

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, SEPTEMBER 18, 2017
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER SHAWN C. TEAMANN**
- A. 3. INVOCATION BY COUNCIL MEMBER SHAWN C. TEAMANN**

Oath of Office

- B. 1. OATH OF OFFICE**

Approval of Minutes

- C. 1. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING OF SEPTEMBER 5, 2017**

Public Hearing

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6056**
Ordering a Special Election of the Qualified Voters of the City of Sherman, Texas, on the 7th day of November, 2017, for the Purpose of Electing One (1) Council Member, At-Large, Place 1 to Fill an Unexpired Term until November 2018, for Said City; Providing That Said Election Shall be Held Jointly with Grayson County, Texas; Designating Election Precincts; Appointing Election Officials; Providing for Notice of Said Election; Providing for the Use of Direct Recording Electronic Voting Equipment; Providing for Early Voting
- D. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6057**
Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", by Adding a New Article 13.10 to be entitled "Municipal Drainage Utility System", Division 1 to be entitled "Creation and Administration"; Establishing a Municipal Drainage Utility System; Providing for Drainage Service, Billing, Exemptions, Drainage Charges, and Appeals; Providing for a Criminal Penalty of a Fine not to Exceed the Sum of Two Thousand Dollars (\$2,000.00); Providing for an Effective Date
- D. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6058**
Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", Article 13.10, entitled "Municipal Drainage Utility System", by Adding a New Division 2 to be entitled "Municipal Drainage Utility System Fee Schedule"; Establishing a Municipal Drainage Utility System Fee; Providing for Exemptions and Credits; Providing for an Effective Date

- D. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6059**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District at 1518 South Austin Street, being Lot 21R, Block 1 of the Replat of Part of Lots 20 and 21, Mayhew's Second Supplement (John and Julia Bell, Owners; Rick Owens, Representative; and Underwood Drafting and Surveying, Surveyor)
- D. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6060**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Bed and Breakfast with Existing Building Finishes in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and College Park Overlay District at 506 North Grand Avenue, being Lots 3, 4, 7 and 8, Blocks 18, College Park Addition (Elliott Smith, Owner); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00
- D. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6061**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Addition to an Existing Electrical Substation in an R-1 (One Family Residential) District at 2002 West Moore Street, being 57.3 acres in the Elizabeth Jones Survey, Abstract No. 625 (ONCOR Electric Delivery Company, Owners; and Karl Crawley, Applicant); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00
- D. 7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6062**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 3400-3500 Blocks of Ballam Street and the 2200-2300 Blocks of Southridge Lane, being Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II (Al Denson, Wyldewood Homes, LLC, Owners; and Justin Adams, Representative); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00
- D. 8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6063**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 3400-3500 Blocks of Hanan Street and the 2300 Block of Southridge Lane, being Lots 15-32, Block D, Lots 36 and 37, Block G, Pebblebrook South, Phase III (Al Denson, Wyldewood Homes, LLC, Owners; and Justin Adams, Representative); 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. 9. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 6056, 6057, 6058, 6059, 6060, 6061, 6062 and 6063
- D. 10. ADOPTION OF ORDINANCE NO. 6050**
Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2017; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law
- D. 11. 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. 6266**
Amending the 2016-2017 Budget of the City of Sherman, Texas, Appropriating and Allocating Additional Funds for the Period of October 1, 2016, through September 30, 2017
- E. 2. **RESOLUTION NO. 6267**
Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation and Declaring Expectation to Reimburse Expenditures with Proceeds of Future Debt
- E. 3. *** RESOLUTION NO. 6268**
Authorizing Execution of an Agreement for Fire Protection Services between Grayson County and the City of Sherman for the Period of October 1, 2017 through September 30, 2018
- E. 4. *** RESOLUTION NO. 6269**
Authorizing Execution of an Agreement for Ambulance Services with Grayson County for the Period of October 1, 2017 through September 30, 2018
- E. 5. *** RESOLUTION NO. 6270**
Authorizing Execution of a Contract with Grayson County, Texas, for Use of the City of Sherman Animal Shelter
- E. 6. *** RESOLUTION NO. 6271**
Authorizing the Purchase of Outdoor Warning Sirens from Federal Signal Corporation through Shipman Communications
- E. 7. *** RESOLUTION NO. 6273**
Approving the Greater Texoma Utility Authority's Intention to Contract with Lynn Vessels Construction, LLC. for Construction of the Sherman Industrial Replacement Sewer Project

Change Orders

- F. 1. *** CHANGE ORDER NO. 1**
Approving the Greater Texoma Utility Authority's Intent to Execute Change Order No. 1: Sherman Water Treatment Plant Expansion Project; MWH Constructors, Inc.; \$140,075.00 Increase

Other Business

- G. 1. **OTHER BUSINESS**
Site Plan Approval and Exceptions for Heritage Development Partners, LLC, Owners; Brockett/Davis/Drake, Inc., Civil Engineers/Surveyor; and Curtis Group Architects, LTD, Architect under Ordinance No. 2252, Article IV, Section 410(2)(j) to allow a Medical Office and an Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to Allow 202 Parking Spaces in Lieu of the Required 206 Spaces for a Medical Office Building in the Blalock Industrial Park/Blalock Commercial Overlay District in the 2800-3600 Blocks of South U.S. Highway 75

G. 2. * OTHER BUSINESS

Final Plat Approval of Sherman Crossroads Medical No. 2, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park; Heritage Development Partners, LLC, Owners; and Brockett/Davis/Drake, Inc., Civil Engineers/Surveyors (2800-3600 Blocks of South U.S. Highway 75)

G. 3. * OTHER BUSINESS

Final Plat Approval of Sherman Landing Addition, Phase I, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265; Stanley Blythe, Owner; and Underwood Drafting & Surveying, Surveyor (6120 North U.S. Highway 75)

G. 4. * OTHER BUSINESS

Final Plat Approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Block A, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587; One Ganesha, LTD, Owners; Winkelmann & Associates, Inc., Engineers/Surveyors; and Dean Gilbert, Jr., Developer (6000-6100 Blocks of North U.S. Highway 75 and 3000-3200 Blocks of F.M. 691)

G. 5. OTHER BUSINESS

Replat Approval of Laurel Creek, Phase 4, a Replat of Blocks 5 and 6 of Laurel Creek, Section 1, being 9.92 acres in the J.B. McAnair Survey, Abstract No. 763, and being a Part of Blocks 5 and 6 of Laurel Creek Addition, Section One; Mitchell Enterprises, LTD, Owner; Steve Mitchell, Representative; Vilbig & Associates, Inc., Civil Engineer; and Sartin & Associates, Inc., Surveyor (400-500 Blocks of Laurel Creek Drive)

G. 6. * OTHER BUSINESS

Replat Approval of Kings Ridge Addition, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition; Bob Tate and Tate Construction, Owners; GLMSS Properties, LLC, Prospective Buyers; and Helvey-Wagner Surveying, Inc., Surveyor (1800-2000 Blocks of Norwood Street)

G. 7. * OTHER BUSINESS

Final Plat Approval of Lot 1, Block 1, Leo's Addition located in the Extra Territorial Jurisdiction of Sherman, being 0.588 acres in the John McClenihan Survey, Abstract No. 789; Patricia Reeves, Owner; and Underwood Drafting and Surveying, Surveyor (5184 Dripping Springs Road)

G. 8. * OTHER BUSINESS

Consider Request of the Texoma Council of Governments to Temporarily Close Certain Streets for the Inaugural "Grayson County Veterans 5K" on Saturday, November 4, 2017

G. 9. * OTHER BUSINESS

Consider Request of the Herald Democrat to Temporarily Close Certain Streets for the "Battle of the Axe VIP Tailgate Experience" on Friday, November 10, 2017

G. 10. * OTHER BUSINESS

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 2, 2017

H. CITIZEN REQUESTS

I. MEDIA QUESTIONS

J. COUNCIL COMMENTS

Executive Session

K. 1. EXECUTIVE SESSION

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

Section 551.071 Consultation with City Attorney concerning Pending or Contemplated Litigation

Section 551.087 Deliberation Regarding Economic Development Negotiations:
(a) Deliberate Regarding Commercial or Financial Information that the City has Received from a Business Prospect and Deliberate any Offers or Incentives to the Business Prospect

The Council reconvenes into General Session

L. 1. OPEN MEETING

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

M. 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 September 14, 2017 at 5:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of September, 2017
City of Sherman, Texas

City Clerk

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

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

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.

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

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

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

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

Mayor

David Plyler

Deputy Mayor

Jason Sofey

Council Members

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

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

Shawn C. Teamann, Council – District #1

Terrence R. Steele, Council – District #2

Pamela L. Howeth, Council – District #3

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.1.

Meeting Date: 09/18/2017

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

OATH OF OFFICE

Issue:

Council Member Kevin Couch has resigned from the City Council to run for State Representative for District 62. Therefore, his Council-at-Large, Place #1 position has become vacant.

The City Council can appoint someone to serve the remainder of his term, until the November 7, 2017 Regular Municipal Election. After the Statement of Appointed Officer has been filed with the Sherman City Clerk, the newly appointed Council Member will take the Oath of Office, as required by law.

Background:

Pursuant to the City Charter, Article X, Section 4, all elected or appointed officers shall, before entering upon the duties of their respective office, take and subscribe to the official oath prescribed by the Constitution of the State of Texas. The Oath of Office shall be administered by the City Clerk.

Origination:

The Oath of Office presentation originated with the City Clerk's Office.

Financial Consideration:

There is no specific cost associated with taking the Oath of Office.

Staff Recommendation:

It is recommended that the newly appointed Council Member take the Oath of Office.

Alternatives:

There is no viable alternative.

Attachments

Oath of Office

OATH OF OFFICE

I, State Your Name, DO SOLEMNLY SWEAR,

THAT I WILL FAITHFULLY EXECUTE

THE DUTIES OF THE OFFICE OF State Your Position

IN THE CITY OF SHERMAN

OF THE STATE OF TEXAS

AND WILL TO THE BEST OF MY ABILITY

PRESERVE, PROTECT, AND DEFEND

THE CONSTITUTION AND LAWS

OF THE UNITED STATES

AND OF THIS STATE

SO HELP ME GOD



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.1.

Meeting Date: 09/18/2017

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING OF SEPTEMBER 5, 2017

Attachments

September 5, 2017 - Called Council Meeting

STATE OF TEXAS §
 September 5, 2017
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Called Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on September 5, 2017.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR JASON SOFEY.
 COUNCIL MEMBERS BROWN, COUCH, STEELE.

MEMBERS ABSENT: HOWETH, TEAMANN.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were given by Deputy Mayor Jason Sofey.

CALL TO ORDER

ANNOUNCEMENT

Council Member Couch thanked the Mayor and City Council for their service and friendship over the last two and a half years. He has enjoyed working with them on the City's budget and policy issues.

COUNCIL MEMBER
RESIGNATION

He also thanked the citizens for electing him and said Sherman is an amazing place to live and work. He did his best to listen to their concerns and take those concerns to the staff when needed.

Council Member Couch said he hoped to continue that responsibility and take the concerns of the citizens to the Capitol in Austin, as he runs for State Representative for District 62.

He thanked the citizens for letting him be involved and said he would continue to be involved in the Sherman community.

Council Member Couch left the City Council Meeting at 5:03 p.m.

