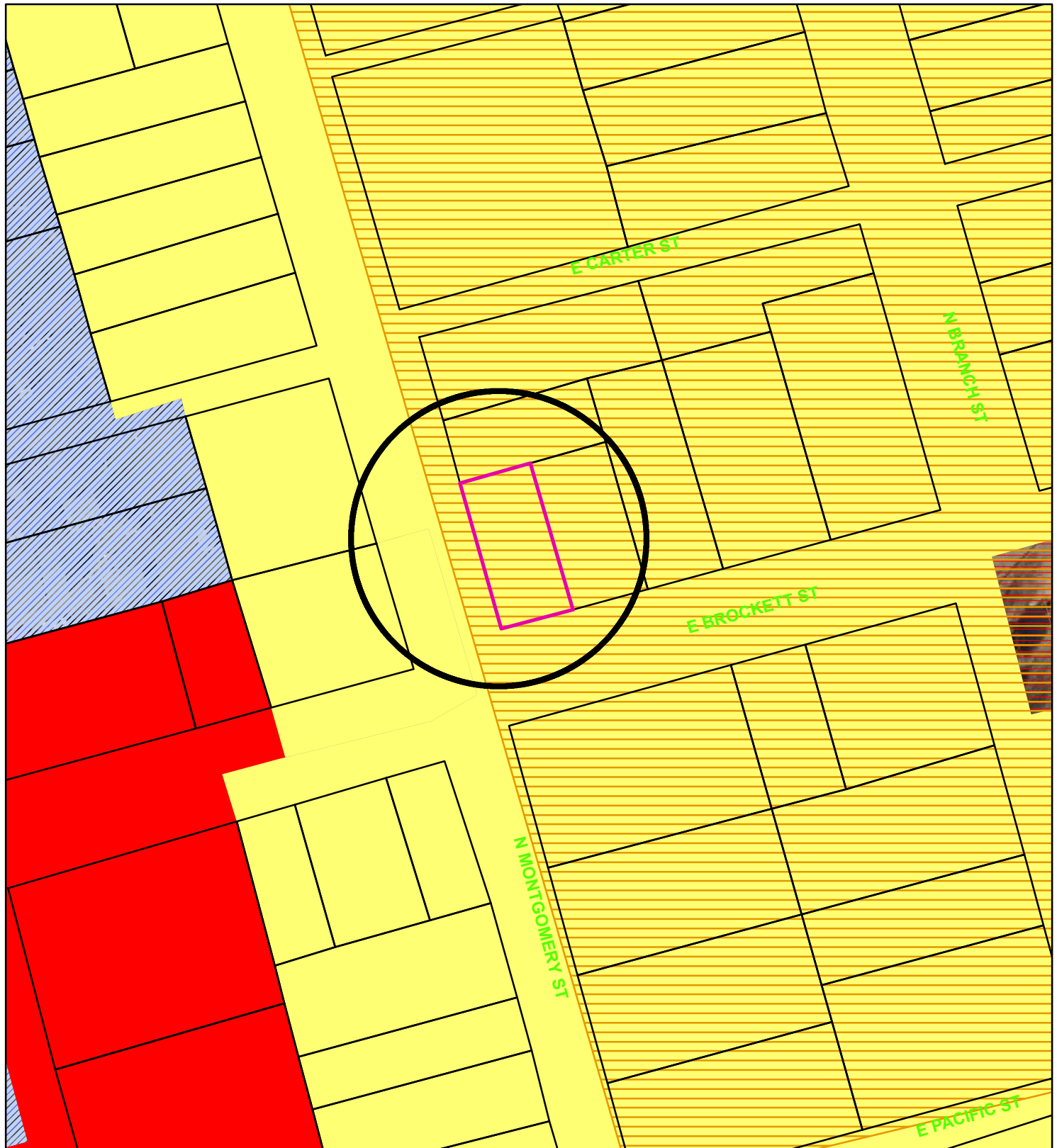


301 E. Brockett Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 301 E. Brockett 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: SHERMIGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SHERMIGIS.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

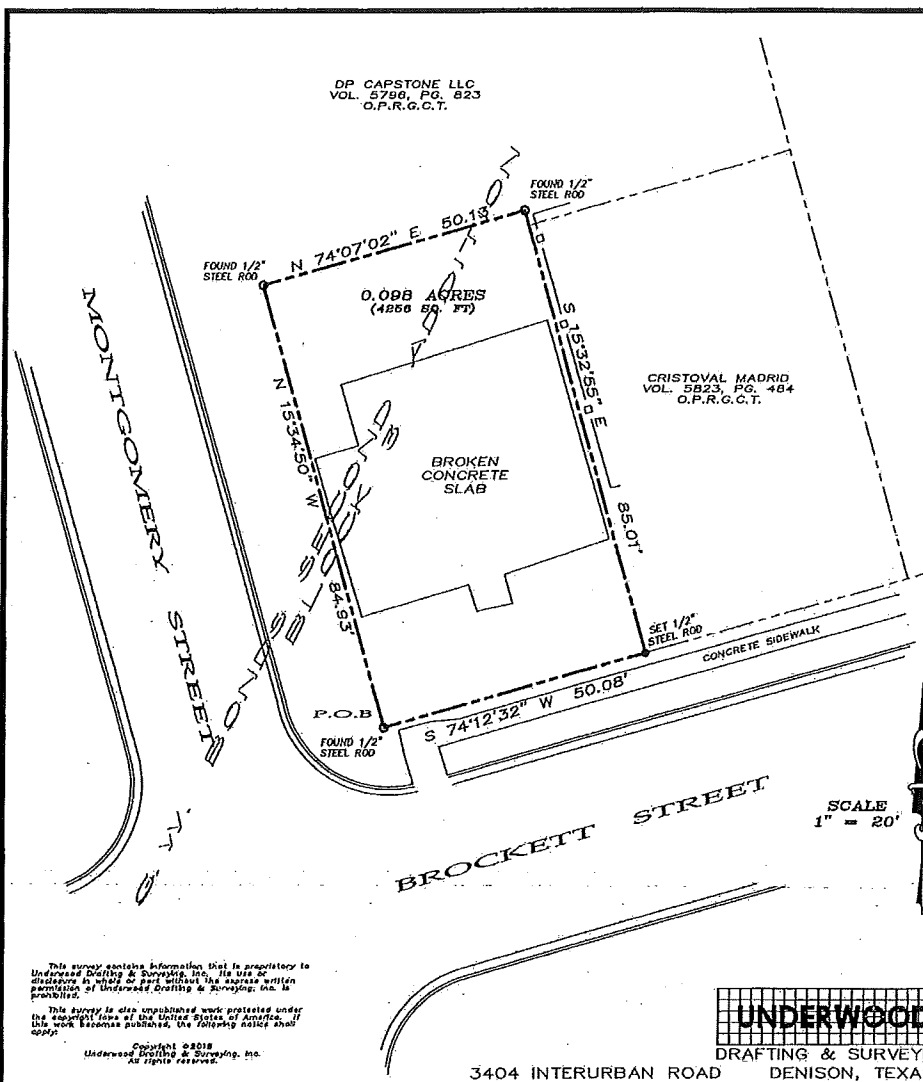


301 E. Brockett Street



JOB NO. 18060474
FW: RR - DFT: CO

DP CAPSTONE LLC
VOL. 5790, PG. 823
O.P.R.G.C.T.



LEGEND

--- BOUNDARY LINE
--- PROPERTY LINE
□ STOCKADE FENCE

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lots 3 and 6, Block No. 3, G. W. Bond's Second Addition to the City of Sherman as recorded in Volume M, Page 63, Deed Records, Grayson County, Texas and being the same tract of land described as Parcel No. 2 as conveyed to the Vernon Charles Johnson Revocable Trust by deed recorded in Volume 5087, Page 326, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the North line of Brockett Street with the East line of Montgomery Street;

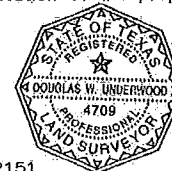
Thence North 15°34'50" West with the East line of Montgomery Street a distance of 84.93 feet to a found 1/2" steel rod;

Thence North 74°07'02" East a distance of 50.13 feet to a found 1/2" steel rod;

Thence South 15°32'55" East a distance of 85.01 feet to a set 1/2" steel rod;

Thence South 74°12'32" West with the North Line of Brockett Street a distance of 50.08 feet to the Point of Beginning containing 0.098 acres of land;

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



DW Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 6/18/18

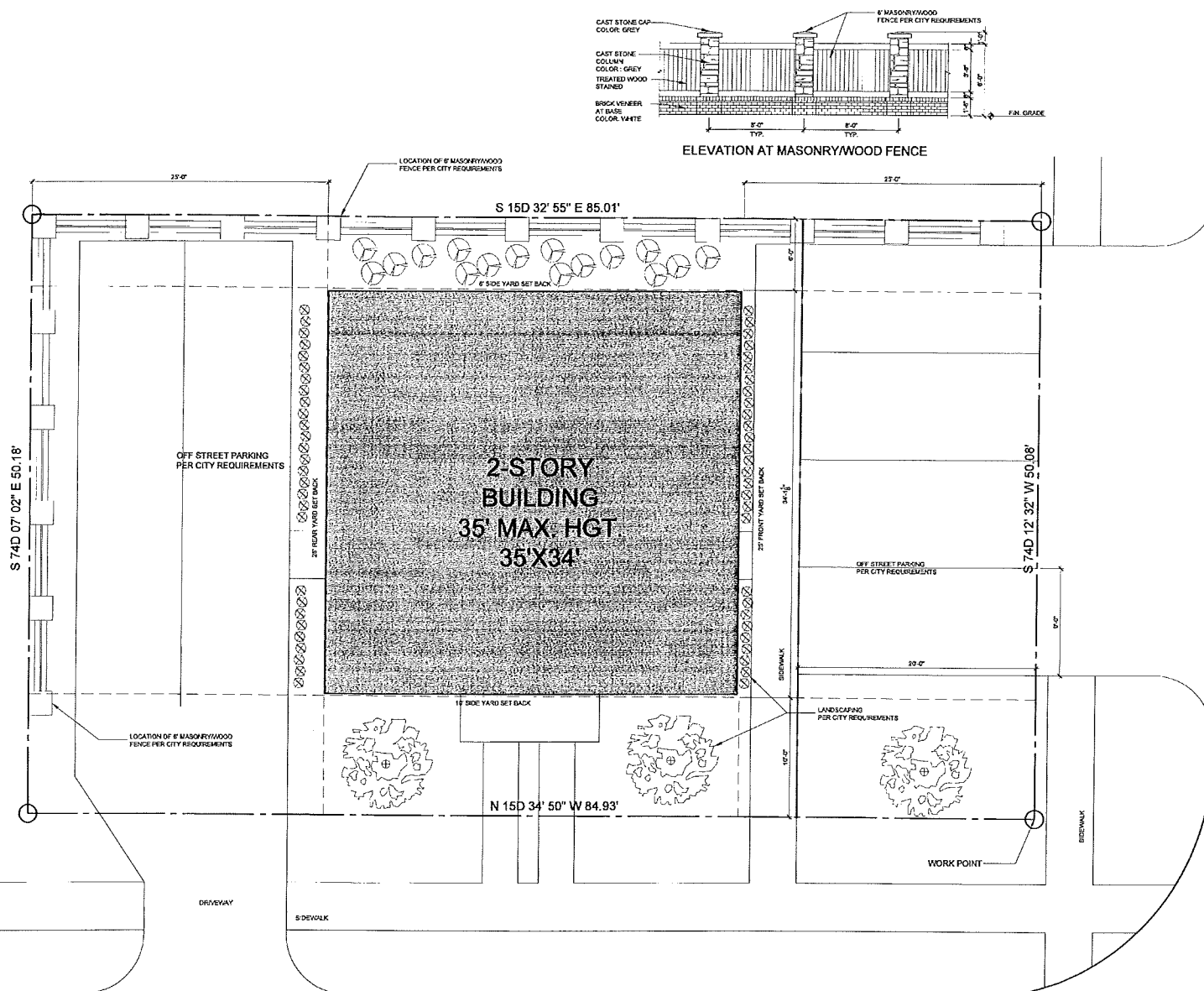
UNDERWOOD
DRAFTING & SURVEYING

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

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MONTGOMERY STREET

BROCKET STREET



1
A1.01

SITE PLAN - NOTES
Scale: 1/4" = 1'-0"

SUBMITTAL FOR P&Z MEETING ONLY 8/23/18

CHILDRESS
ENGINEERING SERVICES

1701 North Collins Blvd., Suite 3000
Richardson, TX 75082

Office: 214-451-0830
Fax: 214-451-0832
Inspection: 214-451-0832

www.cengglobal.com

NOT FOR
REGULATORY
APPROVAL
PERMITTING
OR
CONSTRUCTION

301 BROCKET
NEW MULTI-FAMILY DUPLEX

280 JAMES DRIVE

SITE PLAN

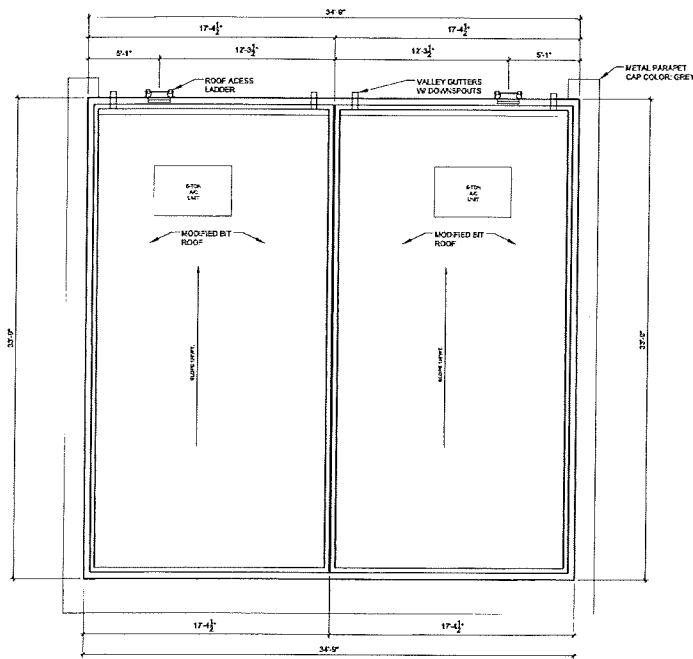
PROJECT NUMBER	A1.01
PROJECT DATE	7-27-18
DATE	
	A1.01
	A1.01
	A1.01
	A1.01
	A1.01
	A1.01
	A1.01
	A1.01

PROJECT MANAGER: A. SMITH
DRAWN BY: A. SMITH
CHECKED BY: R. FORST
DATE: 7-27-18
SCALE: AS NOTED

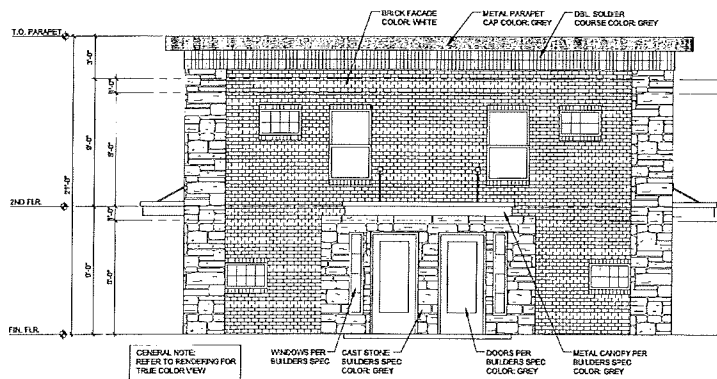
SHEET NUMBER
A1.01



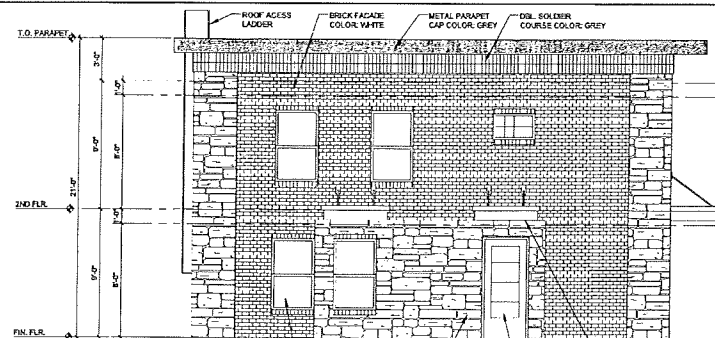
CHILDRESS
ENGINEERING SERVICES



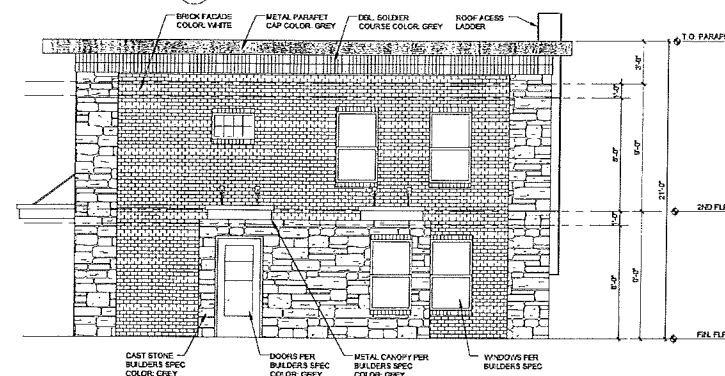
1 ROOF PLAN
Scale: 1/4" = 1'-0"



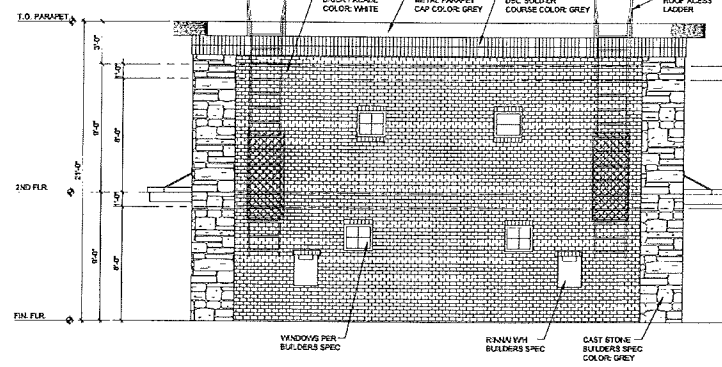
2 FRONT ELEVATION
Scale: 1/4" = 1'-0"



3 LEFT ELEVATION
Scale: 1/4" = 1'-0"



4 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



5 REAR ELEVATION
Scale: 1/4" = 1'-0"

CHILDRESS
ENGINEERING SERVICES
1701 North Collins Blvd., Suite 3000
Richardson, TX 75080
Office: 214-451-6830
Fax: 214-451-6831
Inspection: 214-451-6832
www.coughlini.com

NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

301 BROCKET
NEW MULTI-FAMILY DUPLEX
301-A-001A-001A

ROOF PLAN & EXTERIOR ELEVATIONS

SUBMITTAL FOR P&Z MEETING ONLY 8/23/18

PROJECT NUMBER	301-A-001A-001A
PROJECT NAME	301 BROCKET NEW MULTI-FAMILY DUPLEX
DATE	8/23/18
SCALE	AS NOTED
PROJECT MANAGER	A. SMITH
DRAWN BY	A. SMITH
CHECKED BY	B. KOSY
DATE	8/23/18
SCALE	AS NOTED

SHEET NUMBER
A4.01

STAFF REVIEW LETTER

September 11, 2018

Arjun Demla
8320 Charleston St.
Irving, TX 75063

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

Childress Engineering Services
1701 North Collins Blvd., Ste. 3000
Richardson, TX 75080

Dear Applicants,

The request for a zone change and site plan approval for a duplex for the property located at 301 East Brockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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-2 (Multi-family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development; unless an exception is granted.
5. The fence will need to be maintained at all times.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Parking is permitted on paved surfaces only.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. Drive approaches and sidewalks must conform to City standards and a permit is required from the City of Sherman Engineering Department.
12. Coordinate sidewalk layout with Engineering Department.
13. Parking off of Brockett Street does not meet standards. Coordinate with Engineering Department. Maximum width of drive approach is 24 feet.
14. On-street parking will not be permitted on Brockett Street or Montgomery Street.
15. The location of trash receptors must be approved by the Public Works Department.
16. 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.