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of August 21, 2017. Council Member Steele moved to approve the Minutes as presented; Second by Deputy Mayor Sofey. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

PUBLIC HEARING

SECOND PUBLIC HEARING OF ORDINANCE NO. 6050
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR THE CITY OF SHERMAN, TEXAS, FOR THE TAX YEAR 2017; DISTRIBUTING THE SAME AMONG THE VARIOUS FUNDS; PROVIDING FOR A PENALTY AND

ORD 6050
LEVY OF AD
VALOREM TAXES

INTEREST FOR FAILURE TO PAY THE TAXES LEVIED WITHIN THE TIME PROVIDED BY LAW; PROVIDING FOR A REPEALER.

Mayor Plyler read the following statement: "The City Council will consider the adoption of the Tax Rate Ordinance at the Regular Meeting scheduled for 5:00 p.m. on Monday, September 18, 2017, at Sherman City Hall, 220 West Mulberry Street, Sherman, Texas."

Mary Lawrence, Director of Finance, said this is the second of two public hearings, required by law, on the Tax Rate Ordinance. Final action on the ordinance will be considered at the September 18, 2017 City Council Meeting.

No citizens appeared before the City Council to discuss Ordinance No. 6050.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 6054 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES, ENTITLED "UTILITIES", ARTICLE 13.08, ENTITLED "UTILITY BILLING", AT SECTIONS 13.08.005 AND 13.08.006 TO REVISE RATES FOR WATER AND SEWER SERVICES; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6054
WATER & SEWER
RATES

Ms. Lawrence said the ordinance includes the 3% rate increase that was approved with the budget. The increase is expected to generate about \$600,000 annually, in additional revenue.

No citizens appeared before the City Council to discuss Ordinance No. 6054.

Mayor Plyler introduced Ordinance No. 6055 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES, ENTITLED "UTILITIES", AT ARTICLE 13.08, ENTITLED "UTILITY BILLING", ADDING A NEW SECTION 13.08.007 TO BE ENTITLED "UTILITY SURCHARGE FEE"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6055
UTILITY SURCHARGE
FEE

Ms. Lawrence said the City recently annexed Preston Club Estates. As part of that annexation, the utility infrastructure in that area needs some major improvement. The residents have agreed to pay a utility surcharge to fund the improvements. The surcharge will be about \$31 per month.

She said the fee will also apply to any new housing that develops in that area. The cost of the infrastructure is expected to be paid in 15 years or less.

No citizens appeared before the City Council to discuss Ordinance No. 6055.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES, ENTITLED "UTILITIES", ARTICLE 13.08, ENTITLED "UTILITY BILLING", AT SECTIONS 13.08.005 AND 13.08.006 TO REVISE RATES FOR WATER AND SEWER SERVICES; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6054
WATER & SEWER
RATES

Ordinance 6055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES, ENTITLED "UTILITIES", AT ARTICLE 13.08, ENTITLED "UTILITY BILLING", ADDING A NEW SECTION 13.08.007 TO BE ENTITLED "UTILITY SURCHARGE FEE"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6055
UTILITY SURCHARGE
FEE

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance Nos. 6054 and 6055, as presented. Second by Council Member Brown.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 6257 – AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH YOUNG ENTERPRISES, LP FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN MAGNOLIA VILLAGE, A 12.0-ACRE DEVELOPMENT EAST OF NORTH TRAVIS STREET AND NORTH OF U.S. HIGHWAY 82 IN THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT WITH YOUNG ENTERPRISES, LP FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN

RES 6257
DEVELOPMENT
AGREEMENT
(YOUNG
ENTERPRISES)

MAGNOLIA VILLAGE, A 12.0-ACRE DEVELOPMENT EAST OF NORTH TRAVIS STREET AND NORTH OF U.S. HIGHWAY 82 IN THE CITY OF SHERMAN.

Clint Philpott, Director of Engineering, said this was a 45-lot subdivision that is being developed on Northcreek Drive, west of Target. The agreement will pay for inspection of the streets, water, sewer, and storm drain system.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to adopt Resolution No. 6257, as presented. Second by Council Member Steele.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6258 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH SCHMOLDT CONSTRUCTION, INC., AS CONSTRUCTION MANAGER-AT-RISK (CMAR) FOR RENOVATIONS TO FIRE STATION NO. 5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH SCHMOLDT CONSTRUCTION, INC., AS CONSTRUCTION MANAGER-AT-RISK (CMAR) FOR RENOVATIONS TO FIRE STATION NO. 5.

RES 6258
CONSTRUCTION
MANAGER-AT-RISK
FIRE STATION #5

Danny Jones, Fire Chief, said the agreement is for renovations and remodeling of Station #5, to make it last a few more years and make the accommodations a little better.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6258, as presented. Second by Deputy Mayor Sofey.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6259 – AUTHORIZING EXECUTION OF A CONTRACT WITH PARSONS COMMERCIAL ROOFING FOR ROOF REPAIRS TO THE SHERMAN MUNICIPAL BUILDING THROUGH THE TIPS PURCHASING COOPERATIVE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A CONTRACT WITH PARSONS COMMERCIAL ROOFING FOR ROOF REPAIRS TO THE SHERMAN MUNICIPAL BUILDING THROUGH THE TIPS PURCHASING COOPERATIVE.

RES 6259
MUNICIPAL BLDG.
ROOF REPAIR

Steve Ayers, Assistant City Manager, said this work will take place on the roof of the Municipal Building and Kidd-Key Auditorium. The repairs are needed due to weather damage, time related maintenance that is needed, and correction of work done by a contractor a couple of years ago that wasn't done correctly. The contract is for approximately \$173,000.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6259, as presented. Second by Council Member Brown.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6260 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH ROUTESMART TECHNOLOGIES, INC. FOR THE PURCHASE AND IMPLEMENTATION OF ROUTE OPTIMIZATION SOFTWARE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH ROUTESMART TECHNOLOGIES, INC. FOR THE PURCHASE AND IMPLEMENTATION OF ROUTE OPTIMIZATION SOFTWARE.

**RES 6260
ROUTE OPTIMIZATION
SOFTWARE**

Ms. Lawrence said the software was optimization software for the Solid Waste Department. Currently, as the City grows, it is a manual process to determine the routes. This software will automate the process and help lower fuel costs and wear and tear on vehicles.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to adopt Resolution No. 6260, as presented. Second by Council Member Steele.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6261 – REVOKING AND REPLACING RESOLUTION NO. 6130; ESTABLISHING SALARY STRUCTURES AND INCENTIVE/CERTIFICATION PAY SCHEDULES FOR FIREFIGHTERS AND POLICE OFFICERS; ESTABLISHING SPECIAL LONGEVITY PAY SCHEDULES FOR NEWLY HIRED FIREFIGHTERS AND POLICE OFFICERS; PROVIDING FOR AN EFFECTIVE DATE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REVOKING AND REPLACING RESOLUTION NO. 6130; ESTABLISHING SALARY STRUCTURES AND INCENTIVE/CERTIFICATION PAY SCHEDULES FOR FIREFIGHTERS AND POLICE OFFICERS; ESTABLISHING SPECIAL LONGEVITY PAY SCHEDULES FOR NEWLY HIRED FIREFIGHTERS AND POLICE OFFICERS; PROVIDING FOR AN EFFECTIVE DATE.
CONSENT AGENDA.

**RES 6261
FIREFIGHTERS &
POLICE OFFICERS
PAY SCHEDULES**

RESOLUTION NO. 6262 – AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN, THE CITY OF DENISON, AND GRAYSON COUNTY FOR GRANT FUNDING TO BE AWARDED BY THE U.S. DEPARTMENT OF JUSTICE UNDER THE 2017 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN

**RES 6262
DEPT. OF JUSTICE
GRANT PROGRAM**

INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN, THE CITY OF DENISON, AND GRAYSON COUNTY FOR GRANT FUNDING TO BE AWARDED BY THE U.S. DEPARTMENT OF JUSTICE UNDER THE 2017 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738.
CONSENT AGENDA.

RESOLUTION NO. 6263 – AUTHORIZING SUBMISSION OF A JOINT GRANT APPLICATION WITH THE CITY OF DENISON AND GRAYSON COUNTY FOR, AND THE ACCEPTANCE OF, A GRANT AWARDED UNDER THE 2017 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A JOINT GRANT APPLICATION WITH THE CITY OF DENISON AND GRAYSON COUNTY FOR, AND THE ACCEPTANCE OF, A GRANT AWARDED UNDER THE 2017 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738.
CONSENT AGENDA.

RES 6263
DEPT. OF JUSTICE
GRANT PROGRAM

RESOLUTION NO. 6264 – ADOPTING AN INVESTMENT POLICY FOR THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING AN INVESTMENT POLICY FOR THE CITY OF SHERMAN.
CONSENT AGENDA.

RES 6264
INVESTMENT POLICY

RESOLUTION NO. 6265 – AUTHORIZING THE EXECUTION OF AGREEMENTS WITH THE SHERMAN HOUSING AUTHORITY, THE GRAYSON COUNTY CRISIS CENTER, THE GRAYSON COUNTY SHELTER, INC., CHILD & FAMILY GUIDANCE CENTER OF TEXOMA, AND BOYS & GIRLS CLUB OF SHERMAN, INC. FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF AGREEMENTS WITH THE SHERMAN HOUSING AUTHORITY, THE GRAYSON COUNTY CRISIS CENTER, THE GRAYSON COUNTY SHELTER, INC., CHILD & FAMILY GUIDANCE CENTER OF TEXOMA, AND BOYS & GIRLS CLUB OF SHERMAN, INC. FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.
CONSENT AGENDA.

RES 6265
CDBG FUNDING

REQUEST TO ADVERTISE CONTRACTING WITH A CONSTRUCTION MANAGER-AT-RISK (CMAR) FOR THE CONSTRUCTION OF FIRE STATION NO. 4

Mr. Ayers said the request to advertise for a Construction Manager-At-Risk is related to the anticipated new construction of Fire Station #4. The staff has been working with EIKON, architect and planner for design of the station. The final design should be completed next week. The next step is to advertise for a Construction Manager-At-Risk for the project.

REQ TO ADVERTISE
CONSTRUCTION
MANAGER-AT-RISK
FOR FIRE STATION
NO. 4

ACTION TAKEN.

Motion by Council Member Brown to approve the request to advertise for a Construction Manager-at-Risk for the construction of Fire Station No. 4, as presented. Second by Deputy Mayor Sofey.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

ANNUAL TWO-WAY RADIO AND EARLY WARNING SIREN MAINTENANCE

The City Council approved the request to advertise for the annual maintenance on the City's two-way radios and early warning sirens. The contract will include parts replacement, repairs and maintenance.

CONSENT AGENDA.

**ANNUAL TWO-WAY
& EARLY WARNING
SIREN MAINTENANCE**

OTHER BUSINESS

AUTHORIZING EMERGENCY REPAIRS TO PUMPS AND CONTROLS AT THE WASTEWATER TREATMENT PLANT

Mark Gibson, Director of Utilities, said about three weeks ago, there was a series of intense rain events, which resulted in a large volume entering the Wastewater Treatment Plant at one time. Combined with the large flow, there were several electrical interruptions, which upset the programming on the controls for the equipment.

**EMERGENCY REPAIRS
TO PUMPS &
CONTROLS AT
WWTP**

Because of this, the pumps were not able to "ramp up" for the flow and got behind on the pumping capacity. Some of the pumps "shorted out" because of the rising water reaching the controls.

They were able to operate about half of the pumps, but need to have the rest repaired on an emergency basis to get them back into operation.

Deputy Mayor Sofey asked if this has happened before. Mr. Gibson confirmed that it hasn't happened to this degree before. Between the increased flow and the power surge, the pumps failed.

Council Member Brown confirmed that the pumps that need to be repaired are about five years old. Three of the pumps were "fairly new."

ACTION TAKEN.

Motion by Council Member Brown to authorize emergency repairs to pumps and controls at the Wastewater Treatment Plant, as presented. Second by Council Member Steele.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

AUTHORIZING EMERGENCY REPAIRS TO DORCHESTER 10 TRINITY WATER WELL

Mr. Gibson said this well is one of the City's major producers in the well field. The pump has failed and they don't know whether it's the motor or the pump itself. It needs to be pulled, checked, and repaired.

He said the situation will become critical on January 1, 2018 because the Water Treatment Plant will be taken down so work can be done on the clear wells inside the plant, as part of the expansion project. During this time, the City will be operating solely on ground water for about three months.

Mr. Gibson said it is imperative that this well is up and running so the City will have an adequate supply of ground water during this period. If repaired through the normal process, repairs could extend into 2018.

ACTION TAKEN.

Motion by Council Member Steele to authorize emergency repairs to the Dorchester 10 Trinity Water Well, as presented. Second by Deputy Mayor Sofey.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

**EMERGENCY REPAIRS
TO DORCHESTER 10
TRINITY WATER WELL**

CONSIDER REJECTION OF BIDS FOR THE SALE OF CITY-OWNED SURPLUS REAL PROPERTY BEING APPROXIMATELY 22.309 ACRES AT THE SOUTHEAST CORNER OF US 75 AND FM 1417

Ms. Lawrence said the City received two bids on the sale of 22.309 acres of City owned surplus property, located at the southeast corner of US Hwy 75 and FM 1417. One bid didn't meet the City's minimum and the other bid was "marked up" quite a bit. The staff did not feel that one bid would truly represent the market.

The staff would like to reject both bids and rebid the project at a later date. They would also like to approach the bids a little differently.

Deputy Mayor Sofey asked how quickly the process could be redone. Robby Hefton, City Manager, said the staff would like to work with an engineer/architect to prepare a preliminary design for the 22 acre tract. He felt it would take between six and eight weeks for the process and expected to rebid the property by the end of 2017 or the first of 2018.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to reject bids for the sale of City property at the southeast corner of US 75 and FM 1417, as presented. Second by Council Member Brown.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

**REJECT BIDS ON
SALE OF CITY
PROPERTY
(US 75 & FM 1417)**

CONSIDER REQUEST OF THE SHERMAN INDEPENDENT SCHOOL DISTRICT AND THE SHERMAN HIGH SCHOOL STUDENT COUNCIL TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE “2017 SHERMAN HIGH SCHOOL HOMECOMING PARADE” ON MONDAY, SEPTEMBER 11, 2017

**CLOSE STREETS
FOR SHS
HOMECOMING
PARADE
(SEPT. 11, 2017)**

The City Council approved the request of the Sherman Independent School District and the Sherman High School Student Council to temporarily close certain streets for the “2017 Sherman High School Homecoming Parade” on September 11, 2017. The event will require traffic control assistance and barricades.

CONSENT AGENDA.

CITIZENS REQUESTS

FLOOD WATERS WASHING AWAY PROPERTY

Lauri Hanson, 209 S. Dewey, spoke about flood water in Sherman. She said she saw in the news where the City Council announced a \$1 tax to help with flooding. Mr. Hefton confirmed she meant the stormwater fee, which will be discussed at the next City Council Meeting.

**FLOOD WATERS
WASHING AWAY
PROPERTY**

She said she has been trying to get flood relief in the southeast part of town, where flood water is “washing the property away” and messing up her house. She said bringing it to the attention of the City Council is all she can do. She felt the Council only addressed issues on the north and west side of Sherman.

Ms. Hanson asked the Council to give her credit for her tax dollars and she would fix the problem herself.

Mayor Plyler reiterated that it is hard for the City to work on private property. Ms. Hanson said there are sewer lines on the property. Deputy Mayor Sofey reminded citizens that the Council can’t interact with citizens about items that are not on the agenda. He also said the Council does not “parcel things out in the City” based on location. It is for the entire City. The Council is impartial to any specific side of town.

Ms. Hanson asked how the decision for a \$1 fee was “instantly made.”

Mr. Hefton said the stormwater fee has been discussed at about six different meetings, beginning with the Budget Planning Meeting in April. It will also be considered at the next City Council Meeting on September 18, 2017.

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

HURRICANE HARVEY IN HOUSTON

Council Member Steele asked everyone to remember those in South Texas that are dealing with Hurricane Harvey and the

**HURRICANE HARVEY
IN HOUSTON**

COUNCIL MINUTES – SEPTEMBER 5, 2017

first responders that have been sent from Sherman to help. He asked everyone to pray for the citizens of Texas

HURRICANE HARVEY IN HOUSTON

Deputy Mayor Sofey recognized everyone dealing with the Hurricane in South Texas.

HURRICANE HARVEY IN HOUSTON

US HWY 75 AND FM 1417

Deputy Mayor Sofey looks forward to more positive things happening at US Hwy 75 and FM 1417. He felt rejecting the bids was a “financially wise decision” and said he looked forward to things happening on that corner. He felt a larger sampling of bids would come in and the City could work out a better plan for that area.

US HWY 75 & FM 1417

THANKS TO COUNCIL MEMBER COUCH FOR HIS SERVICE

Deputy Mayor Sofey thanked former Council Member Couch for his service on the City Council.

THANKS TO COUNCIL MEMBER KEVIN COUCH FOR SERVICE

ENTIRE CITY IMPORTANT TO CITY COUNCIL

Council Member Brown wanted to reiterate that no one part of the City was more important than another part. The Council wants to make sure the entire City is “up to par.” He told the citizens that, if they felt like they were being left out, they were not.

ENTIRE CITY IMPORTANT TO CITY COUNCIL

THANKS TO COUNCIL MEMBER COUCH FOR HIS SERVICE

Council Member Brown wished Council Member Couch “Godspeed” on his journey, that he might be able to accomplish his mission.

THANKS TO COUNCIL MEMBER KEVIN COUCH FOR SERVICE

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The ribbon cutting and grand opening for the newly renovated Animal Shelter will be held on September 8, 2017, at 12:00 p.m.
- The 35th Annual Arts Fest will be held September 16, 2017, and will feature many new elements this year, including a car show.
- The Sherman Public Library will be holding their Annual Friends Book Sale on September 16, 2017 at Key Memorial United Methodist Church.
- Sherman’s Downtown Now “Stroll on the Square” will be held on October 7, 2017, starting at 6:00 p.m.

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

COUNCIL MINUTES – SEPTEMBER 5, 2017

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

**SECTION 551.074 -- PERSONNEL MATTERS:
DELIBERATE THE EVALUATION OF A PUBLIC OFFICER OR EMPLOYEE:
ANNUAL PERFORMANCE EVALUATION OF THE CITY MANAGER**

**DELIBERATE THE APPOINTMENT OF A PUBLIC OFFICER OR EMPLOYEE:
FILLING THE UNEXPIRED TERM IN COUNCIL-AT-LARGE, PLACE #1**

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

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:31 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:38 p.m. and reconvened in Open Meeting.

APPOINTMENT TO FILL UNEXPIRED TERM IN COUNCIL MEMBER, AT-LARGE, PLACE 1 POSITION

ACTION TAKEN.

Motion by Deputy Mayor Sofey to appoint Willie Steele to fill the unexpired term, vacated by Kevin Couch, for the Council Member, At-Large, Place 1, position. The appointment will be until the canvass of the Special Election held on November 7, 2017. Second by Council Member Brown.

VOTING AYE: Brown, Sofey, Steele.

VOTING NAY: None.

MOTION CARRIED.

OPEN MEETING

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

APPOINT TO FILL UNEXPIRED COUNCIL MEMBER TERM

OPEN MEETING

COUNCIL MINUTES – SEPTEMBER 5, 2017

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:40 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.1.

Meeting Date: 09/18/2017

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6056

Ordering a Special Election of the Qualified Voters of the City of Sherman, Texas, on the 7th day of November, 2017, for the Purpose of Electing One (1) Council Member, At-Large, Place 1 to Fill an Unexpired Term until November 2018, for Said City; Providing That Said Election Shall be Held Jointly with Grayson County, Texas; Designating Election Precincts; Appointing Election Officials; Providing for Notice of Said Election; Providing for the Use of Direct Recording Electronic Voting Equipment; Providing for Early Voting

Issue:

To call a Special Municipal Election for November 7, 2017, to elect a City Council Member for Council Member, At-Large, Place 1, to fill an unexpired term until the Regular Municipal Election in November 2018. The position on the ballot will be for Council Member, At-Large, Place 1 (previously held by Kevin Couch).

Background:

In compliance with the City of Sherman Charter and the Election laws for the State of Texas, the City must, by ordinance, call a Special Municipal Election for the first Tuesday after the first Monday in November to fill the unexpired term for the seat vacated by Councilman Couch. This ordinance also establishes the voting centers for this election.

Origination:

The ordinance originated with the City Clerk's Office.

Financial Consideration:

Cost of the Election in 2016 was \$15,115.70. Costs for this Election are expected to be similar.

Staff Recommendation:

It is recommended that the City Council approve the ordinance calling the Special Municipal Election for Tuesday, November 7, 2017.

Alternatives:

There is no viable alternative.

Attachments

Ordinance No. 6056

ORDINANCE NO. 6056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CALLING A SPECIAL ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 7th DAY OF NOVEMBER, 2017, FOR THE PURPOSE OF ELECTING ONE (1) COUNCIL MEMBER, AT-LARGE, PLACE 1 TO FILL AN UNEXPIRED TERM UNTIL NOVEMBER 2018, FOR SAID CITY; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING; 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, there is hereby ordered a special election to be participated in by the qualified voters of the City of Sherman, Texas, to be held on the first Tuesday in November, 2017, the same being the 7th day of said month, at which election all qualified voters may vote for the purpose of electing an At-Large, Place 1 City Council Member to fill an unexpired term, until November 2018.

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. 6251, passed and approved on the 21st day of August, 2017.

SECTION 3. That the County Clerk of Grayson County 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 position of At-Large Council Member. The designation of the position on the official ballot shall be Council Member, At-Large, Place 1.

SECTION 4. That no person's name shall be placed upon the official ballot as a candidate for the position of Council Member, At-Large, Place 1, unless such person has filed his/her sworn application, as provided by the laws of the State, with the City Clerk, beginning the day the special election is ordered, and continuing through the fortieth (40) day 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. In the event 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 Council Member, At-Large, Place 1.