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,



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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

Agenda Item No. 12.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

301 E. BROCKETT STREET

The request of Arjun Demla (Owner), Childress Engineering Services (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 301 East Brockett Street, being part of Lots 3 & 6, Block 3, Bonds 2nd Addition, containing 0.098 acres, as follows:

Planning and Zoning Commission

Zone change and site plan approval for a duplex under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence with brick columns in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/College Park Overlay District.

Background:

The property is located at 301 East Brockett Street; the northeast corner of Brockett and Montgomery Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. The owner would like to rezone the property to an R-2 (Multi-Family Residential) District to build a two-story, eight bedroom duplex on the property; the exterior will be brick and stone. Parking will be provided for eight cars. They are also requesting an exception to allow a six foot privacy fence with brick columns in lieu of the required masonry wall.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Arjun Demla (Owner)

Childress Engineering Services (Civil Engineer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Color Elevations

Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.4.

Meeting Date: 10/15/2018

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6158

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Duplex in an R-1 (One Family Residential) District at 1600 and 1602 North Travis Street, being the South 82' of Lot 16 and the South 82' of the East 25' of Lot 15, Block 1 of W.M. Shannon's Supplement (Caladium Investments, LLC, Owners; Joe Gilbert, Representative; and Marshall Sartin, 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 Caladium Investments, LLC (Owners), Joe Gilbert (Representative) and Marshall Sartin (Surveyor) concerning the property located at 1600 and 1602 North Travis Street, being the south 82' of Lot 16 and the south 82' of the east 25' of Lot 15, Block 1 of W.M. Shannon's Supplement, for a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District

Background:

The property is located at 1600 and 1602 North Travis Street; the northwest corner of Travis Street and West McGee Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to demolish the existing duplex for construction of a new single-story duplex; it will have three bedrooms on each side. Parking will be provided for a one car garage and two spaces in the driveway on each side.

Origination:

Caladium Investments, LLC (Owners)
Joe Gilbert (Representative)
Marshall Sartin (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 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. 6158

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6158

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A DUPLEX IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1600 AND 1602 NORTH TRAVIS STREET, BEING THE SOUTH 82' OF LOT 16 AND THE SOUTH 82' OF THE EAST 25' OF LOT 15, BLOCK 1 OF W.M. SHANNON'S SUPPLEMENT (CALADIUM INVESTMENTS, LLC, OWNERS; JOE GILBERT, REPRESENTATIVE; AND MARSHALL SARTIN, 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, Caladium Investments, LLC (Owners), Joe Gilbert (Representative) and Marshall Sartin (Surveyor) concerning the property located at 1600 and 1602 North Travis Street and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING the south 82' of Lot 16 and the south 82' of the east 25' of Lot 15, Block 1 of W.M. Shannon's Supplement

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 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'x20'.
4. Parking is permitted on paved surfaces only.
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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. No drive approaches off of Travis Street will be permitted.
10. On-Street parking will not be permitted on Travis Street.
11. Internal water and sewer lines will be privately owned and maintained.
12. Verify private sewer line easement.

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 _____, 2018.

ADOPTED on this the _____ day of _____, 2018.

EFFECTIVE DATE on this the _____ day of _____, 2018.

CITY OF SHERMAN, TEXAS

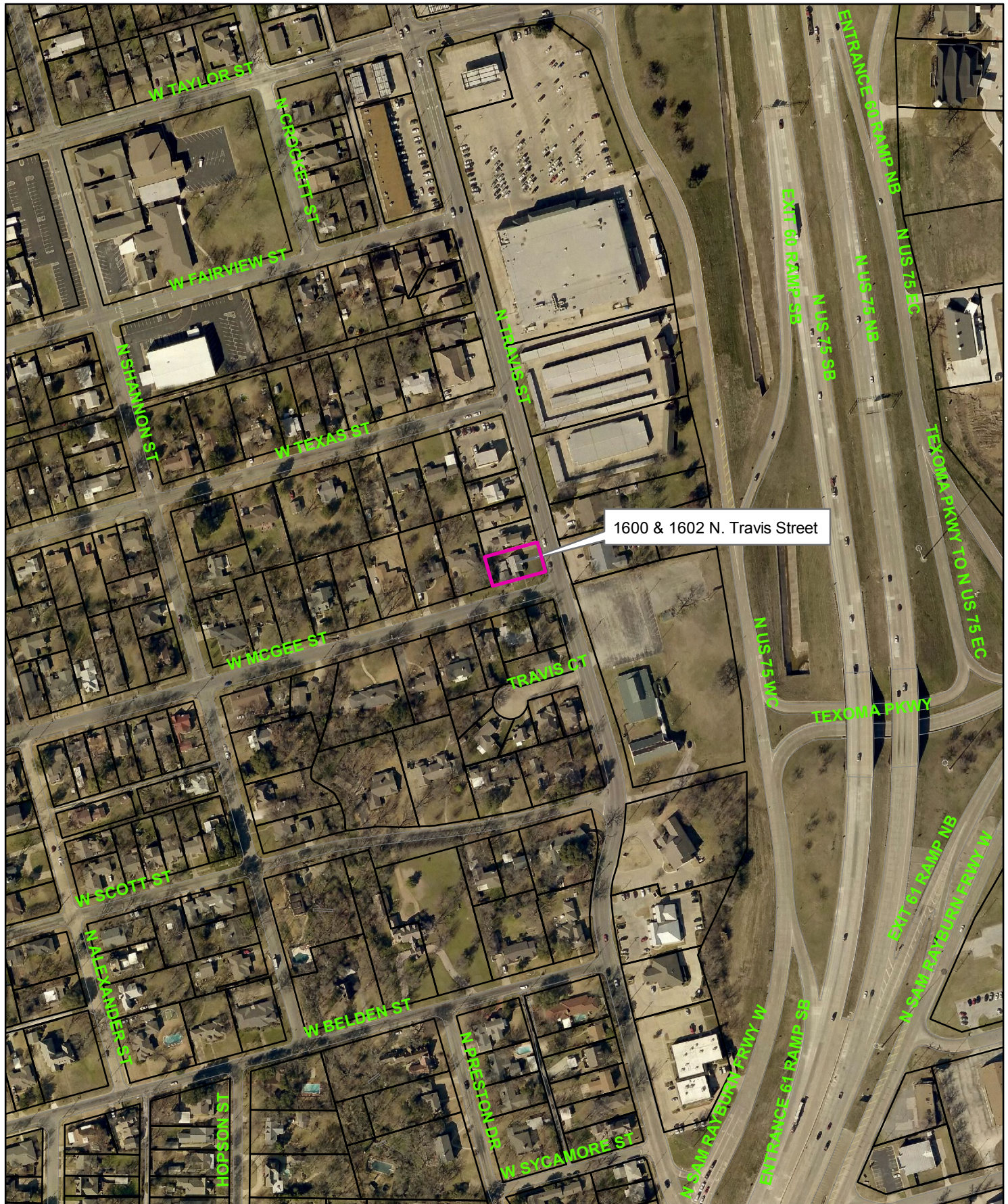
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

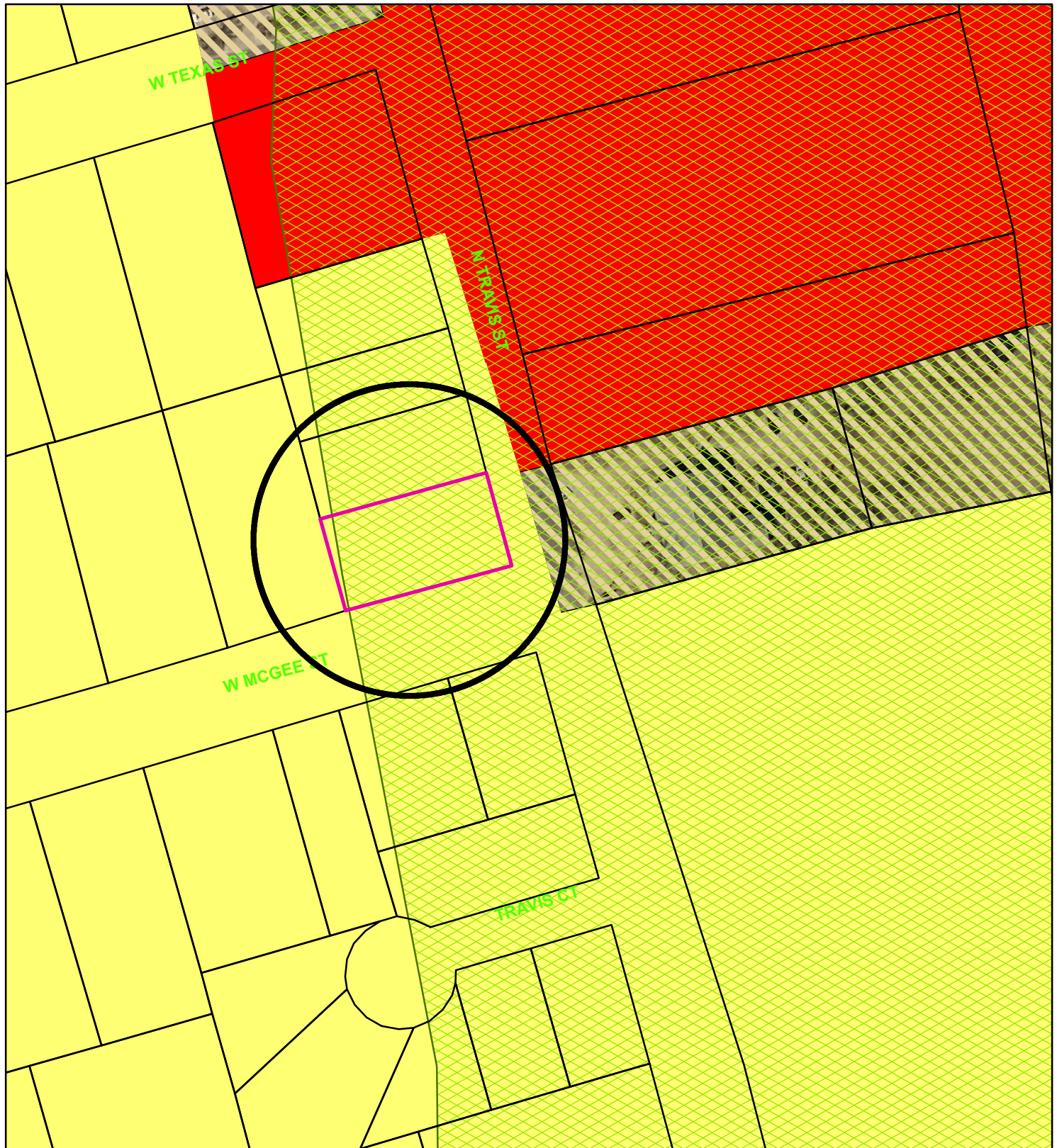


1600 & 1602 N. Travis St.



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1600 & 1602 N. Travis 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

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

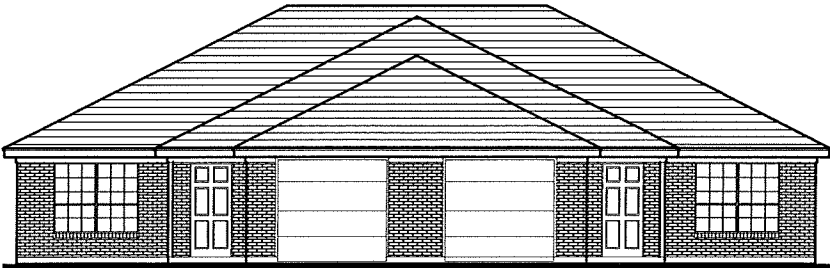
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



1600 & 1602 N. Travis Street





FRONT ELEVATION
1/8" = 1'-0"

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THE PLAN FACTORY
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012

DESCRIPTION

Drawn **RSS**
JOB **4940**
Date **SEP 2014**

PLAN NO.

89D09141035

PG. 1 OF 5

STAFF REVIEW LETTER

September 11, 2018

Caladium Investments LLC
Caleb Dupuis
2810 Windsor Dr.
Sherman, TX 75092

Joe Gilbert.
801 E. Taylor
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District for the property located at 1600 and 1602 North Travis has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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 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'x20'.
4. Parking is permitted on paved surfaces only.
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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. No drive approaches off of Travis Street will be permitted.
10. On-Street parking will not be permitted on Travis Street.
11. Internal water and sewer lines will be privately owned and maintained.
12. Verify private sewer line easement.

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,



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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

Agenda Item No. 14.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1600 & 1602 N. TRAVIS STREET

The request of Caladium Investments, LLC (Owners), Joe Gilbert (Representative) and Marshall Sartin (Surveyor) concerning the property located at 1600 and 1602 North Travis Street, being the south 82' of Lot 16 and the south 82' of the east 25' of Lot 15, Block 1 of W.M. Shannon's Supplement, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback in lieu of the required 25' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

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

Background:

The property is located at 1600 and 1602 North Travis Street; the northwest corner of Travis Street and West McGee Street and is zoned an R-1 (One Family Residential) District. The owner would like to demolish the existing duplex for construction of a new single-story duplex. There will be three bedrooms, one-car garage and parking for two cars in the driveway on each side of the duplex.

Adjacent Zoning:

R-1 (One Family Residential) District

C-O (Office) District

C-1 (Retail Business) District

Origination:

Caladium Investments, LLC (Owners)

Joe Gilbert (Representative)

Marshall Sartin (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:

17

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.5.

Meeting Date: 10/15/2018

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6155, 6156, 6157 and 6158

Issue:

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6155**
Amending Ordinance No. 6146 to Appoint Election Officials for an Election of the Qualified Voters of the City of Sherman, Texas, on the 6th day of November, 2018, for the Purpose of Electing a Mayor and Two At-Large City Council Members for Place 1 and Place 2 for Said City
- D. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6156**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Living Quarters in a C-1 (Retail Business) District at 301 South Crockett Street, being the West 57' of the North 65' of Lot 1, Block 10, Original Town Plat (Creta Lynn Carter, II, Owner; L. Lumpkins Architects, Inc., Architect; and Helvey-Wagner Surveyors, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- D. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6157**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-2 (Multi-Family Residential) District at 301 East Brockett Street, being part of Lots 3 and 6, Block 3, Bonds 2nd Addition, containing 0.098 acres (Arjun Demla, Owner; Childress Engineering Services, Civil Engineer; and Underwood Drafting & Surveying, Surveyor)
- D. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6158**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Duplex in an R-1 (One Family Residential) District at 1600 and 1602 North Travis Street, being the South 82' of Lot 16 and the South 82' of the East 25' of Lot 15, Block 1 of W.M. Shannon's Supplement (Caladium Investments, LLC, Owners; Joe Gilbert, Representative; and Marshall Sartin, 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.6.

Meeting Date: 10/15/2018

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. 2. * RESOLUTION NO.6416

Authorizing the City Manager to Execute a Contract with The Sherman Museum for Expenditure of a Portion of the Funds Collected by the City of the Hotel/Motel Occupancy Tax

F. 3. * OTHER BUSINESS

Replat Approval of Lot 2 and Lot 3 of Bob Allen Addition, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition; Wornat-Weatherford, LLC, Owners; and Goodwin-Lasiter-Strong, Surveyor (2607 Loy Lake Road)

F. 4. * OTHER BUSINESS

Second Repat Approval of Lot 3, Block 1, Dr. J.H. Carraway Subdivision, being all of Lots 1 and 2 of the Replat of Lot 3, Block 1, Dr. J.H. Carraway's Subdivision, containing 2.338 acres in the J.B. McAnair Survey, Abstract No. 763; Ameristate Bank and Nhat Nguyen Investments, LLC, Owners; and Underwood Drafting & Surveying, Surveyor (2515 Masters Street)

F. 5. * OTHER BUSINESS

Replat Approval of Block 2 and Block 3, West Canyon Creek Estates, Section 3, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, LTD, Owners; Lynn Vessels Construction, LLC, Developer; and Underwood Drafting & Surveying, Surveyor (3300 block of Canyon Creek Drive and 2700 block of Hillview Lane)

F. 6. * OTHER BUSINESS

Final Plat Approval of Sherman High School Addition, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625; Sherman ISD, Owners; Teague, Nall & Perkins, Civil Engineer/Surveyor; and Mike Wilson, Representative (2900 block of West O.B. Groner Road)

F. 7. * OTHER BUSINESS

Replat Approval of Lot 1, Block 1, Osmani's First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A - Page 1, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A - Page 1, containing 0.532 acres; Ty Osmani, Owner; and Underwood Drafting & Surveying, Surveyor (429 North Sam Rayburn Freeway)

F. 8. * OTHER BUSINESS

Final Plat Approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ), being 6.842 acres in the Alfred Hume Survey, Abstract No. 522; Kacy Cheyenne Goode Hawkins, Owner; and Underwood Drafting & Surveying, Surveyor (2712 Plainview Road)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.1.

Meeting Date: 10/15/2018

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6415

Recognizing that the Portion of O.B. Groner Road, from F.M. 1417 to Moore Street, will be Recognized as and Renamed "West Travis Street"

Issue:

To consider a proposed name change of O.B. Groner Road, from F.M. 1417 to Moore Street, to "West Travis Street"

Background:

The City is currently developing West Travis Street, which will continue along the existing O.B. Groner Road from F.M. 1417 east to U.S. Highway 75. As the new Sherman High School is being constructed on the corner of O.B. Groner Road and Moore Street, it is preferred to change the name of this portion of road prior to addressing further development in the area. The existing South Travis Street will connect to West Travis Street when the US 75 TXDOT project starts in 2020.

Origination:

Engineering Department

Financial Consideration:

The cost to change all street signs on O.B. Groner Road, between F.M. 1417 and West Moore Street, is approximately \$500 including labor and materials.

Staff Recommendation:

It is recommended that the City Council approve renaming O.B. Groner Road, between F.M. 1417 and Moore Street, to "West Travis Street."

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6415

Exhibit "A" as noted in Resolution

Aerial Location Map

RESOLUTION NO. 6415

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RECOGNIZING THAT THE PORTION OF O.B. GRONER ROAD, FROM F.M. 1417 TO WEST MOORE STREET, WILL BE RECOGNIZED AS AND RENAMED “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, from and after the effective date of this resolution, the street known as O.B. Groner Road, from F.M. 1417 to West Moore Street, will now be recognized and renamed to “West Travis Street”, the location of which is shown on 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 _____, 2018.