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	TBD Presiding Judge TBD Alternate Judge
Collinsville Community Building 117 N. Main Collinsville, Texas	TBD Presiding Judge TBD Alternate Judge
Grayson College – Denison Campus 6101 Grayson Dr. Denison, Texas	TBD Presiding Judge TBD Alternate Judge

Grayson County Sub-Courthouse 101 W. Woodard Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Parkside Baptist Church 301 N. Lillis Lane Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Southside Baptist Church 3500 S. Park Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
First Baptist Church 187 Gordonville Rd. Gordonville, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
First Baptist Church 99 Gentle Creek Lane Gunter, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Howe Community Center 700 W. Haning Howe, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Pottsboro ISD Administration Building 105 Cardinal Lane Pottsboro, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Sadler Community Building 105 N. Main Sadler, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge

East Sherman Baptist Church 910 E. King Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Election Administration Building 115 W. Houston Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Faith Church 1800 N. FM 1417 Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Luella First Baptist Church 3162 Hwy 11 Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Municipal Building 405 N. Rusk Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Texoma Council of Governments 1117 Gallagher Drive Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
United Way of Grayson County 713 E. Brockett Sherman, Texas 75090	TBD
	Presiding Judge
	TBD
	Alternate Judge
Southmayd City Hall 4525 Elementary Dr. Southmayd, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge

Tioga Fire Dept. Meeting Room 601 E. Main Tioga, Texas	TBD Presiding Judge TBD Alternate Judge
First National Bank – Tom Bean 109 S. Britton Tom Bean, Texas	TBD Presiding Judge TBD Alternate Judge
Grayson College – Van Alstyne Campus 1455 W. Van Alstyne Pkwy Van Alstyne, Texas	TBD Presiding Judge TBD Alternate Judge
Whitesboro City Hall 111 W. Main Whitesboro, Texas	TBD Presiding Judge TBD Alternate Judge
Whitewright City Hall 206 W. Grand Whitewright, Texas	TBD Presiding Judge TBD 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 23 through October 27, 2017, from 8:00 a.m. to 5:00 p.m.; October 28, 2017, from 7:00 a.m. to 7:00 p.m.; October 29, 2017, from 12:00 p.m. to 5:00 p.m.; October 30 through November 1, 2017, from 8:00 a.m. to 5:00 p.m.; and November 2 through November 3, 2017, 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 20, 2017.

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 _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.2.

Meeting Date: 09/18/2017

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6057

Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", by Adding a New Article 13.10 to be entitled "Municipal Drainage Utility System", Division 1 to be entitled "Creation and Administration"; Establishing a Municipal Drainage Utility System; Providing for Drainage Service, Billing, Exemptions, Drainage Charges, and Appeals; Providing for a Criminal Penalty of a Fine not to Exceed the Sum of Two Thousand Dollars (\$2,000.00); Providing for an Effective Date

Issue:

An ordinance to establish a Municipal Drainage Utility System

Background:

The 2009 Comprehensive Master Plan identified "storm drainage studies and planning for targeted capital improvements and financing" as the third highest priority for the City of Sherman. During the Budget Workshop on June 21, 2016, the City Council received a presentation on stormwater-related issues that continue to plague the City of Sherman as well as solutions to assist in remedying those issues. This ordinance establishes a municipal stormwater drainage utility, i.e., a stormwater utility program. There is a companion ordinance that will create the Stormwater Fee associated with this program.

Origination:

Engineering and Public Works

Financial Consideration:

Once approved, the rate schedule is expected to generate about \$458,000.00 per year.

Staff Recommendation:

Staff recommends adoption of the ordinance.

Alternatives:

No alternatives are recommended.

Attachments

Ordinance No. 6057

ORDINANCE NO. 6057

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES, ENTITLED "UTILITIES", BY ADDING A NEW ARTICLE 13.10 TO BE ENTITLED "MUNICIPAL DRAINAGE UTILITY SYSTEM", DIVISION 1 TO BE ENTITLED "CREATION AND ADMINISTRATION"; ESTABLISHING A MUNICIPAL DRAINAGE UTILITY SYSTEM; PROVIDING FOR DRAINAGE SERVICE, BILLING, EXEMPTIONS, DRAINAGE CHARGES, AND APPEALS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CRIMINAL PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR AN EFFECTIVE DATE; 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 Council of the City of Sherman, Texas, has investigated and determined that it would be advantageous and beneficial to the citizens of the City to promote the public health, safety and welfare of the citizens by adopting a Municipal Drainage Utility System; and

WHEREAS, the City Council further investigated and determined that it would be in the best interest of the citizens to adopt the Municipal Drainage Utility Systems Act as set forth in Chapter 552, Subchapter C, Texas Local Government Code, as amended ("Act"); and

WHEREAS, the City Council hereby adopts the Act and incorporates it herein in its entirety for all purposes; and

WHEREAS, the City Council finds that the drainage of the City is a public utility within the meaning of the Act; and

WHEREAS, the City Council further finds that the City will establish a schedule of drainage charges against all real property in the proposed service area(s) which included the entire City subject to charges under this Ordinance; and

WHEREAS, the City Council further finds that the City will provide drainage for all real property in the proposed service area(s) on payment of drainage charges, except real property exempted under the Act or pursuant to this Ordinance; and

WHEREAS, the City Council further finds that the City will offer drainage service on nondiscriminatory, reasonable and equitable terms;

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

SECTION 1. That Chapter 13 of the Code of Ordinances of the City of Sherman, Texas, is amended by adding a new Article 13.10, Division 1 to read as follows:

ARTICLE 13.10 MUNICIPAL DRAINAGE UTILITY SYSTEM

Division 1. Creation and Administration

Sec. 13.10.001 *Municipal Drainage Utility System Established.*

The Municipal Drainage Utility Systems Act, Chapter 552, Subchapter C, Texas Local Government Code, as amended (the "Act"), is hereby adopted and shall be fully implemented as provided by the Act and by the City Council; and the drainage of the City is hereby found to be a public utility within the meaning of the Act.

Sec. 13.10.002 *Drainage Service Provided.*

The City will provide storm water drainage for all real property within its boundaries upon payment of the determined drainage charges, as defined in the Act, and excluding property exempt under the Act and certain real property exempted pursuant to this Article, and that the fees, assessments, and charges will be based on nondiscriminatory, reasonable and equitable terms. The drainage charges established herein shall be for all non-exempt benefitted property as defined in the Act within the City drainage system.

Sec. 13.10.003 *Billing for Drainage Service.*

The City is hereby authorized to bill the drainage charges incurred as a result of the adoption of the Act and through the establishment of the municipal drainage utility system. The drainage charge shall be separately identified from other public utility billings. Drainage charges may only be expended for the costs of service as defined by the Act.

Sec. 13.10.004 *Authority to Levy Drainage Charges; Findings.*

The City may levy a schedule of drainage charges upon satisfaction of the procedural requirements provided in the Act and this Article. Prior to the levy of any drainage charges, the City Council shall conduct a public hearing on the drainage charges pursuant to the Act. Prior to adoption of this Article, the City Council found and determined:

- (1) The City will establish a schedule of drainage charges against all real property in the proposed area which includes the entire City subject to the charges under the Act;*
- (2) The City will provide drainage for all real property in the proposed service area on payment of the drainage charges, except real property exempt under the Act; and*

- (3) *The City will offer drainage service on nondiscriminatory, reasonable, and equitable terms.*

Sec. 13.10.005 Exemptions Authorized.

The City is authorized to exempt certain property, entities or persons from all ordinances, resolutions, and rules which the City may adopt from time to time in connection with the adoption of the Act and the establishment of its municipal drainage utility system. Any exemptions to the drainage charges established herein other than the exemptions required by the Act shall be set forth in the drainage charge schedule.

Sec. 13.10.006 Charges.

(a) *The City Council shall, following the adoption of this Article, from time to time establish by ordinance a drainage charge schedule for charges which shall be collected through the City's bill for public utilities pursuant to the Act and other applicable law. There shall be a drainage charge on each monthly public utility statement for the City drainage system as set forth in the drainage charge schedule. The City Manager, or designee, is authorized to collect such charges in a manner consistent with the City Charter, the Act and this Article. The drainage charges shall be a separate line item on the public utility statement, and shall be clearly identified as a separate charge. Except, as otherwise provided herein, the billing, charges and collection procedures shall be consistent with City collection procedures for water and sewer services provided by the City.*

(b) *The drainage charges established pursuant to this Article will apply to the accounts maintained by the City for public utility services.*

(c) *All billings, credits, exemptions and other procedures relating to drainage charges established pursuant to this Article shall be subject to the provisions of the Act and other applicable law.*

(d) *A deposit for the drainage services as a precondition to accepting surface flow from benefitted property into the City drainage utility system shall not be required. All real property of the City will be provided with drainage utility system service on timely payment of drainage charges established herein.*

Sec. 13.10.007 Appeals.

(a) *Billing and payment disputes for administrative issues relating to the drainage charges shall be subject to appeals procedures used by the City for other public utility billing disputes. A person or entity that owns or occupies a benefitted property may appeal the drainage charges established herein pursuant to this procedure set forth in this section.*

(b) *Appeals shall be directed to the Director of Engineering for evaluation and determination. An appeal shall be in writing and submitted to the Director of Engineering within thirty (30) days after the public utility billing statement containing the matter to be disputed.*

During all periods of appeal the person or entity that owns or occupies the benefitted property and/or the account holder shall be responsible for payment of the charges in full.

(c) The Director of Engineering shall render a written decision on such appeals within thirty (30) days after receiving a timely written notice of appeal from the person or entity that owns or occupies the benefitted property and/or the account holder. The Director of Engineering shall deliver a copy of the appeal decision to the person or entity that owns or occupies the benefitted property and/or the account holder by U.S. mail to the address of the landowner/account holder according to the most recent records in the possession of the City.

(d) Any person or entity who owns or occupies the benefitted property and/or the account holder who disagrees with the decision of the Director of Engineering may appeal such decision to the City Manager in writing within ten (10) days after receipt of the decision of the Director of Engineering. The decision of the City Manager shall render a written decision within thirty (30) days after receipt of a timely appeal. The decision of the City Manager shall be final.

Sec. 13.10.008 Penalties; Enforcement.

Failure to pay the drainage charges promptly when due shall subject such user to discontinuance of any public utility services provided by the City, in accordance with the procedures adopted by the city for discontinuance of any City public utility service including water and/or sewer service and other applicable laws.

Secs. 13.10.009–13.10.030 Reserved

SECTION 2. That all provisions of the ordinances of the City of Sherman in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Sherman not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Sherman as heretofore amended and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed and constitute a separate offense.

SECTION 7. That this ordinance shall take effect from and after its passage and the publication of the caption of said ordinance as the law and the City Charter in such cases provides.

SECTION 8. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.3.

Meeting Date: 09/18/2017

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6058

Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", Article 13.10, entitled "Municipal Drainage Utility System", by Adding a New Division 2 to be entitled "Municipal Drainage Utility System Fee Schedule"; Establishing a Municipal Drainage Utility System Fee; Providing for Exemptions and Credits; Providing for an Effective Date

Issue:

An ordinance to establish a Municipal Drainage Utility System Fee

Background:

The 2009 Comprehensive Master Plan identified "storm drainage studies and planning for targeted capital improvements and financing" as the third highest priority for the City of Sherman. During the Budget Workshop on June 21, 2016, the City Council received a presentation on stormwater-related issues that continue to plague the City of Sherman as well as solutions to assist in remedying those issues. The stormwater utility fee was identified as a potential funding source for these improvements. The state-mandated study required to establish the stormwater utility fee began in October 2016 and has been completed. This amendment will establish the fee structure for the Municipal Drainage Utility System and is expected to generate about \$458,000.00.