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

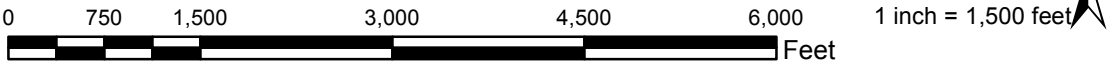
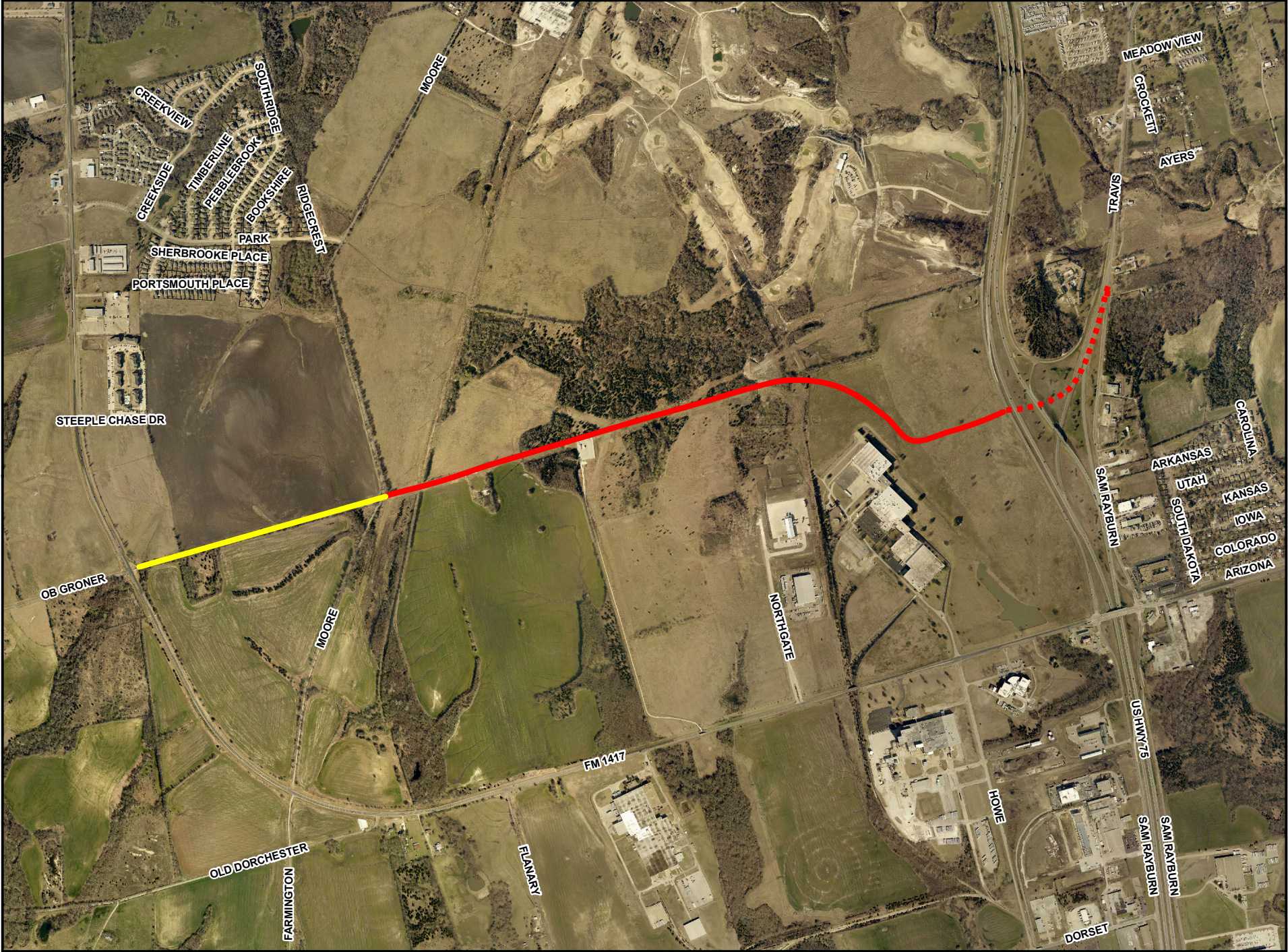
Exhibit "A"



0 250 500 1,000 1,500 2,000 1 inch = 500 feet Feet



West Travis Street Layout





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.2.

Meeting Date: 10/15/2018

Prepared By: Nate Strauch, Community & Support Services Manager

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6416**

Authorizing the City Manager to Execute a Contract with The Sherman Museum for Expenditure of a Portion of the Funds Collected by the City of the Hotel-Motel Occupancy Tax

Issue:

To distribute a portion of the Hotel-Motel Occupancy Tax funds received by the City of Sherman to The Sherman Museum (Museum)

Background:

Staff recommends that the City enter into a twelve (12) month contract with the Museum to cover the period from October 1, 2018, through September 30, 2019. The proposed funding level keeps the quarterly support for the Museum at the current level of \$17,500.00 per quarter.

Origination:

City Manager's Office

Financial Consideration:

The proposed contract provides for payment of \$17,500.00 per quarter for the fiscal year 2018-2019 budget, a total allocation of \$70,000.00 from the Hotel-Motel Occupancy Tax Fund revenues.

Staff Recommendation:

The staff recommends granting the City Manager authority to execute a contract with the Museum in the funding amount established by the Council.

Alternatives:

As directed by the City Council

Attachments

Resolution No. 6416

Contract between the City of Sherman and the Sherman Museum

Exhibit "A" - Texas Tax Code Section 351.101

Aerial Location Map

RESOLUTION NO. 6416

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE SHERMAN MUSEUM FOR EXPENDITURE OF A PORTION OF THE FUNDS COLLECTED BY THE CITY OF THE HOTEL-MOTEL OCCUPANCY TAX; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Chapter 351 of the Texas Tax Code authorizes the City to collect and levy an occupancy tax on hotels and motels; and

WHEREAS, said Chapter specifies the purposes for which such tax receipts may be utilized; and

WHEREAS, such stated purposes include the promotion of tourism, the advertisement of the City and its vicinity, and the promotion and improvement of the arts and humanities within the community;

NOW, THEREFORE, 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 and subject to budget approval, to execute a contract with The Sherman Museum, with Exhibit "A" attached, in accordance with the terms and provisions of all contract documents attached hereto and made a part hereof for all purposes.

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

PASSED AND APPROVED on this the ____ day of _____, 2018.

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**

**CONTRACT BETWEEN
CITY OF SHERMAN AND THE SHERMAN MUSEUM**

THIS CONTRACT is made and entered by and between the **CITY OF SHERMAN**, a municipal corporation of the State of Texas (hereinafter called 'CITY'), and **THE SHERMAN MUSEUM**, a non-profit corporation of the State of Texas (hereinafter called 'MUSEUM'), for the limited purpose of providing funds to the MUSEUM for a twelve (12) month period.

WHEREAS, Chapter 351 of the Texas Tax Code authorizes a city to levy and collect an occupancy tax on hotels and motels; and

WHEREAS, CITY levies and collects a tax equal to seven percent (7%) of the consideration paid by occupants of hotels and motels; and

WHEREAS, CITY desires to promote tourism, advertise the city and its vicinity, and promote and improve the arts within the community by participating and assisting in the operation of the Museum; and

WHEREAS, MUSEUM shall consist of the property located at 301 and 303 South Walnut Street in the City of Sherman, Grayson County, Texas;

NOW, THEREFORE, in consideration of the mutual covenants and the payments herein, the CITY and MUSEUM agree as follows:

I.

During the period of October 1, 2018, through September 30, 2019, the CITY agrees to pay to MUSEUM Seventy Thousand Dollars and No Cents (\$70,000.00) collected under the Hotel/Motel Occupancy Tax of the CITY; and MUSEUM agrees that all funds are to be used entirely for the operation and maintenance of the MUSEUM. The Seventy Thousand Dollars and No Cents (\$70,000.00) paid to the MUSEUM for the time period of October 1, 2018, through September 30, 2019, represents the entire amount budgeted for this purpose by the CITY

for the fiscal year 2018-2019. The Seventy Thousand Dollars and No Cents (\$70,000.00) shall be paid in four (4) installments on the final execution of this Contract: November 15, 2018, January 15, and April 15, and June 15, 2019. Payments will be based on actual operation and maintenance expenditures and made strictly on a reimbursement basis. Reimbursement will be based on copies of actual invoices or other proof of payment as requested by the CITY. At that time, the MUSEUM shall also provide an explanation of how the expenditure of such monies complied with Section 351.101 of the Texas Tax Code.

Operations of the MUSEUM are to include the administration of all personnel associated with the MUSEUM, the management of all fund-raising activities in connection with the MUSEUM, the selection, preparation, and display of exhibits of artifacts, the interface with members of the general public concerning all matters related to the MUSEUM, and any other duties that could reasonably be construed as the operation of the MUSEUM.

II.

MUSEUM agrees that any money received under this Contract will only be used for purposes specified in Chapter 351 of the Texas Tax Code and MUSEUM will not use any money received in this Contract in any manner that does not strictly comply with the requirements, intent, and purposes as set forth in the Texas Tax Code, Chapter 351, Section 351.101(a)(1)-(7), as amended, and such statutorily authorized administrative expenses, together with the Texas Attorney General opinions interpreting Section 351.101 of the Texas Tax Code. A copy of Section 351.101 of the Texas Tax Code is attached as Exhibit "A" and incorporated into this Contract for all purposes. Specifically, MUSEUM agrees to use such hotel tax revenues solely for the purposes of promoting tourism and the convention and hotel industry and will use the revenues solely for the permissible uses listed in Section 351.101(a) of the Texas Tax Code.

III.

MUSEUM represents that it has prepared a proposed budget to be administered under this Contract to the Sherman City Council for the fiscal year of 2018-2019. The MUSEUM shall furnish CITY quarterly financial reports which show all actual expenditures whether those expenditures are budgeted or not from records maintained pursuant to Section 351.108(a) of the Texas Tax Code. The report shall compare actual expenditures to budgeted expenditures and to actual expenditures from the prior year. The report shall also provide an explanation of how the expenditure of such monies complied with Section 351.101 of the Texas Tax Code.

The MUSEUM shall also provide a quarterly report of activities promoting tourism and the convention and hotel industry to CITY. Each quarterly financial report and each quarterly report of activities shall be presented to the office of the City Manager no later than the end of the month immediately following each calendar quarter. Further, the MUSEUM shall provide to CITY a copy of Form 990 submitted to the Internal Revenue Service.

IV.

It is understood and agreed that this Contract is intended for the purpose of providing an agency for the administration of funds collected by the CITY under the provisions of the Hotel-Motel Occupancy Tax Ordinance of said CITY, and that CITY retains its legislative prerogative to alter, repeal, or otherwise amend such ordinance at any time.

V.

MUSEUM agrees and covenants that, in the event of a breach by MUSEUM of any of the covenants contained herein as determined by CITY in its sole discretion, CITY may, at its option, declare this Contract immediately forfeited and terminated as to the balance of the terms thereof.

VI.

The parties agree that the term of this Contract is for October 1, 2018 through September 30, 2019.

VII.

Notwithstanding the above, CITY and MUSEUM retain the right to cancel this Contract at any time, with or without cause and without liability or expense, by the giving of twenty (20) days' notice of such intention to cancel. Notice to cancel by CITY shall be in writing, signed by the City Manager with prior City Council approval. Notice to cancel by MUSEUM shall be in writing, signed by the MUSEUM President with prior MUSEUM Board of Directors approval. CITY and MUSEUM shall consider renewal of this Contract in subsequent years. MUSEUM agrees to provide a plan of work in conjunction with any request to renew this Contract.

VIII.

This is a negotiated Contract. If any part of this Contract is in dispute, the parties stipulate that the Contract shall not be construed more favorably for either party.

This Contract may not be changed, varied, or altered except by an instrument in writing and duly executed on behalf of CITY and by MUSEUM. Every obligation arising from this Contract shall be performable in Grayson County, Texas. Venue for any legal disputes arising from this Contract shall be Grayson County, Texas and governed by the laws of the State of Texas.

IN TESTIMONY WHEREOF, this instrument, in duplicate originals of equal force, has been executed on behalf of THE SHERMAN MUSEUM and on behalf of the CITY OF SHERMAN by its City Manager and attested by its City Clerk, effective on the 1st day of October, 2018.

CITY OF SHERMAN, TEXAS

BY: _____
ROBBY HEFTON
CITY MANAGER

DATE: _____

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

**THE SHERMAN MUSEUM,
A NON-PROFIT CORPORATION**

BY: _____
**PRESIDENT OF THE BOARD
OF TRUSTEES**

DATE: _____

Exhibit "A"

TAX CODE

TITLE 3. LOCAL TAXATION

SUBTITLE D. LOCAL HOTEL OCCUPANCY TAXES

CHAPTER 351. MUNICIPAL HOTEL OCCUPANCY TAXES

SUBCHAPTER B. USE AND ALLOCATION OF REVENUE

This section was amended by the 85th Legislature. Pending publication of the current statutes, see H.B. [2445](#), S.B. [942](#), S.B. [2166](#), H.B. [1896](#), S.B. [1365](#) and S.B. [1488](#), 85th Legislature, Regular Session, for amendments affecting this section.

Sec. 351.101. USE OF TAX REVENUE.

Text of subsection as amended by Acts 2015, 84th Leg., R.S., Ch. 666 (H.B. [3772](#)), Sec. 1

(a) Revenue from the municipal hotel occupancy tax may be used only to promote tourism and the convention and hotel industry, and that use is limited to the following:

- (1) the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
- (2) the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
- (3) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;
- (4) the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms;
- (5) historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums:
 - (A) at or in the immediate vicinity of convention center facilities or visitor information centers; or
 - (B) located elsewhere in the municipality or its vicinity that would be frequented by tourists and convention delegates;
- (6) for a municipality located in a county with a population of one million or less, expenses, including promotion expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity;

- (7) subject to Section [351.1076](#), the promotion of tourism by the enhancement and upgrading of existing sports facilities or fields, including facilities or fields for baseball, softball, soccer, and flag football, if:
- (A) the municipality owns the facilities or fields;
 - (B) the municipality:
 - (i) has a population of 80,000 or more and is located in a county that has a population of 350,000 or less;
 - (ii) has a population of at least 75,000 but not more than 95,000 and is located in a county that has a population of less than 200,000 but more than 160,000;
 - (iii) has a population of at least 36,000 but not more than 39,000 and is located in a county that has a population of 100,000 or less that is not adjacent to a county with a population of more than two million;
 - (iv) has a population of at least 13,000 but less than 39,000 and is located in a county that has a population of at least 200,000;
 - (v) has a population of at least 70,000 but less than 90,000 and no part of which is located in a county with a population greater than 150,000;
 - (vi) is located in a county that:
 - (a) is adjacent to the Texas-Mexico border;
 - (b) has a population of at least 500,000; and
 - (c) does not have a municipality with a population greater than 500,000;
 - (vii) has a population of at least 25,000 but not more than 26,000 and is located in a county that has a population of 90,000 or less; or
 - (viii) is located in a county that has a population of not more than 300,000 and in which a component university of the University of Houston System is located; and
 - (C) the sports facilities and fields have been used, in the preceding calendar year, a combined total of more than 10 times for district, state, regional, or national sports tournaments;
- (8) for a municipality with a population of at least 70,000 but less than 90,000, no part of which is located in a county with a population greater than 150,000, the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of a coliseum or multiuse facility;

- (9) signage directing the public to sights and attractions that are visited frequently by hotel guests in the municipality;
- (10) the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of a coliseum or multiuse facility, if the municipality:
 - (A) has a population of at least 90,000 but less than 120,000; and
 - (B) is located in two counties, at least one of which contains the headwaters of the San Gabriel River; and
- (11) for a municipality with a population of more than 175,000 but less than 225,000 that is located in two counties, each of which has a population of less than 200,000, the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of a coliseum or multiuse facility and related infrastructure or a venue, as defined by Section [334.001](#)(4), Local Government Code, that is related to the promotion of tourism.

Text of subsection as amended by Acts 2015, 84th Leg., R.S., Ch. 979 (H.B. [3615](#)), Sec. 1

- (a) Revenue from the municipal hotel occupancy tax may be used only to promote tourism and the convention and hotel industry, and that use is limited to the following:
 - (1) the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
 - (2) the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
 - (3) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;
 - (4) the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms;
 - (5) historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums:
 - (A) at or in the immediate vicinity of convention center facilities or visitor information centers; or
 - (B) located elsewhere in the municipality or its vicinity that would be frequented by tourists and convention delegates;
 - (6) for a municipality located in a county with a population of one million or less, expenses, including promotion expenses, directly related to a sporting event in which the majority

of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity;

- (7) subject to Section [351.1076](#), the promotion of tourism by the enhancement and upgrading of existing sports facilities or fields, including facilities or fields for baseball, softball, soccer, flag football, and rodeos, if:
- (A) the municipality owns the facilities or fields;
 - (B) the municipality:
 - (i) has a population of 80,000 or more and is located in a county that has a population of 350,000 or less;
 - (ii) has a population of at least 75,000 but not more than 95,000 and is located in a county that has a population of less than 200,000 but more than 160,000;
 - (iii) has a population of at least 36,000 but not more than 39,000 and is located in a county that has a population of 100,000 or less that is not adjacent to a county with a population of more than two million;
 - (iv) has a population of at least 13,000 but less than 39,000 and is located in a county that has a population of at least 200,000;
 - (v) has a population of at least 70,000 but less than 90,000 and no part of which is located in a county with a population greater than 150,000;
 - (vi) is located in a county that:
 - (a) is adjacent to the Texas-Mexico border;
 - (b) has a population of at least 500,000; and
 - (c) does not have a municipality with a population greater than 500,000;
 - (vii) has a population of at least 25,000 but not more than 26,000 and is located in a county that has a population of 90,000 or less;
 - (viii) has a population of at least 7,500 and is located in a county that borders the Pecos River and that has a population of not more than 15,000;
 - (ix) is located in a county that has a population of not more than 300,000 and in which a component university of the University of Houston System is located; or
 - (x) has a population of at least 40,000 and the San Marcos River flows through the municipality; and

- (C) the sports facilities and fields have been used, in the preceding calendar year, a combined total of more than 10 times for district, state, regional, or national sports tournaments;
 - (8) for a municipality with a population of at least 70,000 but less than 90,000, no part of which is located in a county with a population greater than 150,000, the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of a coliseum or multiuse facility;
 - (9) signage directing the public to sights and attractions that are visited frequently by hotel guests in the municipality;
 - (10) the construction of a recreational venue in the immediate vicinity of area hotels, if:
 - (A) the municipality:
 - (i) is a general-law municipality;
 - (ii) has a population of not more than 900; and
 - (iii) does not impose an ad valorem tax;
 - (B) not more than \$100,000 of municipal hotel occupancy tax revenue is used for the construction of the recreational venue;
 - (C) a majority of the hotels in the municipality request the municipality to construct the recreational venue;
 - (D) the recreational venue will be used primarily by hotel guests; and
 - (E) the municipality will pay for maintenance of the recreational venue from the municipality's general fund;
 - (11) the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of a coliseum or multiuse facility, if the municipality:
 - (A) has a population of at least 90,000 but less than 120,000; and
 - (B) is located in two counties, at least one of which contains the headwaters of the San Gabriel River; and
 - (12) for a municipality with a population of more than 175,000 but less than 225,000 that is located in two counties, each of which has a population of less than 200,000, the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of a coliseum or multiuse facility and related infrastructure or a venue, as defined by Section [334.001](#)(4), Local Government Code, that is related to the promotion of tourism.
- (b) Revenue derived from the tax authorized by this chapter shall be expended in a manner directly enhancing and promoting tourism and the convention and hotel industry as permitted by Subsection (a).

That revenue may not be used for the general revenue purposes or general governmental operations of a municipality.

(c) The governing body of a municipality by contract may delegate to a person, including another governmental entity or a private organization, the management or supervision of programs and activities funded with revenue from the tax authorized by this chapter. The governing body in writing shall approve in advance the annual budget of the person to which it delegates those functions and shall require the person to make periodic reports to the governing body at least quarterly listing the expenditures made by the person with revenue from the tax authorized by this chapter. The person must maintain revenue provided from the tax authorized by this chapter in a separate account established for that purpose and may not commingle that revenue with any other money. The municipality may not delegate to any person the management or supervision of its convention and visitors programs and activities funded with revenue from the tax authorized by this chapter other than by contract as provided by this subsection. The approval by the governing body of the municipality of the annual budget of the person to whom the governing body delegates those functions creates a fiduciary duty in the person with respect to the revenue provided by the tax authorized by this chapter.

(d) A person with whom a municipality contracts under this section to conduct an activity authorized by this section shall maintain complete and accurate financial records of each expenditure of hotel occupancy tax revenue made by the person and, on request of the governing body of the municipality or other person, shall make the records available for inspection and review to the governing body or other person.

(e) Hotel occupancy tax revenue spent for a purpose authorized by this section may be spent for day-to-day operations, supplies, salaries, office rental, travel expenses, and other administrative costs only if those administrative costs are incurred directly in the promotion and servicing expenditures authorized under Section [351.101](#)(a). If a municipal or other public or private entity that conducts an activity authorized under this section conducts other activities that are not authorized under this section, the portion of the total administrative costs of the entity for which hotel occupancy tax revenue may be used may not exceed the portion of those administrative costs actually incurred in conducting the authorized activities.

(f) Municipal hotel occupancy tax revenue may not be spent for travel for a person to attend an event or conduct an activity the primary purpose of which is not directly related to the promotion of tourism and the convention and hotel industry or the performance of the person's job in an efficient and professional manner.

(g) Nothing in this section shall prohibit any private entity, person, or organization from making subgrants by contract to any other person, entity, or private organization for expenditures under Section [351.101](#)(a)(4). A subgrantee shall:

- (1) at least annually make periodic reports to the governing body of its expenditures from the tax authorized by this chapter; and
- (2) make records of these expenditures available for review to the governing body or other person.