Origination:

Engineering and Public Works

Financial Consideration:

The rate schedule is expected to generate about \$458,000.00 per year.

Staff Recommendation:

Staff recommends adoption of the ordinance.

Alternatives:

There are no recommended alternatives.

Attachments

Ordinance No. 6058

ORDINANCE NO. 6058

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES, ENTITLED “UTILITIES”, ARTICLE 13.10, ENTITLED “MUNICIPAL DRAINAGE UTILITY SYSTEM”, BY ADDING A NEW DIVISION 2 TO BE ENTITLED “MUNICIPAL DRAINAGE UTILITY SYSTEM FEE SCHEDULE”; ESTABLISHING A MUNICIPAL DRAINAGE UTILITY SYSTEM FEE; PROVIDING FOR EXEMPTIONS AND CREDITS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; 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 Council of the City of Sherman, Texas, has previously investigated and determined that it would be advantageous and beneficial to the citizens of the City of Sherman, Texas to promote the public health, safety and welfare of the citizens by adopting a Municipal Drainage Utility System; and

WHEREAS, the City Council has created a Municipal Drainage Utility System as authorized by Chapter 552, Subchapter C, Texas Local Government Code, as amended (“the Act”), pursuant to Ordinance No. 6057, which is to be codified as Chapter 13, Article 13.10, Division 1 of the Code of Ordinances; and

WHEREAS, pursuant to the Act, the City Council has investigated and determined that a schedule of drainage fees shall be applied against all real property in the proposed service area(s); and

WHEREAS, the City Council further finds that it would be in the best interest of its citizens to amend the Code of Ordinances to adopt the drainage utility system charges to be collected in support of operation of the City’s drainage utility system;

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

SECTION 1. That Chapter 13, Article 13.10 of the Code of Ordinances of the City of Sherman, Texas, is hereby amended by adding a new Division 2 to read as follows:

ARTICLE 13.10 MUNICIPAL DRAINAGE UTILITY SYSTEM

Division 2. Municipal Drainage Utility System Fee Schedule

Sec. 13.10.031 Establishment of Drainage Utility Fee.

The drainage utility fee set forth in this Division 2 is adopted pursuant to Sec. 86-506 and shall be collected through the City's bill for public utilities pursuant to the Act, Division 1 of this Article, and other applicable law.

Sec. 13.10.032 Impervious Area; Fee Assessed.

(a) Drainage utility fees shall be charged based on a property's contribution to the public drainage utility system. The contribution shall be based on the impervious area for the property.

(b) The drainage utility fee, payable monthly, shall be established with respect to all property according to the following schedule:

Property Type	Impervious Area (sq. ft.)	Monthly Drainage Utility Fee
<i>Single-Family Residential</i>		
<i>Tier 1</i>	<i><2,400</i>	<i>\$0.60</i>
<i>Tier 2</i>	<i>2,400-4,600</i>	<i>\$1.00</i>
<i>Tier 3</i>	<i>>4,600</i>	<i>\$1.80</i>
<i>All Other Non-Exempt Property</i>		<i>\$1.00 per ERU*</i>

**ERU (Equivalent Residential Unit) = 3400 square feet impervious area*

(c) A minimum charge of one (1) ERU shall be applied to each non-exempt non-single family residential developed property, regardless of classification.

Sec. 13.10.033 Exemptions.

The following property shall not be assessed a drainage utility fee:

- (1) Property held and maintained in its natural state, until such time that the property is developed and all of the public infrastructure constructed has been accepted by the City in which the property is located for maintenance;*
- (2) A subdivided lot, until a structure has been built on the lot and a Certificate of Occupancy has been issued by the City;*
- (3) Property with proper construction and maintenance of a wholly sufficient and privately owned drainage system;*
- (4) State property; and*

(5) *Public or private institutions of higher education property;*
Sec. 13.10.034 Fee Credits.

(a) *A property owner may petition the City to reduce the drainage utility fee for an individual property to account for on-site stormwater management controls that reduce the property's impact to the drainage utility system.*

(b) *The petition shall be evaluated and the fee adjustment decision determined by the Director of Engineering or the Director's designated representative. The evaluation and determination performed by the Director of Engineering shall be based on nondiscriminatory, reasonable and equitable terms in accordance with the Act and this Article.*

SECTION 2. That all provisions of the ordinances of the City of Sherman in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Sherman not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5. That this ordinance shall become effective November 1' 2017, after its passage and the publication of the caption of said ordinance as the law and the City Charter in such cases provides.

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

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.4.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6059

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District at 1518 South Austin Street, being Lot 21R, Block 1 of the Replat of Part of Lots 20 and 21, Mayhew's Second Supplement (John and Julia Bell, Owners; Rick Owens, Representative; and Underwood Drafting and Surveying, Surveyor)

Issue:

To consider the request of John and Julia Bell (Owners), Rick Owens (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1518 South Austin Street, being Lot 21R, Block 1 of the Replat of part of Lots 20 and 21, Mayhew's Second Supplement, for a zone change from a C-2 (General Commercial) District to an R-1 (One Family Residential) District

Background:

The property is located at 1518 South Austin Street, between Olive and Staples Streets. The property is zoned a C-2 (General Commercial) District and is also located in the O-1.2 (Sam Rayburn Overlay) District. The owners would like to change the zoning on the property to an R-1 (One Family Residential) District. There is an existing metal building located on the property; and the owners plan to convert it to a residential dwelling.

Origination:

John and Julia Bell (Owners)
Rick Owens (Representative)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the August 22, 2017 regular meeting, the Planning and Zoning Board voted 9/0 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. 6059

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1518 SOUTH AUSTIN STREET, BEING LOT 21R, BLOCK 1 OF THE REPLAT OF PART OF LOTS 20 AND 21, MAYHEW'S SECOND SUPPLEMENT (JOHN AND JULIA BELL, OWNERS; RICK OWENS, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND 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-1 (One Family Residential) District at 1518 South Austin Street, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 21R, Block 1 of the Replat of Part of Lots 20 and 21, Mayhew's Supplement

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

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

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

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



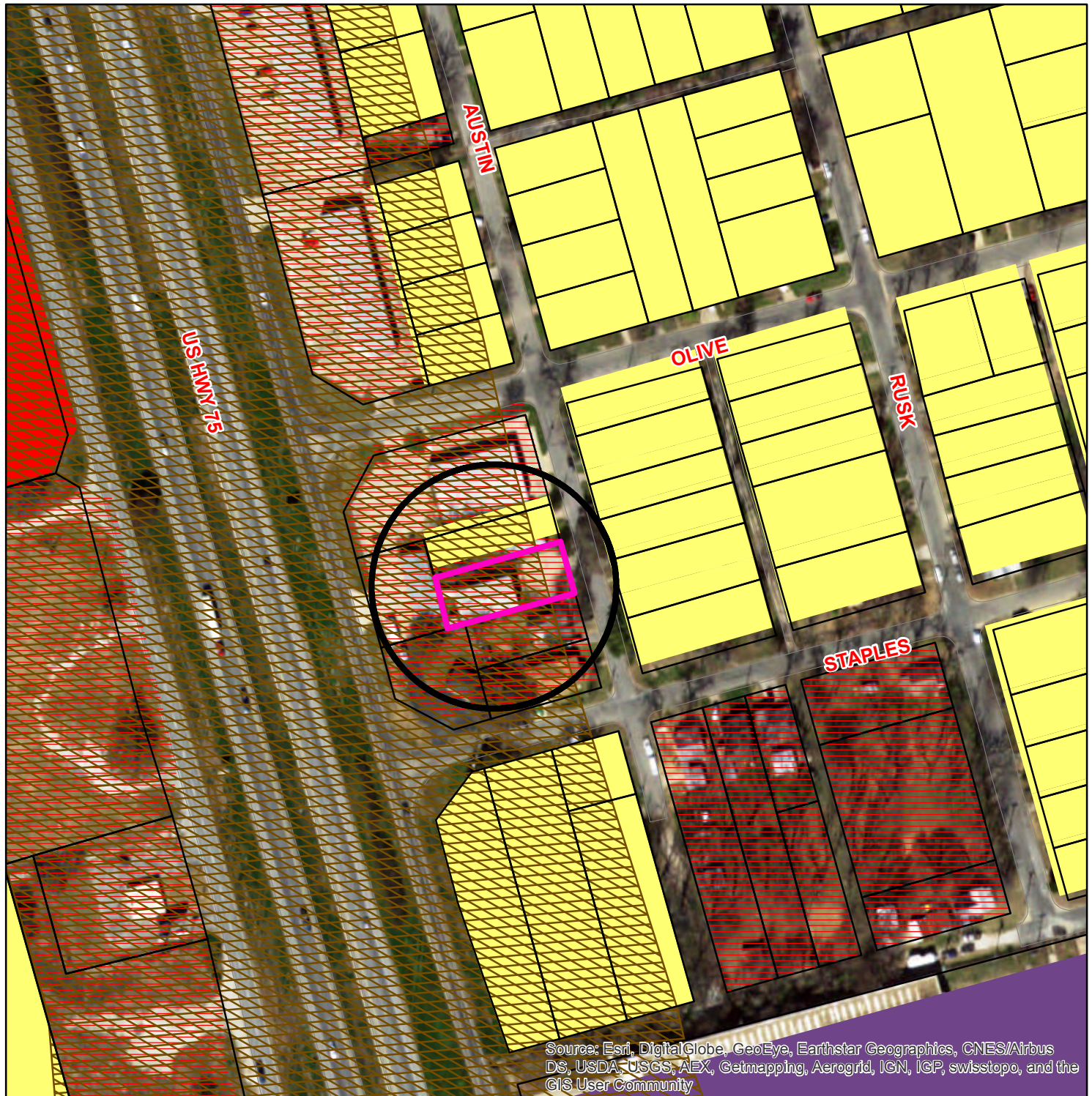
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

1518 S. Austin



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1518 S. Austin

Legend

- CountyParcels_Buffer
- SpermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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

Unknown



City of Sherman, Texas
Developmental Services Department

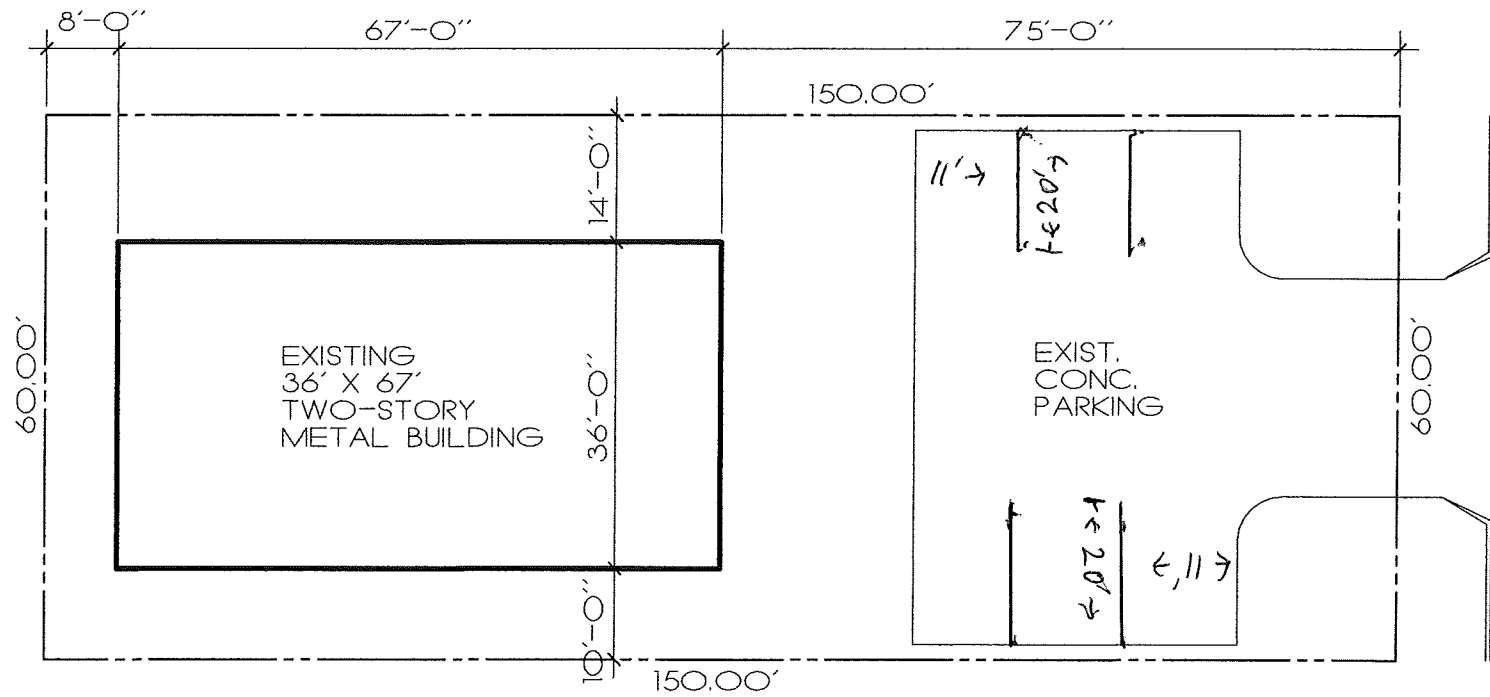


NOT TO SCALE

1 in = 161 ft

1518 S. Austin St





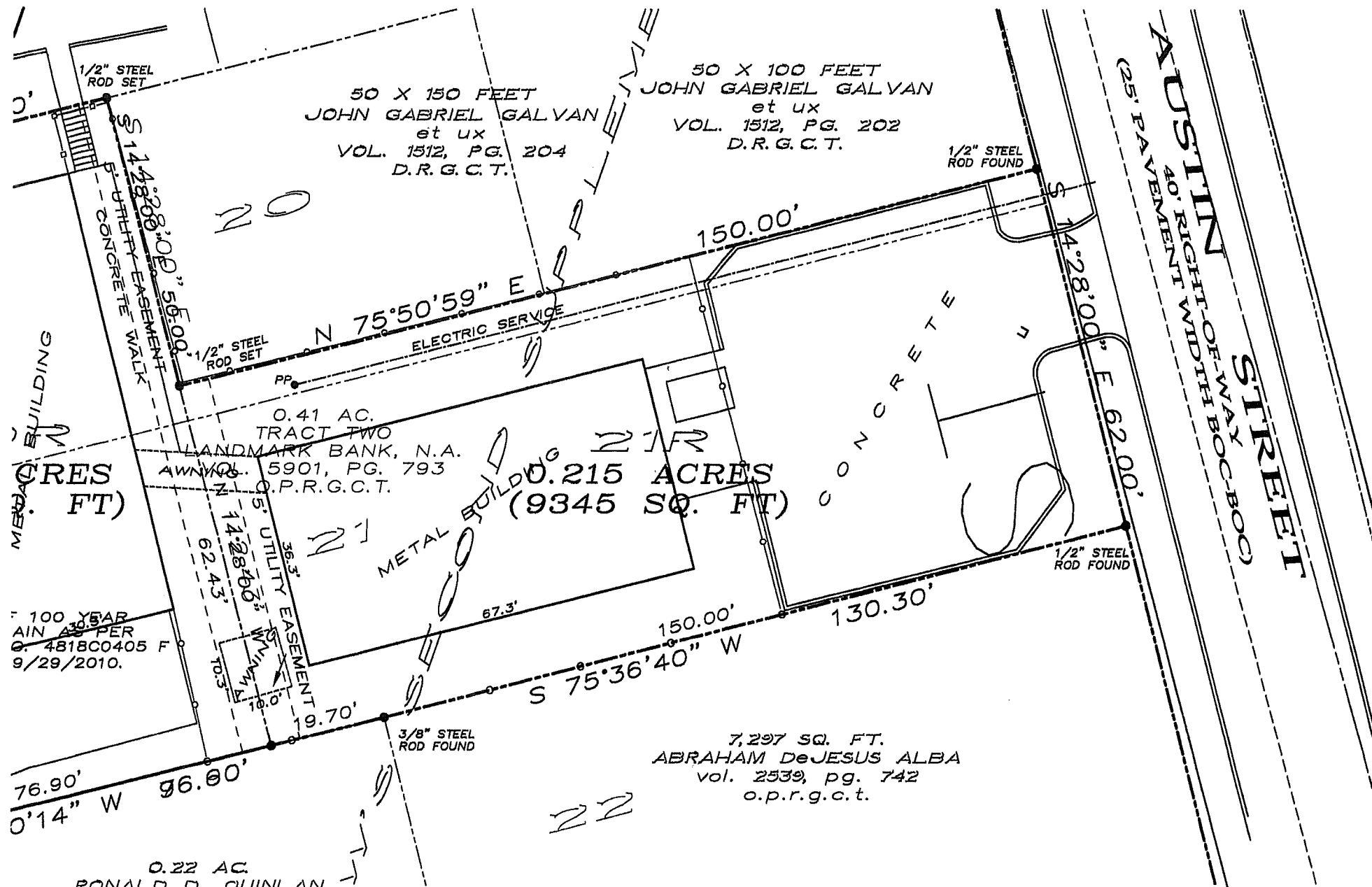
AUSTIN STREET

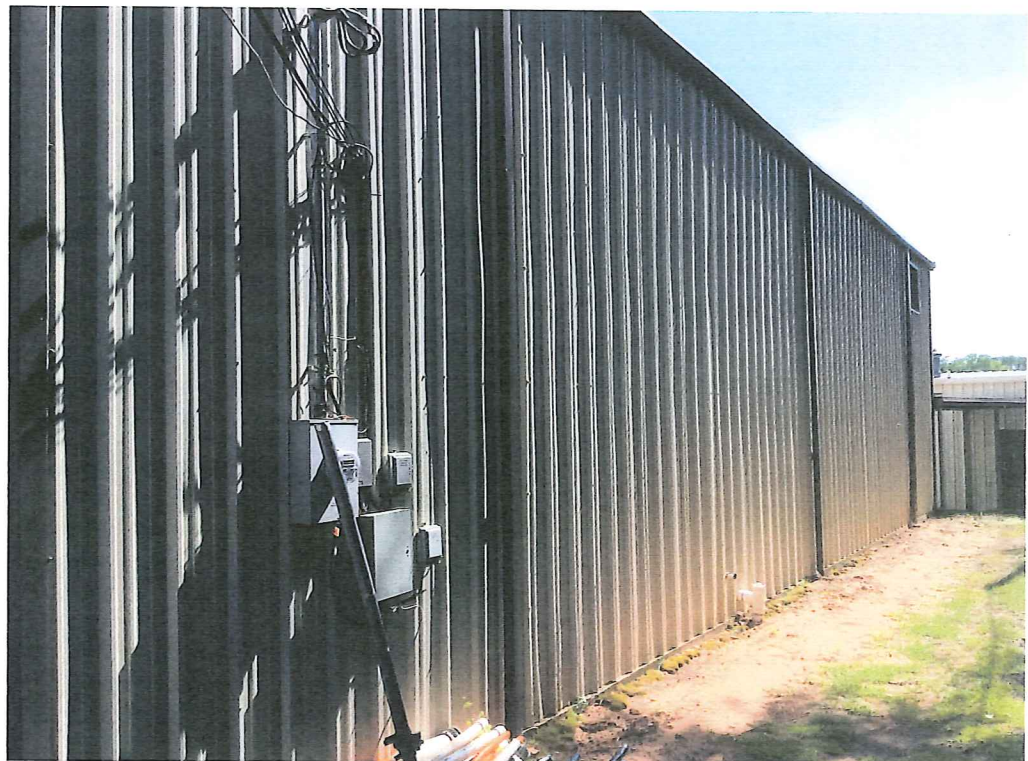
SITE PLAN

SCALE: 1" = 20'-0"



1518 SOUTH AUSTIN ST.
SHERMAN, TEXAS
GRAYSON COUNTY





STAFF REVIEW LETTER

August 16, 2017

John & Judy Bell
1810 Catalina Circle
Sherman, TX 75092

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

Rick Owens
6903 Farmington Rd.
Sherman, TX 75092

Dear Applicants,

The request for a zone change from a C-2 (General Commercial) District to an R-1 (One Family Residential) District for the property located at 1518 South Austin Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 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 screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into Austin Street right-of-way.
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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. The location of trash receptors must be approved by the Public Works Department.
9. Parking will be permitted on private property only.
10. Parking will be permitted on improved surfaces only (concrete or asphalt).

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

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

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

Respectfully,

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

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

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



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

Agenda Item No. 10.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1518 S. AUSTIN STREET

The request of John & Julia Bell (Owners), Rick Owens (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1518 South Austin, being Lot 21R, Block 1 of the Replat of part of Lot 20 & 21, Mayhew's Second Supplement, as follows:

Planning and Zoning Board

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

Background:

The property is located at 1518 South Austin Street between Olive and Staples Streets. The property is zoned a C-2 (General Commercial) District and also located in the O-1.2 (Sam Rayburn Overlay) District. The owners would like to change the zoning on the property to an R-1 (One Family Residential) District. There is an existing metal building located on the property and the owners plan to convert it to a residential dwelling.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

John & Julia Bell (Owners)

Rick Owens (Representative)

Underwood Drafting and 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:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat

Site Plan

Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.5.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6060

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Bed and Breakfast with Existing Building Finishes in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and College Park Overlay District at 506 North Grand Avenue, being Lots 3, 4, 7 and 8, Blocks 18, College Park Addition (Elliott Smith, Owner); 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 Elliott Smith (Owner) concerning the property at 506 North Grand Avenue, being Lots 3, 4, 7 and 8, Block 18, College Park Addition, for a Specific Use Permit to allow a bed and breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District/College Park Overlay District

Background:

The property is located at 506 North Grand Avenue, between Pacific Street and the railroad tracks. The property is zoned an R-1 (One Family Residential) District, an R-2 (Multi-Family Residential) District and is also located in the College Park Overlay District. The property was approved for a Specific Use Permit to allow a bed and breakfast in an R-1 (One Family Residential) District in 2003, but the Specific Use Permit went away after it closed down.

The two-story house was built in or around 1900; it consists of five bedrooms and three bathrooms. The front parlors and entire upstairs bedrooms and bathrooms will be used for the Bed and Breakfast while, in addition to the fifth bedroom downstairs and the back parlor will be reserved for cooking meals and as a personal residential space. Parking will be available behind the house to accommodate one car per unit for a total of five spaces.