(h) In addition to the uses authorized by Subsection (a), a municipality described by Subsection (a)(7)(B)(viii), as added by Chapter 546 (S.B. 585), Acts of the 83rd Legislature, Regular Session, 2013, may use revenue derived from the tax authorized by this chapter to promote tourism and the convention and hotel industry by constructing, maintaining, or expanding a sporting-related facility owned by the municipality if:

- (1) the majority of the events at the facility involve participants staying at hotels in the municipality; and
- (2) for a fiscal year, the municipality does not reduce the amount of that revenue that it uses for a purpose described by Subsection (a)(3) to an amount that is less than the lesser of:
 - (A) the amount of that revenue used by the municipality for that purpose during the municipality's 2015 fiscal year; or
 - (B) the total amount of that revenue received in the fiscal year.

(i) In addition to the purposes provided by Subsection (a), a municipality that has a population of at least 75,000 but not more than 95,000 and that is located in a county that has a population of more than 160,000 but less than 200,000 may use revenue from the municipal hotel tax to promote tourism and the convention and hotel industry by constructing, operating, or expanding a sporting related facility or sports field owned by the municipality, if the majority of the events at the facility or field are directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels in the municipality.

(j) In addition to the purposes provided by Subsection (a), a municipality that has a population of not more than 5,000 and at least part of which is located less than one-eighth of one mile from a space center operated by an agency of the federal government may use revenue from the municipal hotel occupancy tax for expenses, including promotion expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity.

(k) In addition to other authorized uses, a municipality that is intersected by both State Highways 71 and 95 may use revenue from the municipal hotel occupancy tax for the promotion of tourism by the enhancement and upgrading of an existing sports facility or field as specified by Subsection (a)(7), provided that the requirements of Subsections (a)(7)(A) and (C) are met.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 2, Sec. 14.24(a), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 1110, Sec. 4, eff. Oct. 1, 1989; Acts 1993, 73rd Leg., ch. 680, Sec. 3, eff. Sept. 1, 1993; Acts 1995, 74th Leg., ch. 1027, Sec. 1, eff. Aug. 28, 1995; Acts 2001, 77th Leg., ch. 755, Sec. 1, eff. June 13, 2001; Acts 2001, 77th Leg., ch. 1308, Sec. 3, eff. June 16, 2001; Acts 2003, 78th Leg., ch. 209, Sec. 90, eff. Oct. 1, 2003; Acts 2003, 78th Leg., ch. 303, Sec. 1, eff. June 18, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 1247 (H.B. [1734](#)), Sec. 1, eff. June 18, 2005.

Acts 2007, 80th Leg., R.S., Ch. 1144 (S.B. [765](#)), Sec. 1, eff. June 15, 2007.

Acts 2009, 81st Leg., R.S., Ch. 402 (H.B. [1789](#)), Sec. 1, eff. June 19, 2009.
Acts 2009, 81st Leg., R.S., Ch. 1220 (S.B. [1247](#)), Sec. 3(a), eff. June 19, 2009.
Acts 2009, 81st Leg., R.S., Ch. 1322 (H.B. [3098](#)), Sec. 1, eff. June 19, 2009.
Acts 2011, 82nd Leg., R.S., Ch. 91 (S.B. [1303](#)), Sec. 23.004, eff. September 1, 2011.
Acts 2011, 82nd Leg., R.S., Ch. 247 (H.B. [970](#)), Sec. 1, eff. June 17, 2011.
Acts 2011, 82nd Leg., R.S., Ch. 764 (H.B. [1690](#)), Sec. 1, eff. June 17, 2011.
Acts 2011, 82nd Leg., R.S., Ch. 1163 (H.B. [2702](#)), Sec. 120, eff. September 1, 2011.
Acts 2013, 83rd Leg., R.S., Ch. 161 (S.B. [1093](#)), Sec. 19.012, eff. September 1, 2013.
Acts 2013, 83rd Leg., R.S., Ch. 541 (S.B. [551](#)), Sec. 1, eff. June 14, 2013.
Acts 2013, 83rd Leg., R.S., Ch. 546 (S.B. [585](#)), Sec. 1, eff. June 14, 2013.
Acts 2015, 84th Leg., R.S., Ch. 663 (H.B. [3595](#)), Sec. 1, eff. June 17, 2015.
Acts 2015, 84th Leg., R.S., Ch. 665 (H.B. [3629](#)), Sec. 1, eff. June 17, 2015.
Acts 2015, 84th Leg., R.S., Ch. 666 (H.B. [3772](#)), Sec. 1, eff. June 17, 2015.
Acts 2015, 84th Leg., R.S., Ch. 970 (H.B. [1585](#)), Sec. 1, eff. September 1, 2015.
Acts 2015, 84th Leg., R.S., Ch. 979 (H.B. [3615](#)), Sec. 1, eff. June 19, 2015.
Acts 2015, 84th Leg., R.S., Ch. 979 (H.B. [3615](#)), Sec. 2, eff. June 19, 2015.

This section was amended by the 85th Legislature. Pending publication of the current statutes, see H.B. [2445](#), 85th Legislature, Regular Session, for amendments affecting this section.





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.1.

Meeting Date: 10/15/2018

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Receive an Update on the City of Sherman's Recycling Program and Consider Alternatives

Issue:

An update on the City's Recycling Program, including the consideration of alternatives

Background:

At the September 17th meeting, the City Council approved an amendment to Resolution No. 6408 that provided an additional \$150,000.00 to maintain the City's Recycling Program through the end of the fiscal year. Until April of 2018, the City was paid for some of our recycled materials and did not incur any expense from recyclers. The global market for recycled material has changed and, since June of 2018, the City has paid about \$38,000.00 per month to recyclers. The recycling program is not sustainable without additional funding or substantial changes.

Origination:

City Manager Robby Hefton

Financial Consideration:

Depending on Council direction

Staff Recommendation:

Staff seeks Council direction in the matter.

Alternatives:

As may be directed by Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.2.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Site Plan Approval for Douglass Distributing, Owners; EIKON, Architect/Engineer; and Chris Frerich, Representative under Ordinance No. 2252, Article IV, Sections 410 (2)(j) and (2)(g)(l) to allow Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park at 3707 South U.S. Highway 75

Issue:

Site plan approval for Douglass Distributing, Owners; EIKON, Architect/Engineer; and Chris Frerich, Representative under Ordinance No. 2252, Article IV, Sections 410 (2)(j) and (2)(g)(l) to allow Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park at 3707 South U.S. Highway 75

Background:

The property is located at 3707 South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East F.M. 1417 (Vietnam Veteran's Parkway). It is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to construct Legacy Village Gas Station, Convenience Store and Car Wash at this location. The convenience store will be approximately 7,200 square feet; the exterior will be brick with stone accents. There will be a one-car wash lane and a fueling station canopy with twenty gas pumps; parking will be provided for 39 spaces. A landscape buffer will be landscaped and irrigated along F.M. 1417 (Vietnam Veteran's Parkway) and the U.S. Highway 75 access road; it will consist of trees, shrubs and ground cover.

Origination:

Douglass Distributing (Owner)
EIKON (Architect/Engineer)
Chris Frerich (Representative)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning & Zoning Board voted 6/0 to recommend to the City Council that the site plan be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication



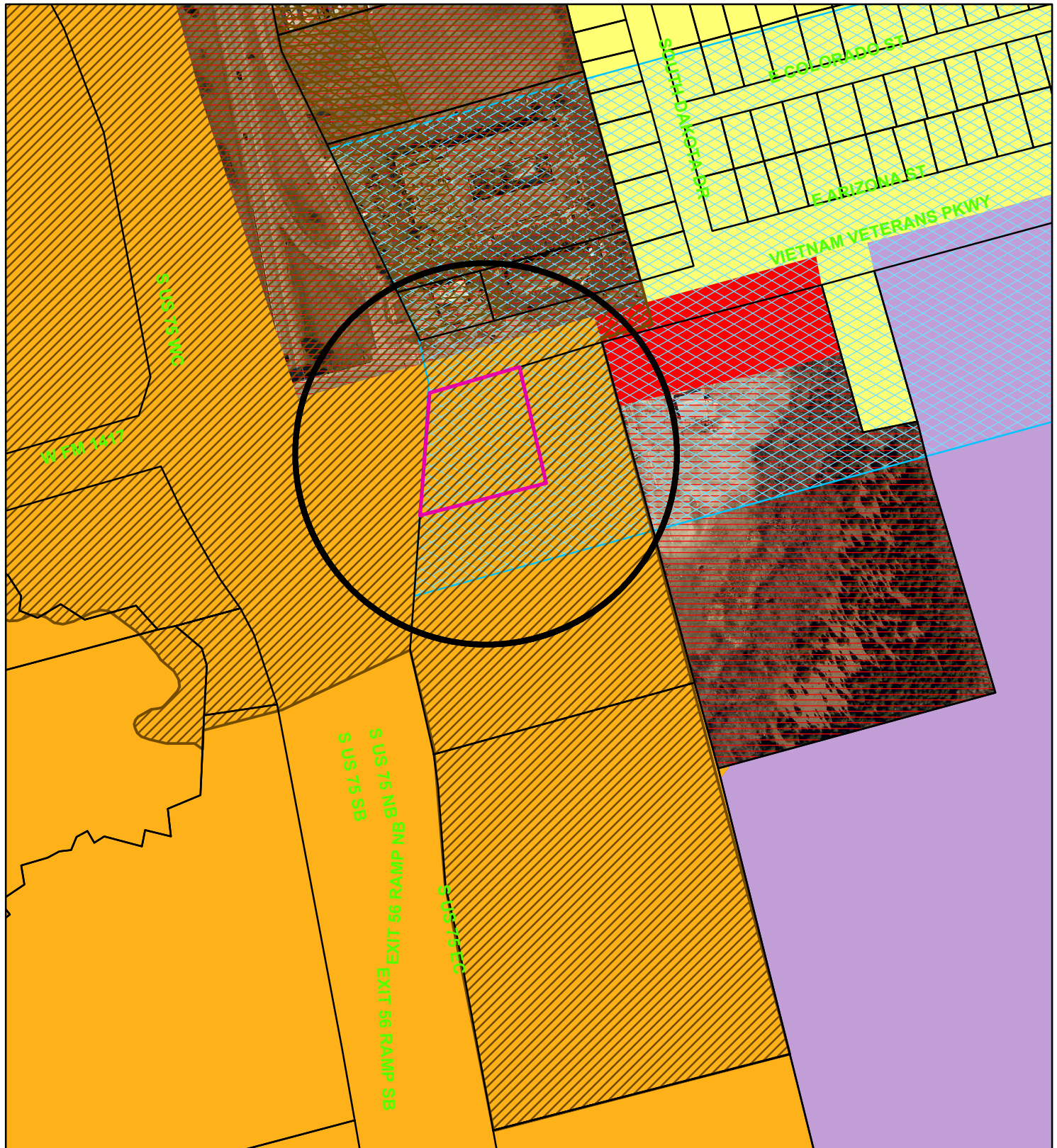
3707 S. U.S. Highway 75



3707 S. U.S. Highway 75



1 in = 600 ft



Zoning - 3707 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

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

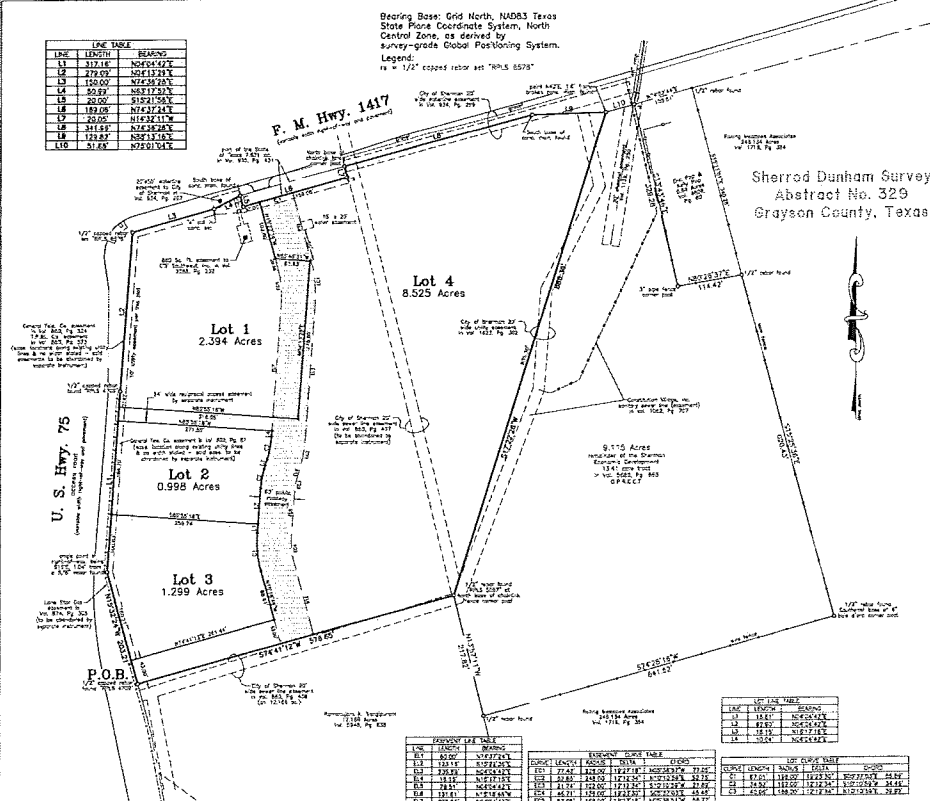
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



3707 S. Highway 75





SITUATED in the County of Grayson, State of Texas, and being a part of the Sherrod Dunham Survey, Abstract No. 329, and being all of the following two (2) tracts of land: 1) 1.49 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23385, Official Public Records, Grayson County, Texas; 2) the 7.409 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman, Texas by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23055, Official Public Records, and being a part of the 13.41 ac. tract of land conveyed to Sherman Economic Development Corporation by Garcho Corporation by Warranty Deed dated August 25, 2015 and recorded in Volume 5530, Page 685, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEING all of a 1/2 inch coped rebar found stamped "RPLS 4709" in the East right-of-way line of U.S. Highway No. 75, at the Northeast corner of the 12.165 ac. tract of land conveyed to Sherman Economic Development Corporation in Volume 5548, Page 639, said Official Public Records, at the Southwest corner of said Sherman Economic Development Corporation 7.409 ac., at the most Westerly Southeast corner of the herein described tract.

THENCE North 15 deg. 32 min. 24 sec. West, with the East right-of-way line of said U.S. Hwy. 75 and a West line of said Sherman Economic Development Corporation 7.409 ac., a distance of 203.91 ft. to an angle point, being South 19 deg. East, 1.04 ft. from a 3/8 inch rebar found;

THENCE North 04 deg. 04 min. 42 sec. East, continuing with the East right-of-way line of said U.S. Hwy. 75 and a West line of said Sherman Economic Development Corporation 7.409 ac., a distance of 312.16 ft. to a 1/2 inch coped rebar found stamped "RPLS 4709" at the most Westerly Northeast corner of said Sherman Economic Development Corporation 7.409 ac., at the Southwest corner of said Sherman Economic Development Corporation 1.49 ac.;

THENCE North 04 deg. 13 min. 29 sec. East, continuing with the East right-of-way line of said U.S. Hwy. 75 and a West line of said Sherman Economic Development Corporation 1.49 ac., a distance of 278.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" at the intersection of the East right-of-way line of said U.S. Hwy. 75 with the South right-of-way line of F.M. Highway No. 1417, at the Northeast corner of both said Sherman Economic Development Corporation 1.49 ac. and the herein described tract;

THENCE North 74 deg. 36 min. 28 sec. East, with the South right-of-way line of said F.M. Hwy. 1417 and the North line of said Sherman Economic Development Corporation 1.49 ac., a distance of 150.00 ft. to an "X" cut in concrete set, at an angle point;

THENCE North 63 deg. 17 min. 52 sec. East, continuing with the South right-of-way line of said F.M. Hwy. 1417 and the North line of said Sherman Economic Development Corporation 1.49 ac., a distance of 50.93 ft. to a point at the South base of a concrete monument found at the Northeast corner of said Sherman Economic Development Corporation 1.49 ac., a distance of 20.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" at an ell corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE South 15 deg. 37 min. 58 sec. East, with the East line of said Sherman Economic Development Corporation 1.49 ac., a distance of 20.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" in the West line of said Sherman Economic Development Corporation 13.41 ac., at the Northeast corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE North 14 deg. 32 min. 11 sec. West, with the West line of said Sherman Economic Development Corporation 13.41 ac., a distance of 20.05 ft. to a point at the North base of a chainlink fence corner post, in the South right-of-way line of said F.M. Hwy. 1417, at the Northeast corner of said Sherman Economic Development Corporation 13.41 ac.;

THENCE North 74 deg. 36 min. 28 sec. East, with the South right-of-way line of said F.M. Hwy. 1417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 341.95 ft. to a point at the South base of a concrete monument found, at an angle point;

THENCE North 88 deg. 13 min. 16 sec. East, continuing with the South right-of-way line of said F.M. Hwy. 1417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 128.82 ft. to a point at a 1/2 inch coped rebar set, stamped "RPLS 6578" at the Northeast corner of the herein described tract and being North 42 deg. East, 1.6 ft. from a broken concrete monument found;

THENCE South 17 deg. 22 min. 26 sec. West, over and across said Sherman Economic Development Corporation 13.41 ac., a distance of 866.39 ft. to a 1/2 inch rebar found at the North base of a chainlink fence corner post, at the Northeast corner of said Vanquippum 12.165 ac., at the Southeast corner of said Sherman Economic Development Corporation 7.409 ac., at an ell corner of the herein described tract;

THENCE South 74 deg. 41 min. 12 sec. West, with the general course of a chainlink fence maintaining the North line of said Vanquippum 12.165 ac. and the South line of said Sherman Economic Development Corporation 7.409 ac., passing a chainlink fence corner post at a fence corner and continuing for a total distance of 576.65 ft. to the PLACE OF BEGINNING and containing 13.215 ACRES of land.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown herein under my personal care and direct supervision, and that the corner monument meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

Kate A. Wagner 5/1/18
 Kate A. Wagner, R. L. No. 6578 Date:

I, Brad Douglas, Authorized Agent for Sherman Economic Development Corporation, owner of MBG Sherman Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown herein to the public use forever.

Brad Douglas
 Brad Douglas
 Authorized Agent for Sherman Economic Development Corporation

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Brad Douglas, 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 and in the capacity therein stated.

Given under my hand and seal of office this 1st day of May, 2018.

Robin Dean
 Robin Dean
 Notary Public, Grayson County, Texas
 City of Sherman

This, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this 17th day of April, 2018, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman *Secretary*
 Chairman Secretary

This, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this 27th day of April, 2018, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 5/1/2018
 MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of MBG Sherman Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 27th day of April, 2018, and that the City Council, by formal action, then and there accepted the public dedication of easements and public roadway easements and other public areas, as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

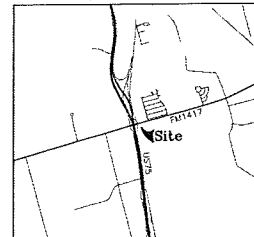
CERTIFIED THIS 1st DAY OF May, 2018, BY *Robin Bailey*
 CITY CLERK, CITY OF SHERMAN, TEXAS

Filed for Record
 in the Official Records of
 Grayson County Clerk
 On: 5/1/2018 2:04:42 PM
 in the PLAT RECORDS
 MBG SHERMAN ADDITION
 Doc Number: 2018-31
 Number of Pages: 2
 Amount: \$5.00
 Order: 20180501001015
 by: JM

Helvey-Wagner Surveying, Inc.
 222 W. Main St., Denison, Texas 75020
 Ph: (803) 463-6191 Fax: (803) 463-4088
 Email: helvey@helvey-wagner.com
 Texas Board of Professional Land Surveying
 Firm Registration No. 10086100

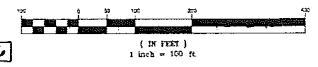
MBG Sherman Addition to the City of Sherman, Texas 13.215 Acres in the Sherrod Dunham Survey Abstract No. 329

Location Map
 (not to scale)



Sherman Economic Development Corporation
 Owner

Job No. CGS57318
 GRAPHIC SCALE



Filed for Record
 in the Official Records of
 Grayson County Clerk
 On: 5/1/2018 2:04:42 PM
 in the PLAT RECORDS
 MBG SHERMAN ADDITION
 Doc Number: 2018-31
 Number of Pages: 2
 Amount: \$5.00
 Order: 20180501001015
 by: JM

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. Electric service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or destruction of the roadway is prohibited.
5. Any existing ditches or drainage channels flowing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot in which they are located by or in respect to the drainage easement 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 herein lies within a Zone "F" (once determined to be within 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 45810C025 F, Revised Date: September 26, 2002.
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.