Origination:

Elliott Smith (Owner)

Financial Consideration:

None

Staff Recommendation:

At the August 22, 2017 regular meeting, the Planning and Zoning Board voted 9/0 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. 6060

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6060

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 BED AND BREAKFAST WITH EXISTING BUILDING FINISHES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND COLLEGE PARK OVERLAY DISTRICT AT 506 NORTH GRAND AVENUE, BEING LOTS 3, 4, 7 AND 8, BLOCK 18, COLLEGE PARK ADDITION (ELLIOTT SMITH, OWNER); 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, Elliott Smith (Owner) is granted a Specific Use Permit to allow a Bed and Breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District and College Park Overlay District at 506 North Grand Avenue, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 3, 4, 7 and 8, Block 18, College Park Addition

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the R-2 (Multi-family Residential) District and the College Park Overlay District, the sign ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Grand Avenue right-of-way.
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. The fence shall be maintained at all times.
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. The location of trash receptors must be approved by the Public Works Department.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

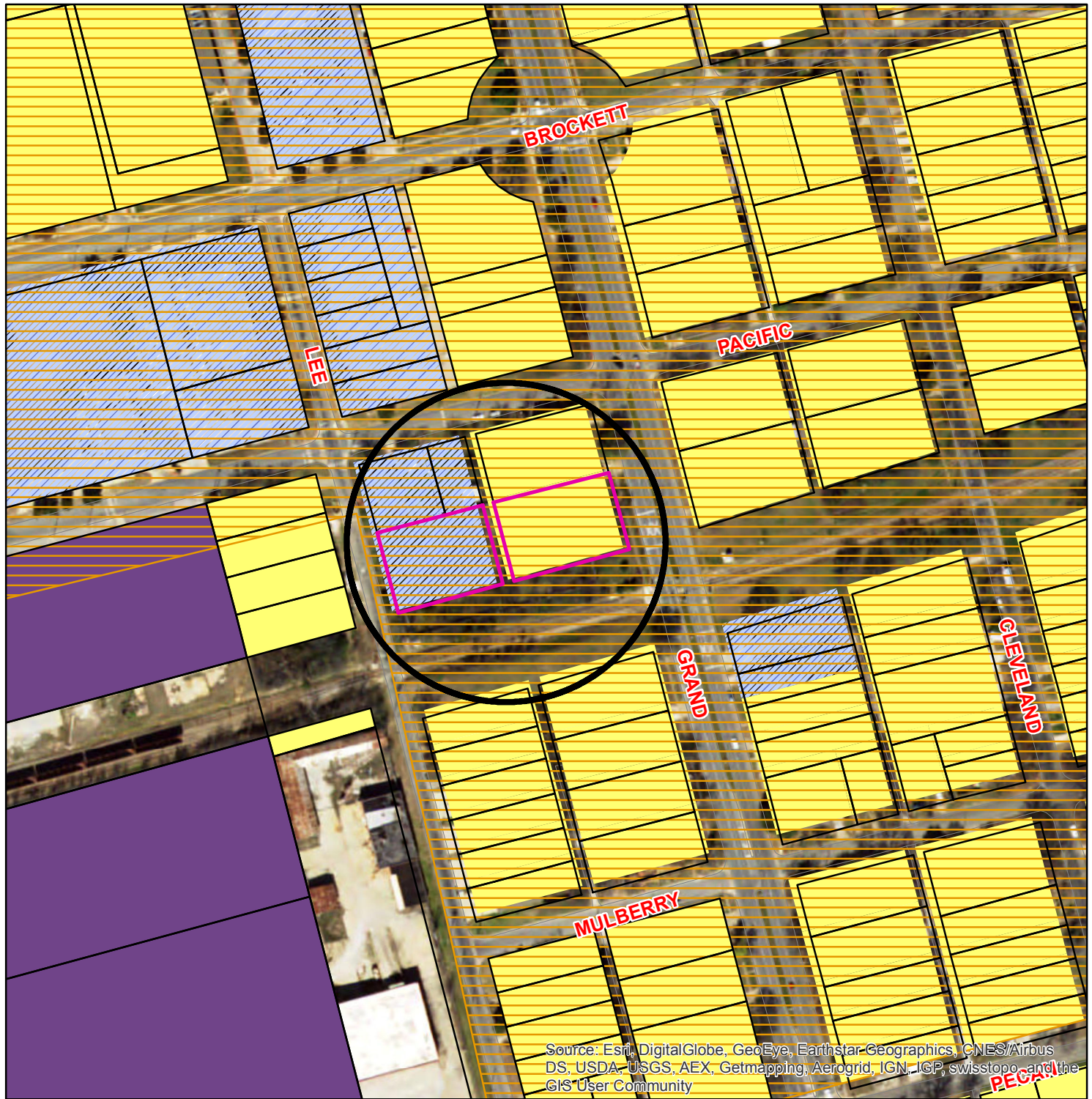


506 N. Grand



1 in = 484 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 506 N. Grand Avenue

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

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



City of Sherman, Texas
Developmental Services Department

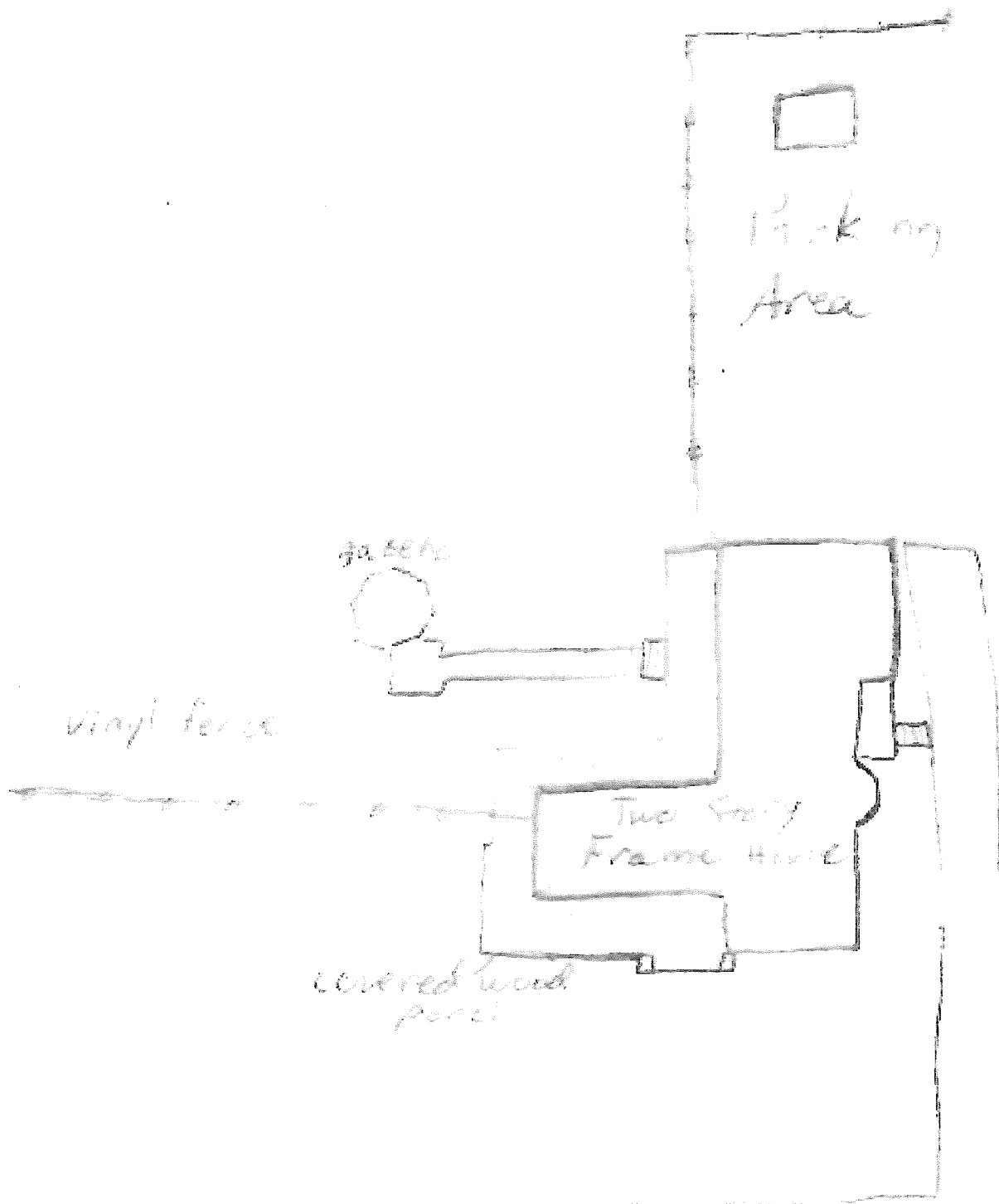


NOT TO SCALE

1 in = 200 ft

506 N. Grand Ave





1 3/4" = 40'











STAFF REVIEW LETTER

August 16, 2017

Elliott Smith
506 N. Grand Avenue
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow a bed and breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District and College Park Overlay District for the property located at 506 North Grand Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 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 R-2 (Multi-family Residential) District and the College Park Overlay District, the sign ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Grand Avenue right-of-way.
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. The fence shall be maintained at all times.
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. The location of trash receptors must be approved by the Public Works Department.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,

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

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

CC:	Robby Hefton, City Manager	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Asst. City Manager
	Amber Doan, Engineering Coordinator	



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

Agenda Item No. 17.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

506 N. GRAND AVENUE

The request of Elliott Smith (Owner) concerning the property at 506 North Grand Avenue, being Lots 3, 4, 7 & 8, Block 18, College Park Addition, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a bed and breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District/College Park Overlay District.

Background:

The property is located at 506 North Grand Avenue between Pacific Street and the Railroad Tracks. The property is zoned an R-1 (One Family Residential) District, an R-2 (Multi-Family Residential) District and also located in the College Park Overlay District. The property was approved for a Specific Use Permit to allow a bed and breakfast in an R-1 (One Family Residential) District in 2003, but the Specific Use Permit went away after it closed down.

The two-story house was built in or around 1900, it consist of 5 bedrooms and 3 bathrooms. The front parlors and entire upstairs bedrooms and bathrooms will be used for the Bed and Breakfast while, in addition to the fifth bedroom downstairs and the back parlor will be reserved for cooking meals and as a personal residential space. Parking will be available behind the house to accommodate one car per unit.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Elliott Smith (Owner)

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:

13

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.6.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6061

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Addition to an Existing Electrical Substation in an R-1 (One Family Residential) District at 2002 West Moore Street, being 57.3 acres in the Elizabeth Jones Survey, Abstract No. 625 (ONCOR Electric Delivery Company, Owners; and Karl Crawley, Applicant); 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 ONCOR Electric Delivery Company (Owners) and Karl Crawley (Applicant) concerning the property at 2002 West Moore Street, being 57.3 acres in the Elizabeth Jones Survey, Abstract No. 625 for a Specific Use Permit to allow an addition to an existing electrical substation in an R-1 (One Family Residential) District

Background:

The property is located at 2002 West Moore Street, between West Steadman Street and Park Avenue; the ONCOR Electric Delivery Substation is located on this property. The property is zoned an R-1 (One Family Residential) District. The existing substation was in place prior to annexation into the City of Sherman and is non-conforming. ONCOR Electric Delivery would like to expand and update their existing facility on West Moore Street. Payne Switching Station is the existing station that has been there since the 1930's.