Helvey-Wagner Surveying, Inc.
 222 W. Main St., Denison, Texas 75020
 Ph: (803) 463-6191 Fax: (803) 463-4088
 Email: helvey@helvey-wagner.com
 Texas Board of Professional Land Surveying
 Firm Registration No. 10086100

- LEGEND - SITE PLAN**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK
 - EASEMENT
 - FIRE LANE STRIPING
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING UNDERGROUND CABLE LINE
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED SIDEWALK
 - EXISTING TREE TO REMAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED WATER METER
 - PROPOSED MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING GATE VALVE
 - EXISTING WATER METER
 - EXISTING MANHOLE
 - EXISTING POWER POLE

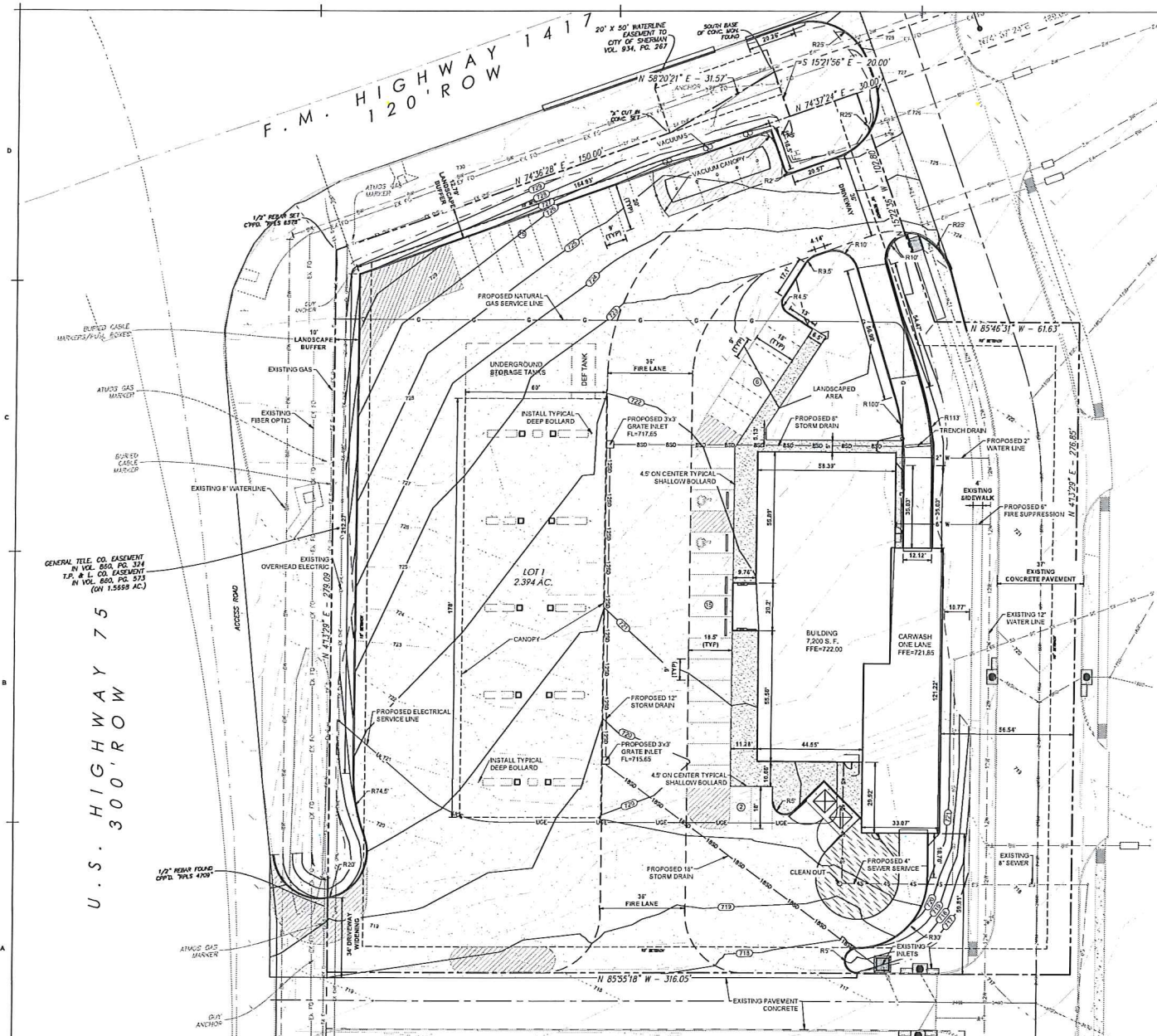
- SITE PLAN NOTES**
- This property is currently zoned "Industrial Park". An application for rezoning will be requested to change the zoning to "C-2 General Commercial".
 - Owner & Applicant: Douglas Distributing
 - 225 E. Forest Ave., Sherman, Texas 75093
 - Proposed Use: Gas Station, Convenience Store, & Car Wash
 - The total proposed site area is 1.553 acres.
 - BUILDING USAGE DETAILS:**
7,200 S.F. Convenience Store (general retail)
1 Car Wash Lane
20 Gas Pumps
 - PARKING ANALYSIS:**
Required Spaces: 3 parking space per 2000 retail + 3 wash lane
(7,200/2000) = 36 Required Retail Spaces
1 Wash Lane = 3 Required Car Wash Spaces
Total Required Parking Spaces: 39 spaces
Total Handicap Spaces Provided: 2 spaces
Total Handicap Spaces Required: 2 spaces
 - This building will be protected by a fire suppression system.
 - According to the Flood Insurance Rate Map for Grayson County, Texas (Map Number 43181C0405F), effective September 29, 2010 no portion of this property is located in a Special Flood Hazard Area.
 - Building setbacks shall comply with the City of Sherman Zoning Ordinance for category "C-2 Commercial".
Front Setback = 15'
Side & Rear Setback = 10'
 - Proposed Site Coverage:**
Total site area is 1.553 acres (S.F.)
Total building area is 10,687 S.F. (10.2% of the total site)
Total parking & sidewalk area is 77,500 S.F. (74.4% of the total site)
Total landscape area is 15,007 S.F. (15.2% of the total site)
 - Landscaping notes:**
Landscaping shall consist of trees, shrubs, and ground cover in the areas depicted on this site plan. All landscape areas shall be irrigated. Landscaping plans shall be submitted with detailed construction drawings for City Permit approval. Landscaping shall be installed during site construction, prior to the issuance of a Certificate of Occupancy. All landscaping will comply with the City of Sherman requirements.
 - Signage will be permitted separately.
 - All construction shall comply with all City of Sherman specifications, details, and guidelines.



1 VICINITY MAP
SCALE: NOT TO SCALE

Certificate of Approval
City of Sherman

1 SITE PLAN
SCALE: 1" = 20'



GENERAL TELE. CO. EASEMENT
IN VOL. 850, PG. 374
T.P. & L. CO. EASEMENT
IN VOL. 850, PG. 375
(ON 1.5599 AC.)

U.S. HIGHWAY 75
300' ROW

F.M. HIGHWAY 1417
120' ROW

MATERIAL LEGEND

COLOR PALETTE WILL COMPLIMENT SCHULMAN'S MBO. PLANS HAVE BEEN REVIEWED BY HODGES & ASSOCIATES.

PANT (P) - E.I.F.s (E) - TEXTURE COAT(TC)

FE1- E1, TC1- BENJAMIN MOORE CLASSIC COLOR 1033

FE2, TC2- BENJAMIN MOORE CLASSIC COLOR #33 MIDNIGHT RIVER

FE3, TC3- BENJAMIN MOORE CLASSIC COLOR 1076 CAJAL AND BRIDGE

FE4, TC4, E4- BENJAMIN MOORE CLASSIC COLOR 1058 DEVEDWOOD TAUPÉ

FE4, TC4- BENJAMIN MOORE COLOR PREVIEW 2091-20 RUSTIC BRICK

FE4, TC4- BENJAMIN MOORE COLOR PREVIEW 2193-10 NATURAL BRONZON COLOR TO COORDINATE WITH BR-1

FE7- TC7, E7- BENJAMIN MOORE COLOR PREVIEW 2124-30 DEEP SILVER COLOR TO COORDINATE WITH M-1

SPECIALLY PAINT:

SP-1 PPG CORAFLOX FLOURPOLYMER COATINGS / SILVERWAVE, ADS1871031

SP-2 METHWEN PANT / MP32155 BLACK MAGIC

BRICK

BR-1 ACVE BRICK, 137 BURGUNDY, SIZE: #20 MORTAR, ARDONS/SAN TAN

STOREFRONT AND GLAZING:

AS-1 STOREFRONT: BLACK ANODIZED ALUMINUM

METAL

M-1 BERRIDGE, LEAD-COTE

STONE

ST-1 LUDER'S LIMESTONE, 102#, ROUGH BACK, COLOR BUFF, RANDOM LENGTH COURSE: 8" X 12" X 16"

CAST STONE

CS-1 UNITED CAST STONE, COLOR: BUFF

CASI STONE



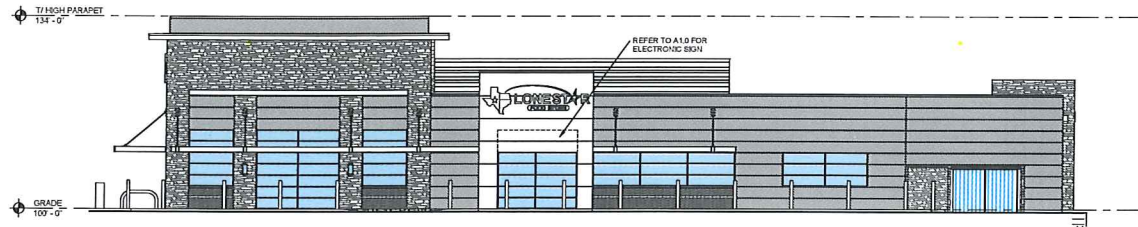
TDLR # EABPR/XXXXX

Issue Date:	8-23-2018
Project No:	15103
Drawn By:	
Checked By:	
Designed By:	
Revision Schedule	
Description	Date

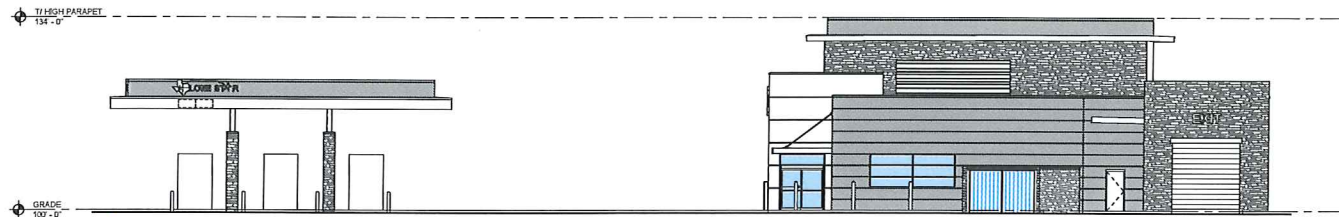
SCHEMATIC DESIGN

BUILDING FINISHES

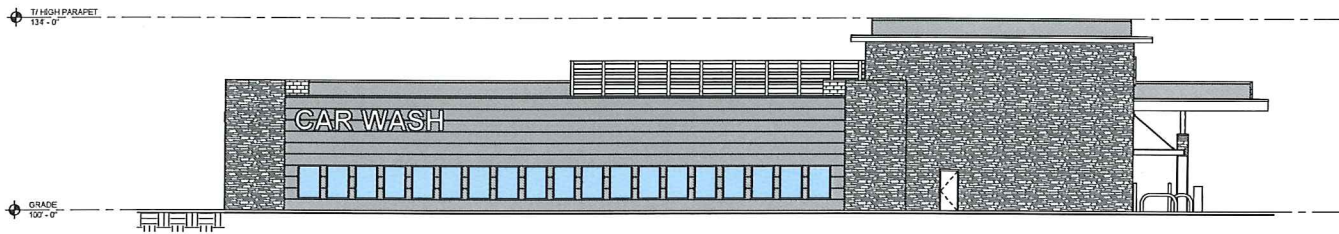
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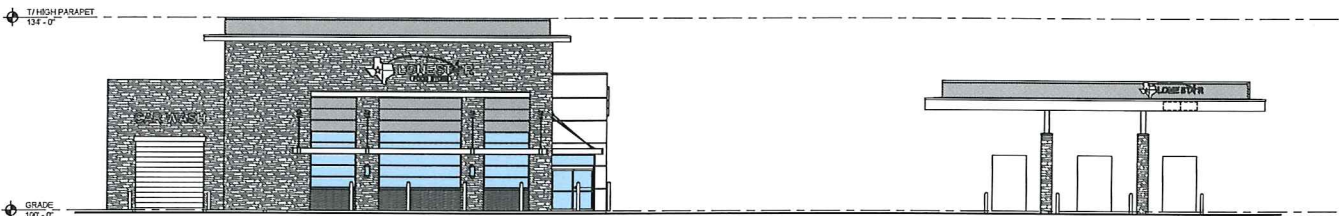
4 EXTERIOR ELEVATION - WEST
A3.1 SCALE: 1" = 10'-0"



3 EXTERIOR ELEVATION - SOUTH
A3.1 SCALE: 1" = 10'-0"



2 EXTERIOR ELEVATION - EAST
A3.1 SCALE: 1" = 10'-0"



1 EXTERIOR ELEVATION - NORTH
A3.1 SCALE: 1" = 10'-0"

STAFF REVIEW LETTER

September 11, 2018

Douglass Distributing
Bill Douglass
325 E. Forest Ave.
Sherman, TX 75090

EIKON
Chris Frerich
1405 W. Chapman Dr.
Sanger, TX 76266

Dear Applicants,

The request for site plan approval for Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park for the property located at 3707 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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 Blalock Industrial Park and the Blalock Commercial Overlay District must be followed.
2. The setbacks from all property lines shall be 55.7 foot, including the vacuum canopy unless a variance is approved.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or FM 1417 (Vietnam Veterans Parkway) right-of-way.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
6. No outside storage/displays are allowed at any time.
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. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
10. Development Agreement required for public infrastructures.
11. The location of the trash receptors must be approved by the Public Works Department.
12. 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.
13. Final site plans, utility, drainage, and grading plans shall be provided and approved by the City Engineering Department.
14. Grading within TxDOT Right-of-Way requires coordination with TxDOT.
15. Water and sewer Pro-Rata will be due at the time of development.
16. Internal water and sewer lines will be privately owned and maintained.

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,



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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

Agenda Item No. 11.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 3707 SOUTH U.S. HIGHWAY 75**

The request of Douglass Distributing (Owner), EIKON (Architect/Engineer) and Chris Frerich (Representative) concerning the property located at 3707 South U. S. Highway 75, being Lot 1, Block 1, MBG Sherman Addition, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park

Background:

The property is located at 3707 South U.S. Highway 75; the southeast corner of Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). It is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to construct Legacy Village Gas Station, Convenience Store and Car Wash at this location. The convenience store will be approximately 7,200 square foot; the exterior will be brick with stone accents. There will be a one-car wash lane and a fueling station canopy with twenty gas pumps, parking will be provided for 39 spaces. A landscape buffer will be landscaped and irrigated along FM 1417 (Vietnam Veteran's Parkway) and Highway 75 access road; it will consists of trees, shrubs and ground cover.

Adjacent Zoning:

Blalock Commercial Overlay District
Blalock Industrial Park

Origination:

Douglass Distributing (Owner)
EIKON (Architect/Engineer)
Chris Frerich (Representative)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

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:

43

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.3.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Lot 2 and Lot 3 of Bob Allen Addition, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition; Wornat-Weatherford, LLC, Owners; and Goodwin-Lasiter-Strong, Surveyor (2607 Loy Lake Road)

Issue:

To consider Replat approval of Lot 2 and Lot 3 of Bob Allen Addition, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition, located at 2607 Loy Lake Road

Background:

The property is located at 2607 Loy Lake Road, between Lamberth Road and U.S. Highway 82. The property is zoned a C-O (Office) District. The owners would like to replat two lots into one lot to construct an office for the Department of Family & Protective Services.

Origination:

Wornat-Weatherford, LLC (Owners)
Goodwin-Lasiter-Strong (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

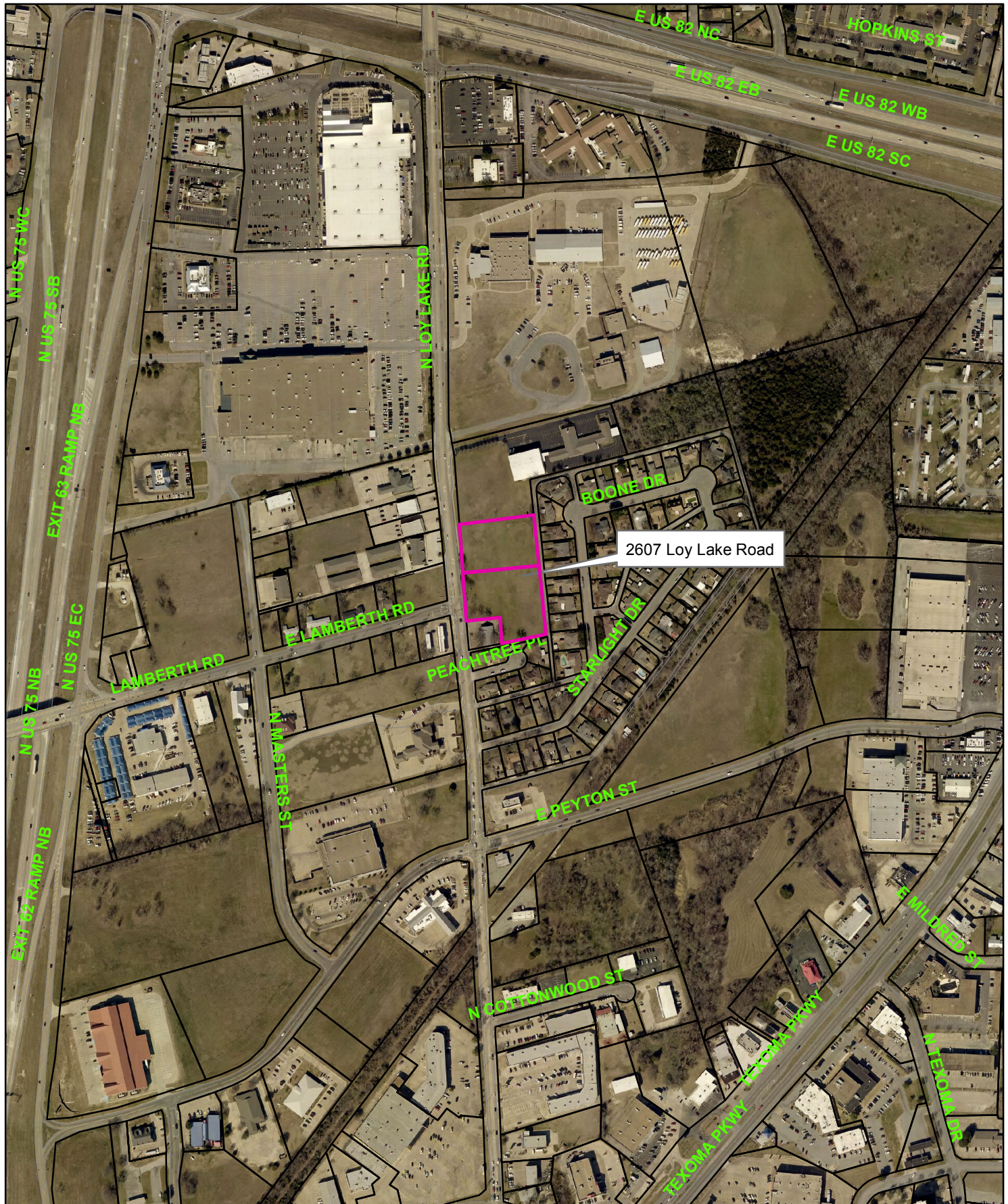
Location Map

Zoning Map

Replat

Staff Review Letter

P&Z Communication

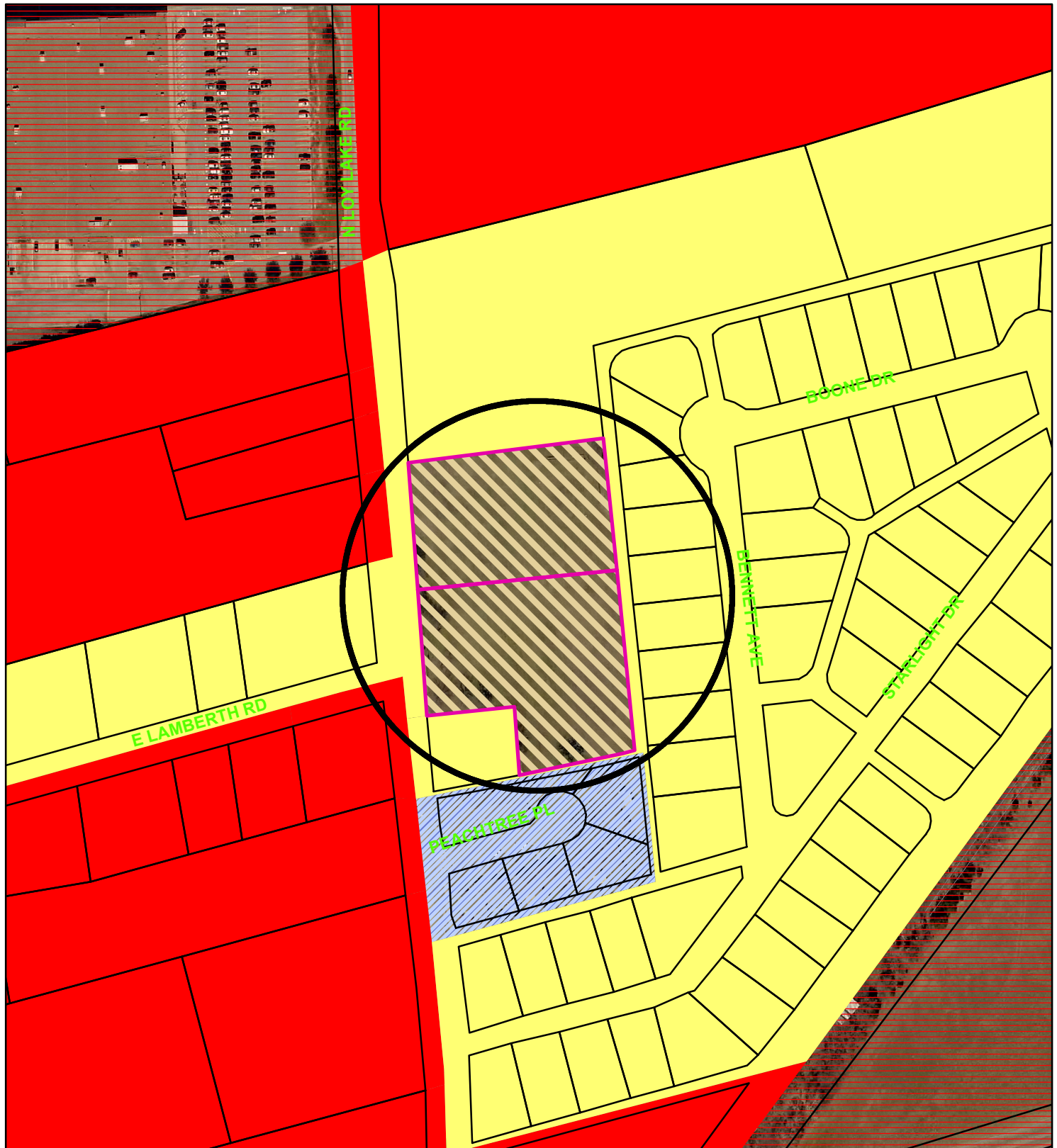


2607 Loy Lake Road



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2607 Loy Lake 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: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.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



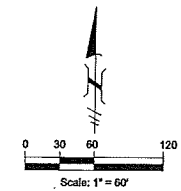
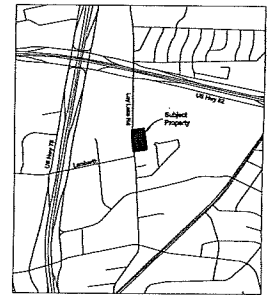
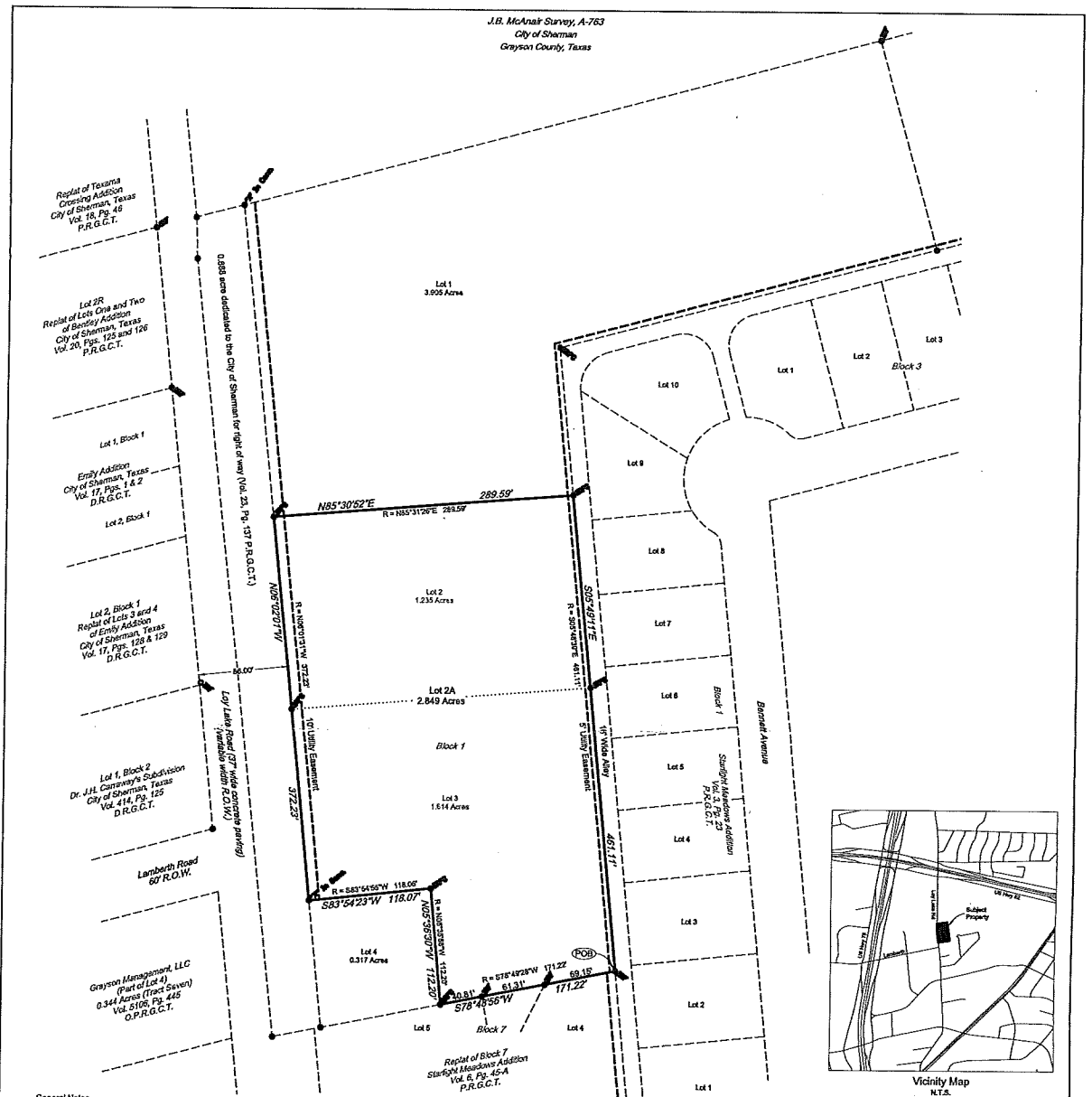
NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

J.B. McAnair Survey, A-763
City of Sherman
Grayson County, Texas



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 to be provided by Oncor Electric Delivery Company.
4. The property shown on the plat herein 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. 48181C0290 F, Revised Date: September 29, 2010.
5. 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.
6. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
7. Current zoning for subject property is commercial.
8. The bearing basis is Grid North derived from Static GPS sessions in the Texas State Plane Coordinate System, North Central Texas Zone on Control Monuments and processed through NGS-OPUS. The combined scale factor used was 0.999993393. All distances shown are ground distances.

Legend

	Found Iron Rod (Dipped RPLS 6078)
	Found Iron Rod
	Found 7" In Concrete
	Pole
	Deed Records, Grayson County, Texas
	Plat Records, Grayson County, Texas
	Official Public Records, Grayson County, Texas
	Record Measurements

The division of property by paths & bounds does not conform to Local Government Code Chapter 252 & 253

See attached Redlines This information was not provided at the time of survey.

Replat of Lot 2 and Lot 3 of
Bob Allen Addition to
City of Sherman, Texas
2.849 Acres in the
J.B. McAnair Survey, A-763
City of Sherman
Grayson County, Texas

RAYMOND SURVEY & MAPPING - A DIVISION OF GOODWIN-LASITER-STRONG, INC.			
3001 W. BRADSHAW STREET - DALLAS, TEXAS 75243 - (214) 735-8733 - WWW.RAYMONDSURVEY.COM - 10/14/2014 10:11:00AM			
	Date:	Drawn By:	App'd By:
	8-26-14	RS	AS
	Client:	City of Sherman	Job #
	Replat of Lot 2 and Lot 3 of Bob Allen Addition to City of Sherman, Texas, 2.849 Acres in the J.B. McAnair Survey, A-763, City of Sherman, Grayson County, Texas.	Sheet No.	643062
		1 of 2	
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STAFF REVIEW LETTER

September 10, 2018

Wornat-Weatherford, LLC
207 Craik Street
Marlin, TX 76661

Raymond Survey & Mapping
Goodwin-Lasiter, Inc.
202 W. Brazos St.
Groesbeck, TX 76642

Dear Applicants,

The request for approval of the Replat of Lot 2 and Lot 3 of Bob Allen Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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. 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.
6. Water and Sewer Pro-Rata will be due at the time of development.
7. Parking will be permitted on private property only.
8. Show ownership block (name, mailing address) on both pages.
9. Any other changes made to the plat prior to the fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 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
Danny Fuller, 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. 6.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2607 LOY LAKE ROAD**

The request of Wornat-Weatherford, LLC (Owners) Goodwin-Lasiter-Strong (Surveyor) concerning the property located at 2607 Loy Lake Road, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 2 and Lot 3 of Bob Allen Addition

Background:

The property is located at 2607 Loy Lake Road between Lamberth Road and U.S. Highway 82. The property is zoned a C-O (Office) District. The owners would like to replat two lots into one lot to construct an office for the Department of Family & Protective Services.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Wornat-Weatherford, LLC (Owners)

Goodwin-Lasiter-Strong (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:

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.4.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Second Replat Approval of Lot 3, Block 1, Dr. J.H. Carraway Subdivision, being all of Lots 1 and 2 of the Replat of Lot 3, Block 1, Dr. J.H. Carraway's Subdivision, containing 2.338 acres in the J.B. McAnair Survey, Abstract No. 763; Ameristate Bank and Nhat Nguyen Investments, LLC, Owners; and Underwood Drafting & Surveying, Surveyor (2515 Masters Street)

Issue:

To consider Second Replat approval of Lot 3, Block 1, Dr. J.H. Carraway Subdivision, being all of Lots 1 and 2 of the Replat of Lot 3, Block 1, Dr. J.H. Carraway's Subdivision, containing 2.338 acres in the J.B. McAnair Survey, Abstract No. 763, located at 2515 Masters Street

Background:

The property is located at 2515 Masters Street, between Lamberth Road and Peyton Street. The property is zoned a C-1 (Retail Business) District. The owners would like to replat the property into two lots for commercial development.

Origination:

Ameristate Bank and Nhat Nguyen Investments, LLC (Owners)
Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Second Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

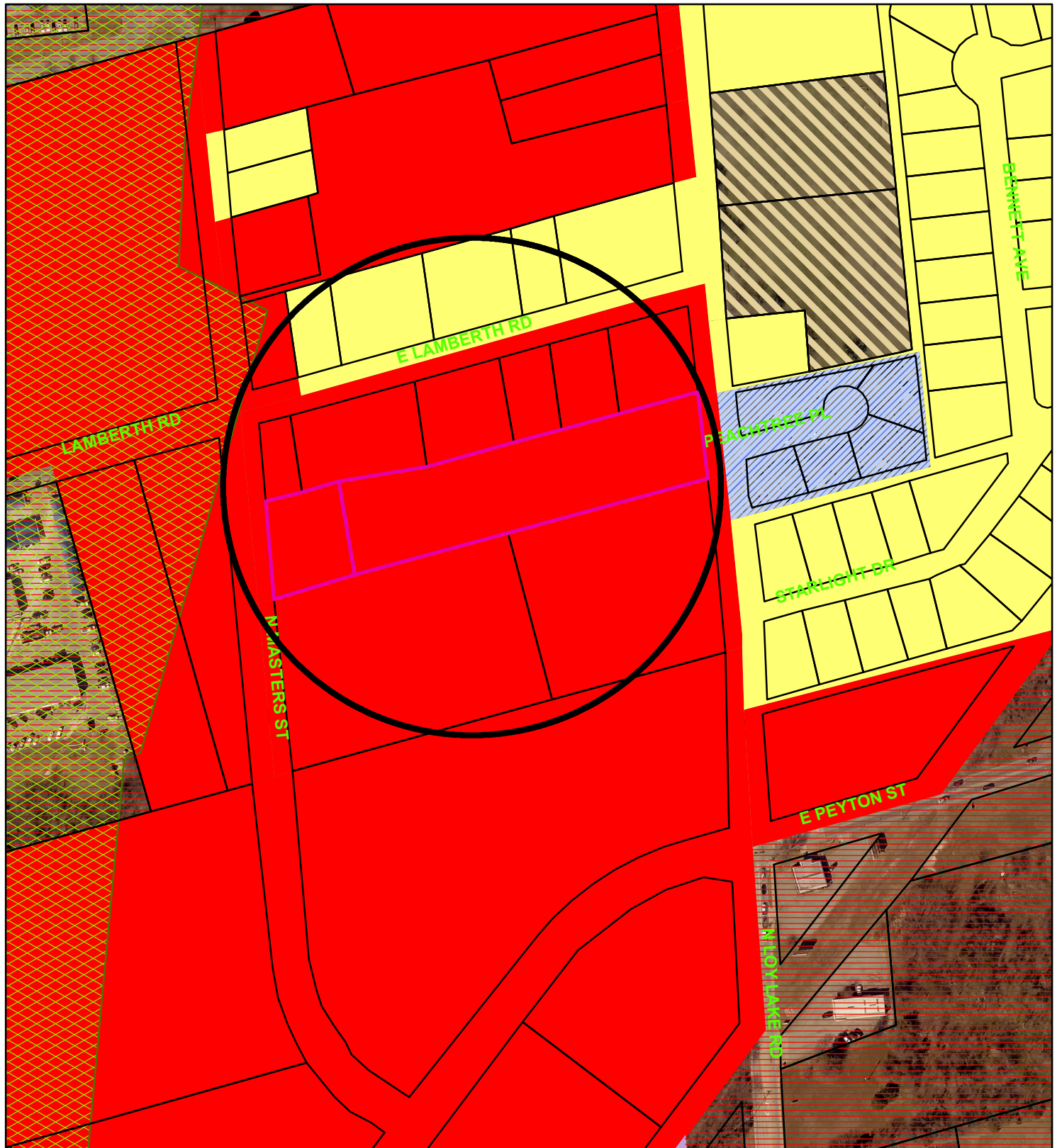
Location Map

Zoning Map

Replat

Staff Review Letter

P&Z Communication



Zoning - 2515 Masters Street

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock 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

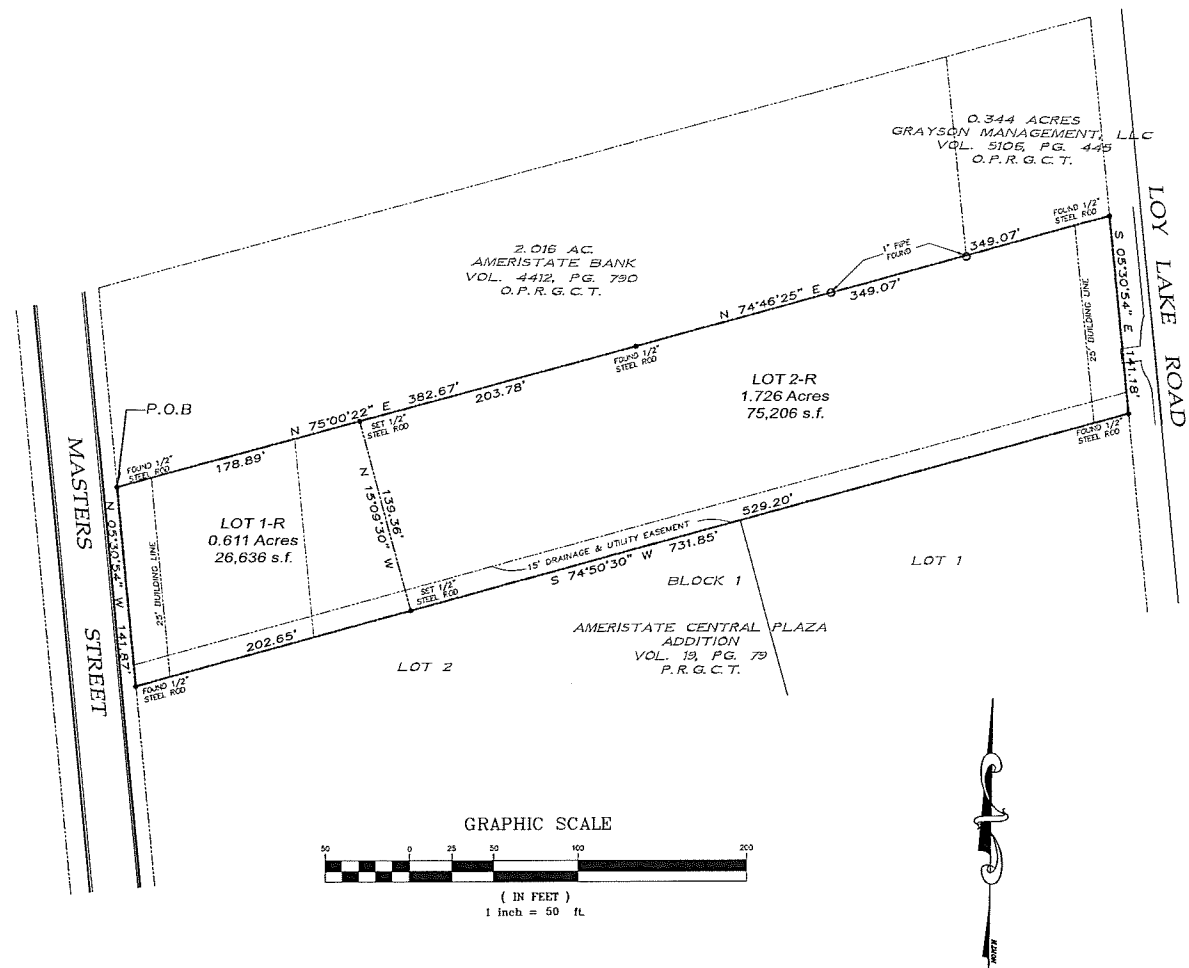


NOT TO SCALE

1 in = 224 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



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

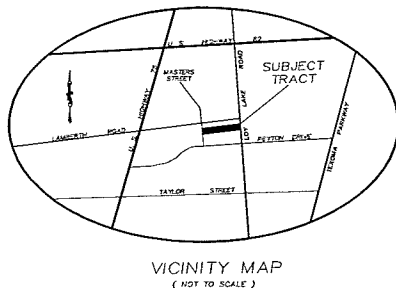
SECOND REPLAT
 of
LOT 3, BLOCK ONE
DR. J.H. CARRAWAY
SUB-DIVISION
 AN ADDITION TO THE CITY OF
 SHERMAN, TEXAS
 2.338 ACRES OUT OF THE
 J. B. McANAIR SURVEY
 ABST. NO. 763
 GRAYSON COUNTY, TEXAS
 08-20-2018

OWNERS/DEVELOPER
 NHAT NGUYEN INVESTMENTS
 2515 MASTERS STREET
 SHERMAN, TX 75090
 903-893-2800
 AND
 AMERISTATE BANK
 2410 LOY LAKE ROAD
 SHERMAN, TX 75090

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



VICINITY MAP
 (NOT TO SCALE)

LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being part of the J. B. McAnair Survey, Abstract No. 763, being all of Lots One and Two the Replat of Lot 3, Block One, Dr. J. H. Carraway Sub-Division, an Addition to the City of Sherman, Texas as recorded in Volume 15, Page 24, Plat Records, Grayson County, Texas, and being further described by metes and bounds as follows:

Beginning at a found $\frac{1}{4}$ " steel rod, said rod being the northwest corner of herein described tract of land, being the southwest corner of a 2.018 acre tract being called Tract One, conveyed to AMERISTATE BANK by deed recorded in Volume 4412, Page 790, Official Public Records, Grayson County, Texas, and also being located on the East right-of-way of Masters Street;

Thence North $75^{\circ}00'22''$ East with the north line of said addition, a distance of 382.67 feet to a found $\frac{1}{4}$ " steel rod;

Thence North $74^{\circ}46'25''$ East, and continuing with said north line, a distance of 349.07 feet to a found $\frac{1}{4}$ " steel rod, said rod being the northeast corner of herein described tract and being located on the West right-of-way of Loy Lake Road;

Thence South $05^{\circ}30'54''$ East with the West right-of-way of Loy Lake Road, a distance of 141.18 feet to a found $\frac{1}{4}$ " steel rod, said rod being the Southeast corner of herein described tract, the Northeast corner of Ameristate Central Plaza Addition recorded as in Volume 19, Page 78, Plat Records, Grayson County, Texas;

Thence South $74^{\circ}50'30''$ West, with the north line of said Ameristate Central Plaza Addition a distance of 731.85 feet to a found $\frac{1}{4}$ " steel rod, said rod being the southwest corner of herein described tract, the northwest corner of said Ameristate Central Plaza Addition, and also being located on the East right-of-way of Masters Street;

Thence North $05^{\circ}30'54''$ West with said East right-of-way, a distance of 141.87 feet to the POINT -OF-BEGINNING and containing 2.338 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2018, 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, THE SECOND REPLAT of LOT 3, BLOCK ONE, DR. J.H. CARRAWAY SUB-DIVISION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2018, 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 _____, 2018.

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

SECOND REPLAT
 of
LOT 3, BLOCK ONE
DR. J.H. CARRAWAY
SUB-DIVISION
 AN ADDITION TO THE CITY OF
 SHERMAN, TEXAS
 2.338 ACRES OUT OF THE
 J. B. McANAIR SURVEY
 ABST. NO. 763
 GRAYSON COUNTY, TEXAS
 08-20-2018

OWNERS/DEVELOPER
 NHAT NGUYEN INVESTMENTS
 2515 MASTERS STREET
 SHERMAN, TX 75090
 903-893-2800
 and
 AmeriState Bank
 2410 Loy Lake Road
 Sherman, TX 75090

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, NHAT NGUYEN INVESTMENTS and AMERISTATE BANK, do hereby adopt this plat designating the hereinabove properly as the SECOND REPLAT of LOT 3, BLOCK ONE, DR. J.H. CARRAWAY SUB-DIVISION, 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 anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2018.

NHAT NGUYEN INVESTMENTS
 By: Dr. Michael Nguyen

AMERISTATE BANK
 By: Ron Westervelt
 Market President

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 Dr. Michael Nguyen 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 _____, 2018.

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

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 Ron Westervelt 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 _____, 2018.

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



STAFF REVIEW LETTER

September 10, 2018

Nhat Nguyen Investments
2515 Masters Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Ameristate Bank
2410 Loy Lake Road
Sherman, TX 75090

Dear Applicants,

The request for approval of the Second Replat of Lot 3, Block 1, Dr. J.H. Carraway Sub-division has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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. "Second Replat" on Addition block needs to be more prominent.
6. 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.
7. Any other changes made to the plat prior to the fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
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
Danny Fuller, 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: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2515 MASTERS STREET**

The request of Ameristate Bank and Nhat Nguyen Investments, LLC (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2515 Masters Street, being part of Lots 1 and 2, Block 1 of the Replat of Lot 3, Dr. J.H. Carraway's Addition, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Block 1, Dr. J.H. Carraway Subdivision.

Background:

The property is located at 2515 Masters Street between Lamberth Road and Peyton Street. The property is zoned a C-1 (Retail Business) District. The owners would like to replat the property into two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ameristate Bank and Nhat Nguyen Investments, LLC (Owners)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.5.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Block 2 and Block 3, West Canyon Creek Estates, Section 3, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, LTD, Owners; Lynn Vessels Construction, LLC, Developer; and Underwood Drafting & Surveying, Surveyor (3300 block of Canyon Creek Drive and 2700 block of Hillview Lane)

Issue:

To consider Replat approval of Block 2 & Block 3, West Canyon Creek Estates, Section 3, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288, located in the 3300 block of Canyon Creek Drive and the 2700 block of Hillview Lane

Background:

The property is located in the 3300 block of Canyon Creek Drive and the 2700 block of Hillview Lane, next to the new Pecan Grove Park in west Sherman. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into nineteen lots for residential development.

Origination:

West Canyon Creek Estates LTD (Owners)
Lynn Vessels Construction, LLC (Developer)
Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning & 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

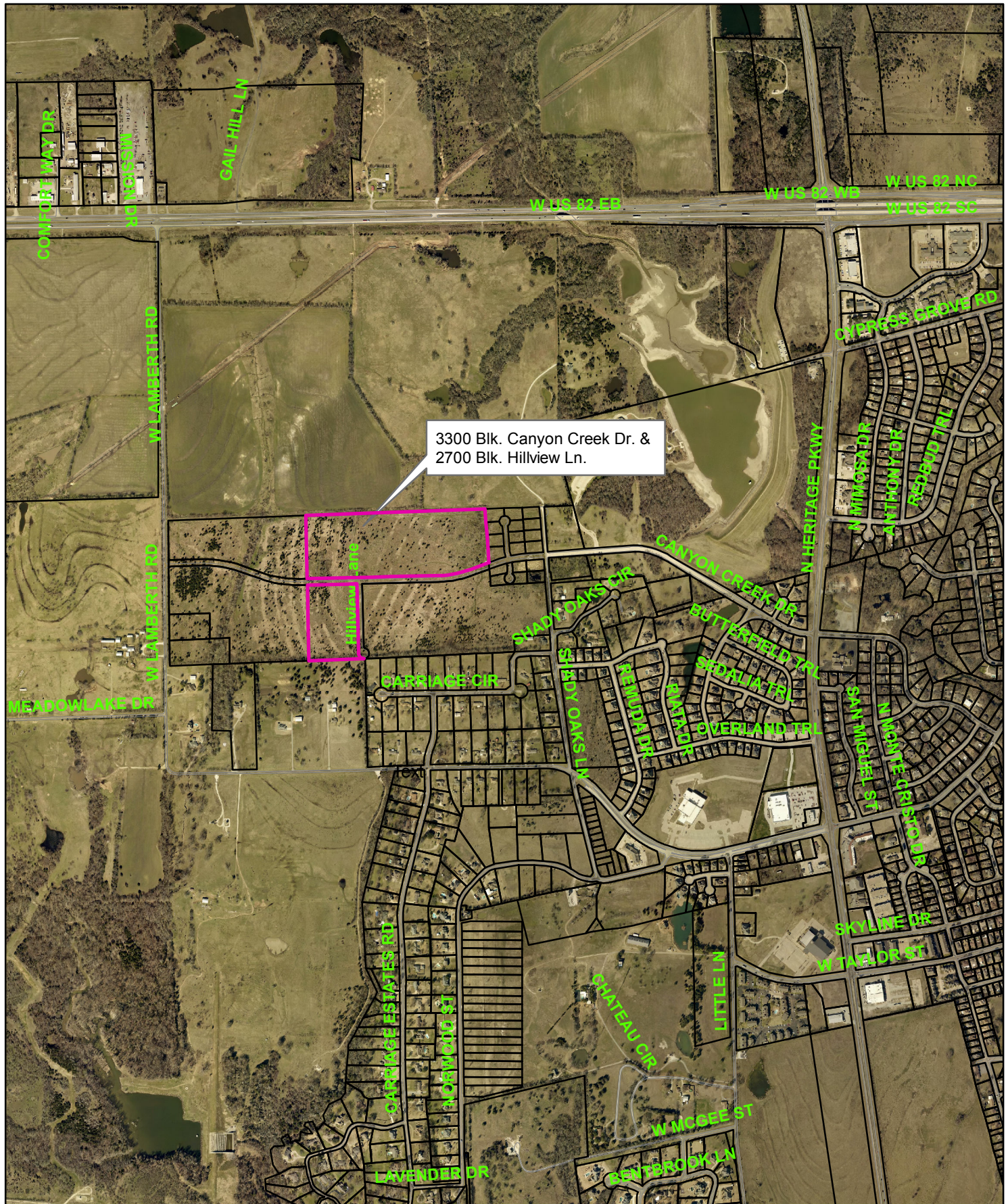
Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter

P&Z Communication



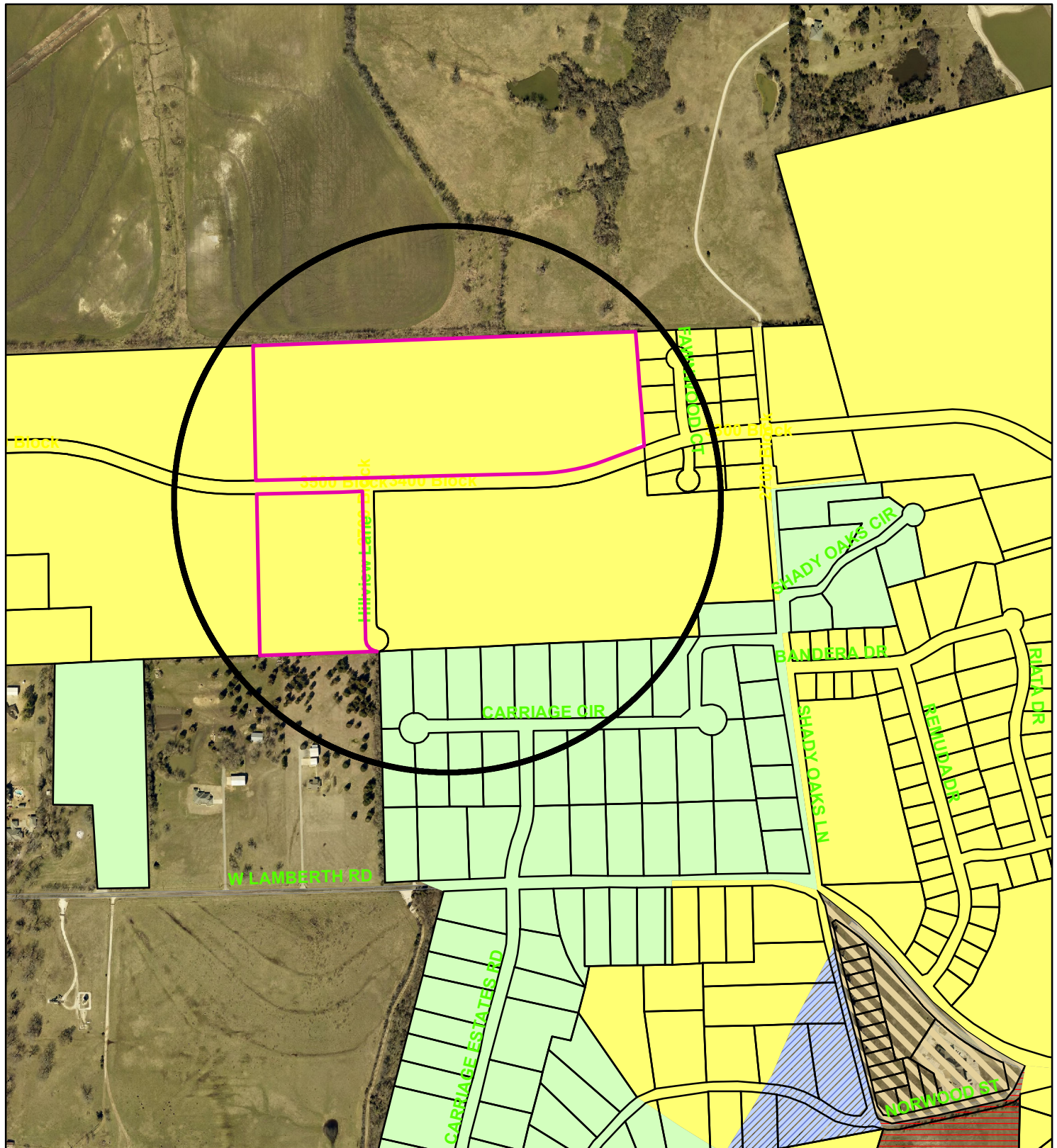
3300 Blk. Canyon Creek Dr. &
2700 Blk. Hillview Ln.



3300 Blk. Canyon Creek Drive & 2700 Blk. Hillview Lane



1 in = 1,221 ft



Zoning - 3300 Block Canyon Creek Dr. & 2700 Block Hillview Lane

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Bialack Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Bialack 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 = 600 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3300 Block Canyon Creek Drive



2700 Block Hillview Lane





STAFF REVIEW LETTER

September 10, 2018

West Canyon Creek Estates, Ltd.
1951 Fort Worth Highway, Ste. 105
Weatherford, TX 76086

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Block 2 and Block 3, West Canyon Creek Estates, Section 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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. Show Point of Beginning on Block 2.
6. Ensure set and found monuments on drawing are correct.
7. Remove 5' Sidewalk Easement from drawing.
8. Verify cul-de-sac requirements with Fire Marshall.
9. 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.
10. 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
Danny Fuller, 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. 9.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 3300 BLOCK CANYON CREEK DRIVE & 2700 BLOCK HILLVIEW LANE**

The request of West Canyon Creek Estates LTD (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3300 Block of Canyon Creek Drive and the 2700 Block of Hillview Lane, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Replat approval Block 2 & Block 3, West Canyon Creek Estates, Section 3.

Background:

The property is located in the 3300 block of Canyon Creek Drive and the 2700 block of Hillview Lane, next to the new Pecan Grove Park in west Sherman. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into nineteen lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

West Canyon Creek Estates LTD (Owners)
Lynn Vessels Construction, LLC (Developer)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

2

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.6.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Sherman High School Addition, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625; Sherman ISD, Owners; Teague, Nall & Perkins, Civil Engineer/Surveyor; and Mike Wilson, Representative (2900 block of West O.B. Groner Road)

Issue:

To consider Final Plat approval of Sherman High School Addition, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625, located in the 2900 block of West O.B. Groner Road

Background:

The property is located in the 2900 block of West O.B. Groner Road (proposed future West Travis Street Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to plat the property into two lots to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman.

Origination:

Sherman ISD (Owners)
Teague, Nall & Perkins (Civil Engineer/Surveyor)
Mike Wilson (Representative)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

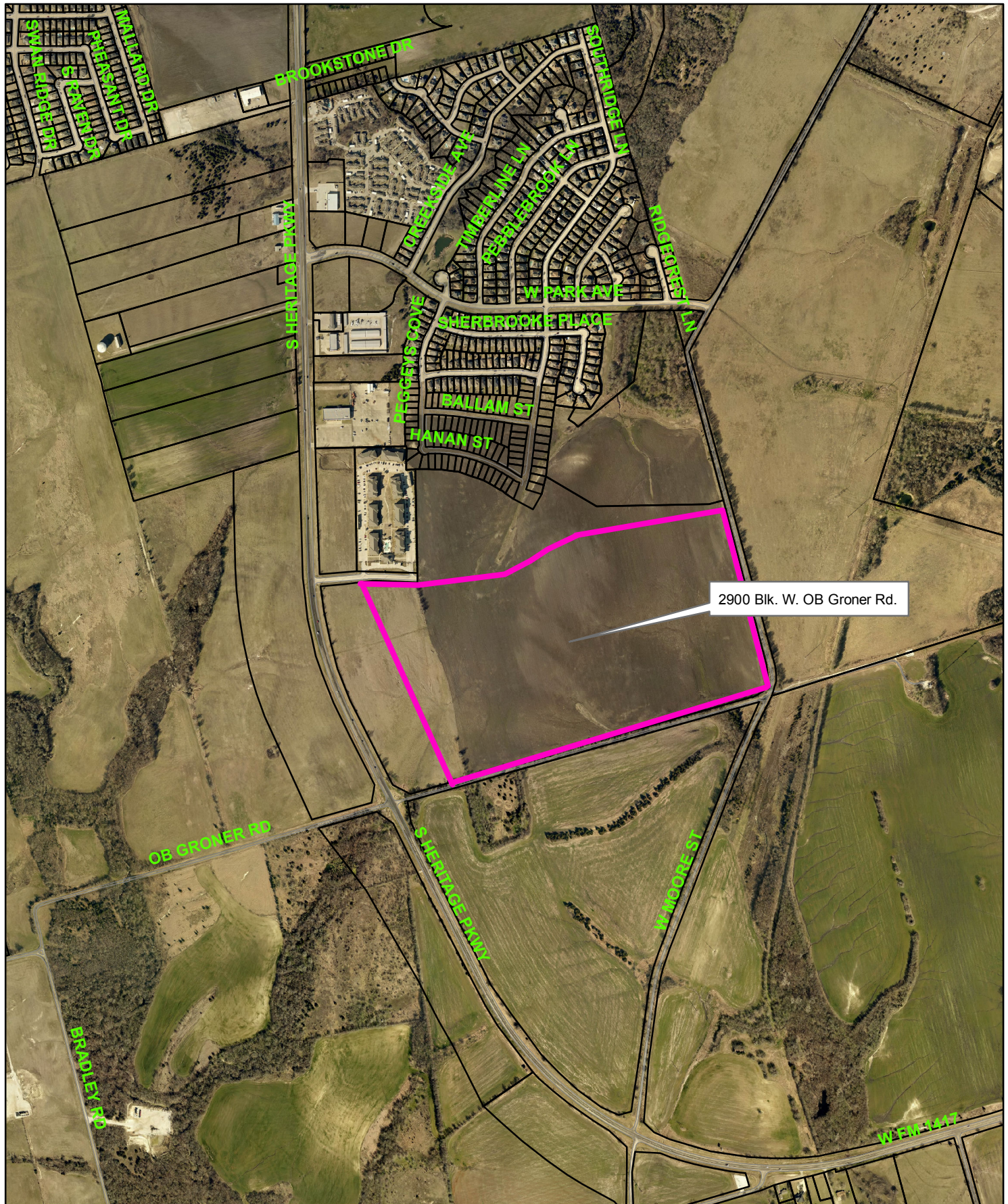
Location Map

Zoning Map

Final Plat

Staff Review Letter

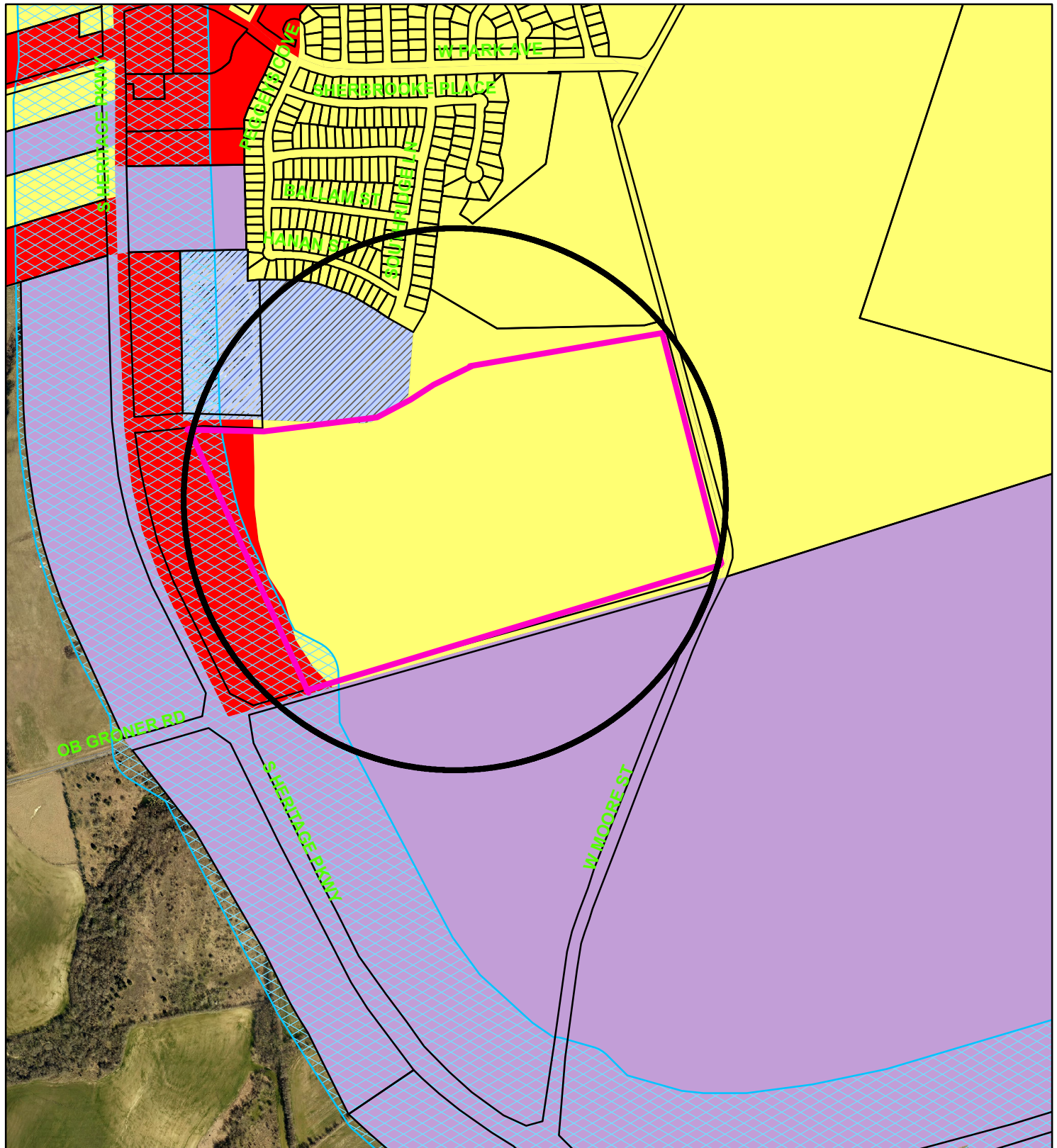
P&Z Communication



2900 Block W. O.B. Groner Road



1 in = 1,000 ft



Zoning - 2900 Blk. West O.B. Groner 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: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.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 = 800 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



STAFF REVIEW LETTER

September 10, 2018

Sherman Independent School District
2701 Loy Lake Road
Sherman, TX 75090

Teague Nall & Perkins
1517 Centre Place Dr., Ste. 320
Denton, TX 76205

Dear Applicants,

The request for approval of the Final Plat of Sherman High School Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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. Show ownership block with owner name and address on both pages.
6. Development Agreement required for Public Infrastructures.
7. Water and sewer Pro-Rata will be due at the time of development.
8. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
9. Require a 20' Utility Easement over all proposed public utilities. Coordinate with Engineering Department.
10. Privately owned and maintained detention in accordance with City criteria is required.
11. Correct misspelling of O.B. Groner in legal description for Lot 1, Block B.
12. 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.
13. 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
Danny Fuller, 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. 10.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2900 BLOCK W. O. B. GRONER ROAD**

The request of Sherman ISD (Owners), Teague, Nall & Perkins (Civil Engineer/Surveyor) and Mike Wilson (Representative) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:

Planning and Zoning Commission

Final Plat approval of Sherman High School Addition.

Background:

The property is located in the 2900 Block of West O.B. Groner Road (proposed future West Travis Street Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to plat the property into two lots to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Sherman ISD (Owners)

Teague, Nall & Perkins (Civil Engineer/Surveyor)

Mike Wilson (Representative)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.7.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Lot 1, Block 1, Osmani's First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A - Page 1, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A - Page 1, containing 0.532 acres; Ty Osmani, Owner; and Underwood Drafting & Surveying, Surveyor (429 North Sam Rayburn Freeway)

Issue:

To consider Replat approval of Lot 1, Block 1, Osmani's First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A – Page 1, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A – Page 1, containing 0.532 acres, located at 429 North Sam Rayburn Freeway

Background:

The property is located at 429 North Sam Rayburn Freeway, the southeast corner of Washington Street and Sam Rayburn Freeway. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District and the Sam Rayburn Overlay District. The owner would like to replat the property into one lot for commercial development.

Origination:

Ty Osmani (Owner)

Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

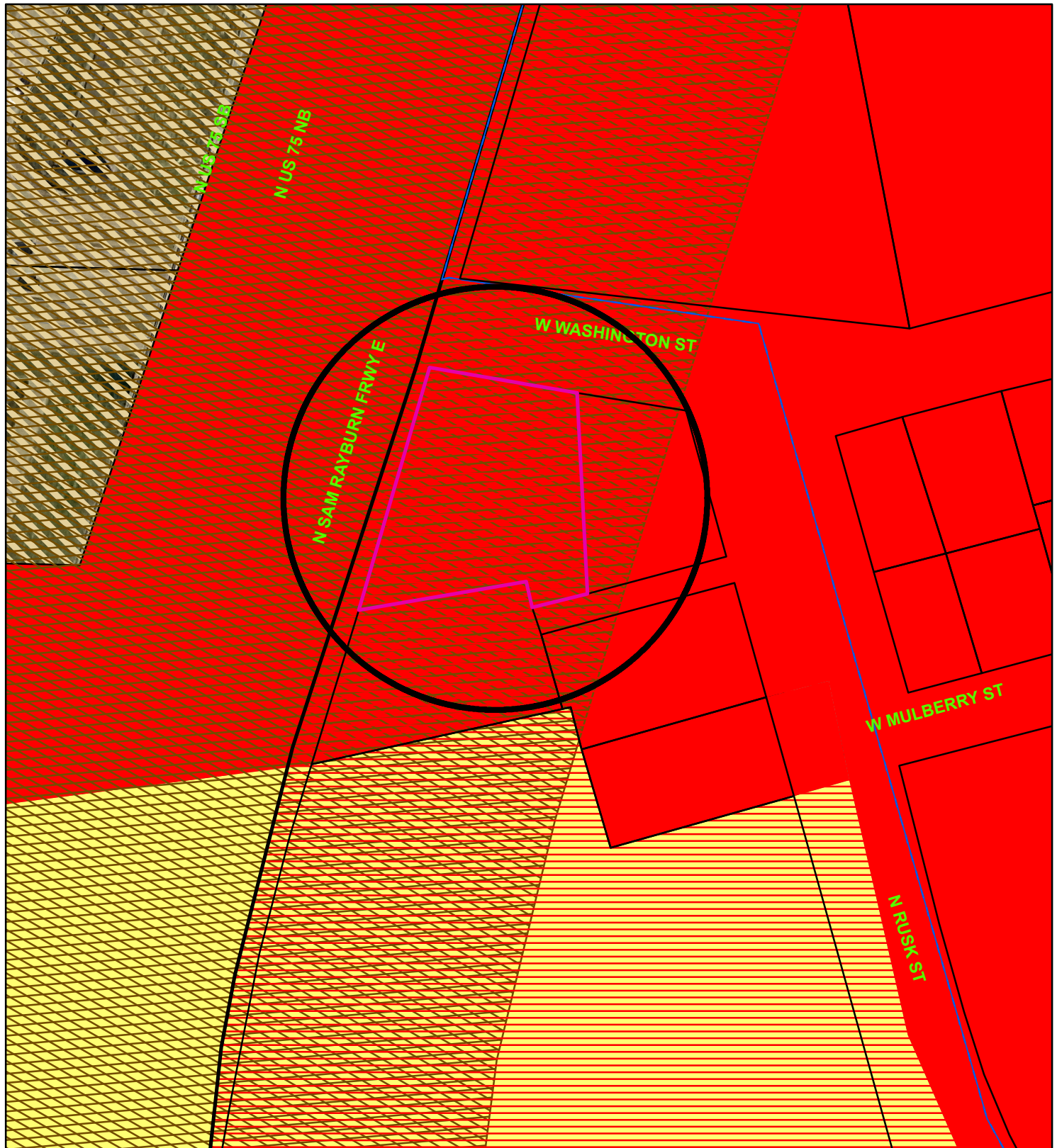
Location Map

Zoning Map

Replat

Staff Review Letter

P&Z Communication



Zoning - 429 N. Sam Rayburn Freeway

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

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 = 100 ft



STAFF REVIEW LETTER

September 10, 2018

Ty Osmani
4916 Texoma Parkway
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Final Plat of Lot 1, Block 1, Osmani's First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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 and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on drawing.
6. Show floodplain area on drawing.
7. Show found railroad spike on Northeast corner of subject property.
8. No structures will be permitted within easements.
9. All requirements of the Floodplain Ordinance should be followed.
10. The City of Sherman does not maintain alleys.
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
Danny Fuller, 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. 17.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 429 N. SAM RAYBURN FREEWAY**

The request of Ty Osmani (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 429 North Sam Rayburn Freeway, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A – Page 1, containing 0.532 acres, as follows

Planning and Zoning Commission

Replat approval of Lot 1, Block 1, Osmani's First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A – Page 1

Background:

The property is located at 429 North Sam Rayburn Freeway, the southeast corner of Washington Street and Sam Rayburn Freeway. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District and the Sam Rayburn Overlay District. The owners would like to replat the property into one lot for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ty Osmani (Owner)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.8.

Meeting Date: 10/15/2018

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ), being 6.842 acres in the Alfred Hume Survey, Abstract No. 522; Kacy Cheyenne Goode Hawkins, Owner; and Underwood Drafting & Surveying, Surveyor (2712 Plainview Road)

Issue:

To consider Final Plat approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ), being 6.842 acres in the Alfred Hume Survey, Abstract No. 522, located at 2712 Plainview Road.

Background:

The property is located at 2712 Plainview Road, the southwest corner of Plainview Road and F.M. 1417 (Heritage Parkway). A portion of the property is in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owners would like to plat the property into two lots.

Origination:

Kacy Cheyenne Goode Hawkins (Owner)
Underwood Drafting and Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the September 18, 2018 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

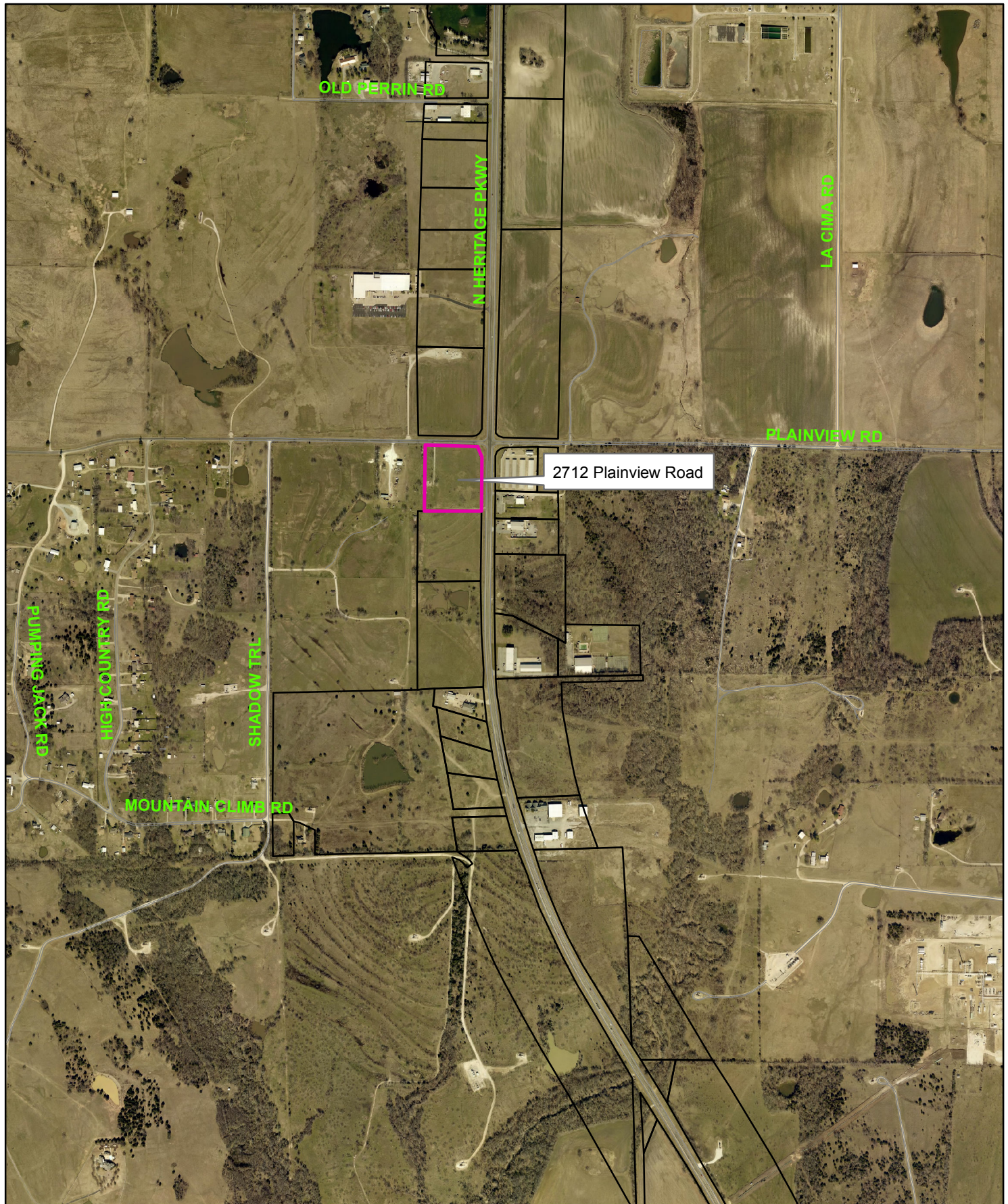
Location Map

Zoning Map

Final Plat

Staff Review Letter

P&Z Communication

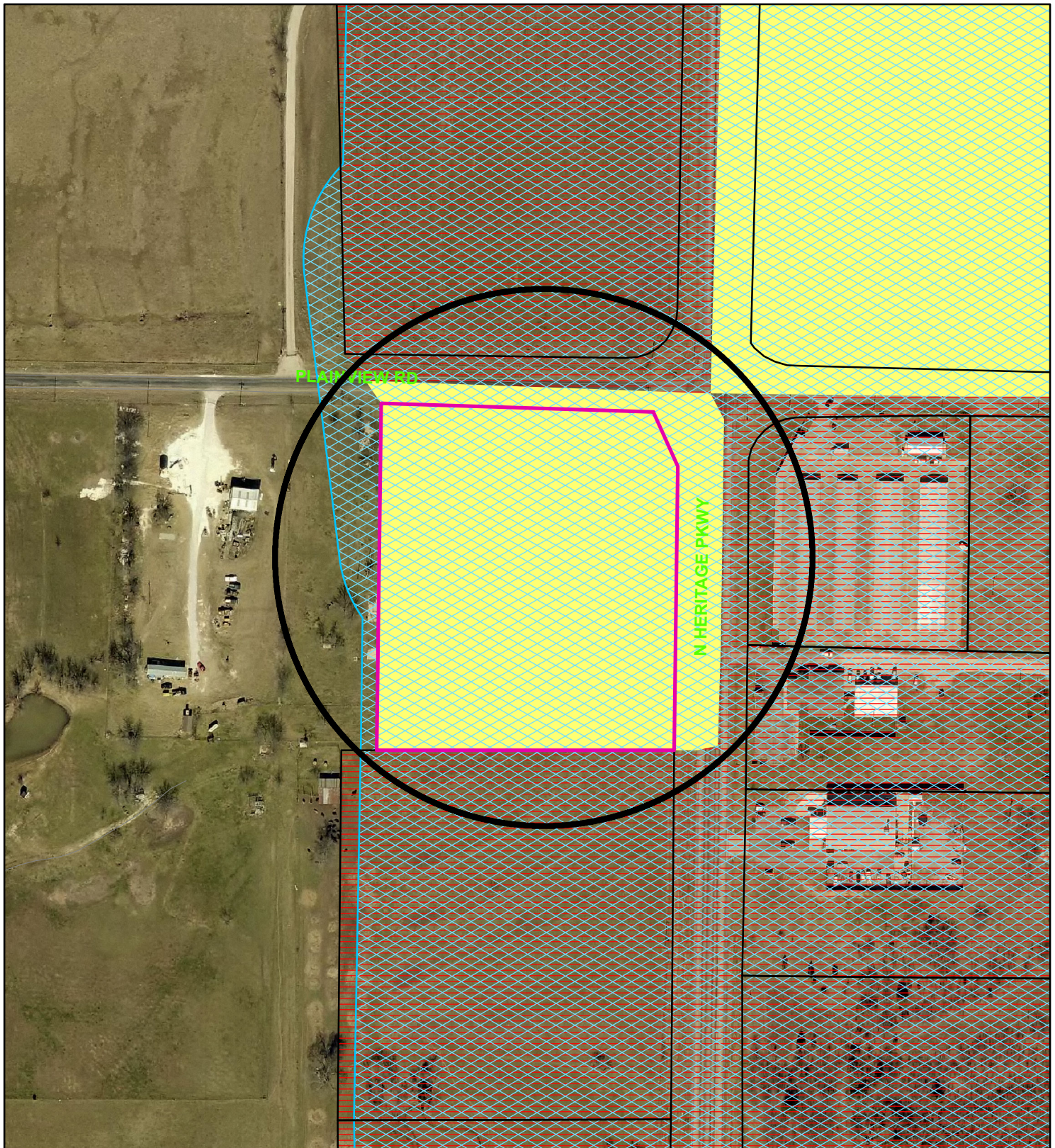


2712 Plainview Road



NOT TO SCALE

1 in = 1,000 ft



Zoning - 2712 Plainview 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

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



STAFF REVIEW LETTER

September 10, 2018

Kacy Cheyenne Goode Hawkins
2774 Plainview Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Goode Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 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. No additional drive approaches will be permitted off of FM 1417.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Water and sewer Pro-Rata will be due at the time of development.
7. Require a 35' Right of Way dedication along Plainview Road.
8. Remove Utility Easement along south property line.
9. Require a 20' Utility Easement along Plainview Road and FM 1417.
10. Verify gas line location along Plainview Road and dedicate 10' Utility Easement around said gas line.
11. Privately owned and maintained detention in accordance with City criteria is required.
12. 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.
13. 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
Danny Fuller, 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: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2712 PLAINVIEW ROAD**

The request of Kacy Cheyenne Goode Hawkins (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2712 Plainview Road, being 6.842 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Final Plat approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 2712 Plainview Road, the southwest corner of Plainview Road and FM 1417 (Heritage Parkway). A portion of the property is in the City of Sherman's extra territorial jurisdiction. The owners would like to plat the property into two lots.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Kacy Cheyenne Goode Hawkins (Owner)

Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 10/15/2018

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2018 Council Calendar

2018

JANUARY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
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FEBRUARY						
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DECEMBER						
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1/1/2018	New Year's Day/Regular City Council Meeting on 01/02/2018
2/28/2018	Called Council Meeting - Training Session for Council Members
4/27/2018	Called Budget Planning Mtg in Council Chambers
6/14/2018	Called Budget Workshop in Council Chambers
6/15/2018	Called Budget Workshop in Council Chambers - Cancelled
7/2/2018	City Council Meeting - Cancelled
9/27/2018	Called Joint Meeting with SEDCO Board in Council Chambers
9/3/2018	Labor Day/Regular City Council Meeting on 09/04/2018

[illegible]