The need to expand ONCOR transmission facilities in North Texas is being driven by proposed generating facilities and load growth in the area. The addition of Stone Creek Switching Station will increase operational flexibility and allow for future expansion in the area. The upgrade will include new equipment and a small Control Building. The majority of the new construction will be located on the southwest corner of the tract with another smaller expansion on the existing facility near the center of the site.

Along with the Specific Use Permit request, an exception is needed to allow a maximum height of 90 feet for some of the new equipment. The site is crossed by three sets of transmission lines with poles of varying height with some being at 90 feet in height. The trees along Moore Street will remain in place for the most part and, with the site sloping away (down) from the street, the new construction will not be intrusive.

Origination:

ONCOR Electric Delivery Company (Owners)
Karl Crawley (Applicant)

Financial Consideration:

None

Staff Recommendation:

At the August 22, 2017 regular meeting, the Planning and Zoning Board voted 9/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and installing LED lighting that shall be arranged as to direct the light away from the adjoining premises of any residential district.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6061
Location Map
Zoning Map
Zoning Sign Photo
Plat
Master Plan
Site Plan
Elevations
P&Z Communication
Staff Review Letter

ORDINANCE NO. 6061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN ADDITION TO AN EXISTING ELECTRICAL SUBSTATION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 2002 WEST MOORE STREET, BEING 57.3 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (ONCOR ELECTRIC DELIVERY COMPANY, OWNERS; AND KARL CRAWLEY, APPLICANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; 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, ONCOR Electric Delivery Company (Owners) and Karl Crawley (Applicant) are granted a Specific Use Permit to allow an addition to an existing electrical substation in an R-1 (One Family Residential) District at 2002 West Moore Street, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING a tract of land in the Elizabeth Jones Survey, Abstract No. 625, and containing various tracts of land conveyed to Texas Power and Light Company beginning in 1919.

COMMENCING at the Point of Beginning on the southeast right of line of West Moore Street, approximately 2,150 feet northeast of the intersection of Park Avenue and West Monroe Street.

THENCE North 27 degrees, 53 minutes East 1,256.3 feet;

THENCE North 33 degrees 10 minutes East 883.85 feet;

THENCE South 65 degrees 30 minutes East 574.9 feet;

THENCE North 24 degrees 30 minutes East 209 feet;

THENCE South 65 degrees 30 minutes East 416.75 feet;

THENCE South 24 degrees 30 minutes West 627 feet;

THENCE South 24 degrees 30 minutes West 1,711.1 feet;

THENCE North 65 degrees 26 minutes West 1,198.9 feet and **containing approximately 57.3 acres of land**.....

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 sign ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Moore Street right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. The fence shall be maintained at all times.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. New Drive approaches must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
10. Drive approaches within right-of-way must be concrete.
11. Detention in accordance with City criteria will be required as site develops.

Planning and Zoning Commission:

12. Installing LED lighting that shall be arranged as to direct the light away from the adjoining premises of any residential district.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

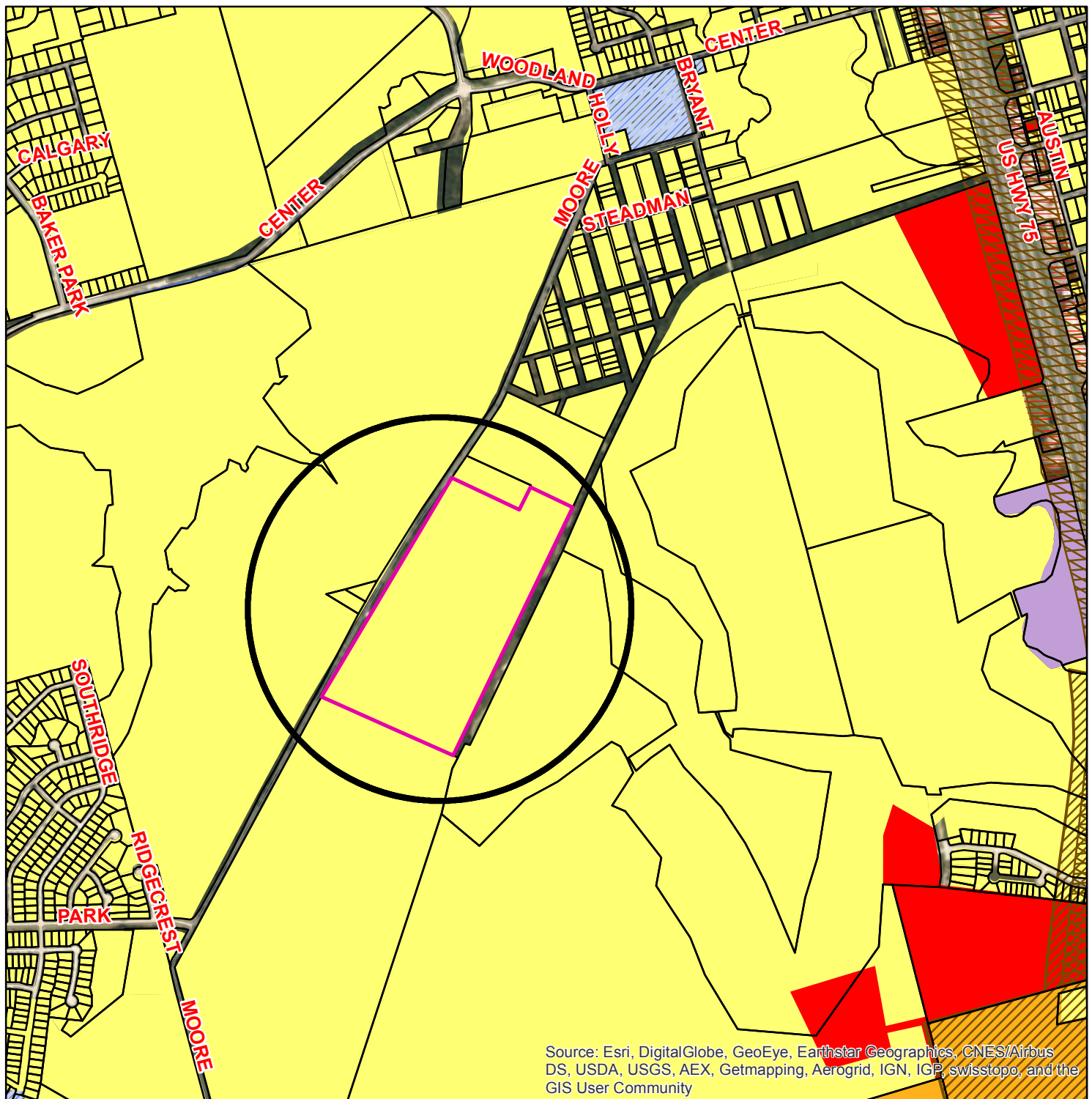
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



Zoning - 2002 W. Moore Street

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

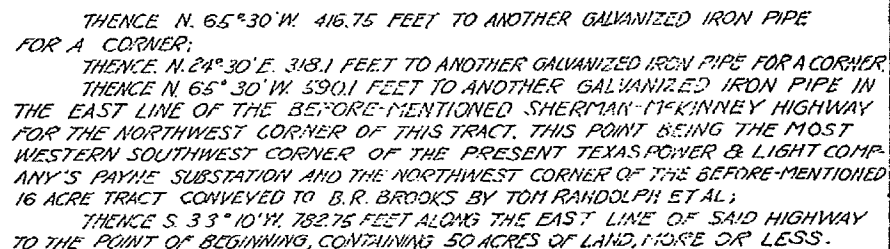


NOT TO SCALE

1 in = 1,162 ft

2002 W. Moore St





ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ELIZABETH JONES SURVEY, ABSTRACT #625, GRAYSON COUNTY, TEXAS, LYING AND BEING SITUATED NORTHWEST OF TEXAS ELECTRIC COMPANY'S INTERURBAN RAILWAY AND SOUTH EAST OF BINKLEY BOULEVARD PIKE ROAD MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT:-

BEGINNING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID TEXAS ELECTRIC RAILWAY COMPANY'S INTERURBAN RAILWAY AT A 3 INCH GAS PIPE SET IN CONCRETE 30 FEET AT RIGHT ANGLES FROM THE CENTER OF THE MAIN LINE TRACK AND 458.0 FEET NORTH 26 DEGREES 27 MINUTES E. ALONG SAID RIGHT-OF-WAY LINE FROM THE EAST OR NORTHEAST CORNER OF A TRACT OF LAND HERETOFORE CONVEYED TO B. R. SPOOKS BY TOM RANDOLPH AND WIFE, FAY RANDOLPH; THENCE NORTH 26 DEGREES 27 MINUTES EAST ALONG AFORESAID RIGHT-OF-WAY LINE 627.0 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE NORTH 63 DEGREES 33 MINUTES WEST 416.84 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 26 DEGREES 27 MINUTES WEST 209.0 FEET TO A 3 INCH GAS PIPE SET IN IN CONCRETE FOR CORNER; THENCE NORTH 63 DEGREES 33 MINUTES WEST 576.70 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER ON THE SOUTHEAST LINE OF THE BINKLEY BOULEVARD PIKE ROAD; THENCE SOUTH 34 DEGREES 49 MINUTES WEST 101.1 FEET ALONG SAID LINE OF SAID PIKE TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 63 DEGREES 33 MINUTES EAST 591.5 FEET TO A 3 INCH PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 26 DEGREES 27 MINUTES WEST 318.0 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 63 DEGREES 33 MINUTES EAST 416.84 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.34 ACRES OF LAND.

GENERAL PROPERTY LAYOUT—J.F. 1347A

1930

OCTOBER 29, 1930

SCALE 1" = 500'

TE 21995

SUPERSEDES TA 12014 & TA 12980

GRAYSON

BEGINNING AT A
 LINE OF THAT SHERMAN-
 BOULEVARD; SAID POINT
 ACRE TRACT CONVEYED
 AL UNDER DEED DATED
 260 P. 562, DEED RECD
 POINT BEING DESCRIBE
 CORNER OF THE S. R. B.
 THENCE SOUTH 27°-5
 LINE OF SAID HIGHWAY T
 ACRE TRACT;
 THENCE SOUTH 65°
 LINE OF SAID 34 ACRES
 NER OF SAID 34 ACRE TR
 OF-WAY LINE OF THE TEX
 THENCE N. 24°30'E. 17
 TEXAS ELECTRIC RAILWAY
 PIPE 4" IN DIAMETER.
 NER OF THE PRESENT T
 SUBSTATION;
 TB 21995

DATE	REV. NO.	PLANS-LOCATION SHOWN THIS	BY	CH.	CORR.	APP.
		DRAWN	J. A. G.	10-29-10		
		TRACED	J. A. G.	10-29-10		
		CHECKED	J. A. G.	4-10-11		
		CORRECT	J. A. G.	19		
		TR'NG COMP'D	J. A. G.	4-10-11		
		APP. ENGR	J. A. G.			

Neighborhood Substations



EXHIBIT A

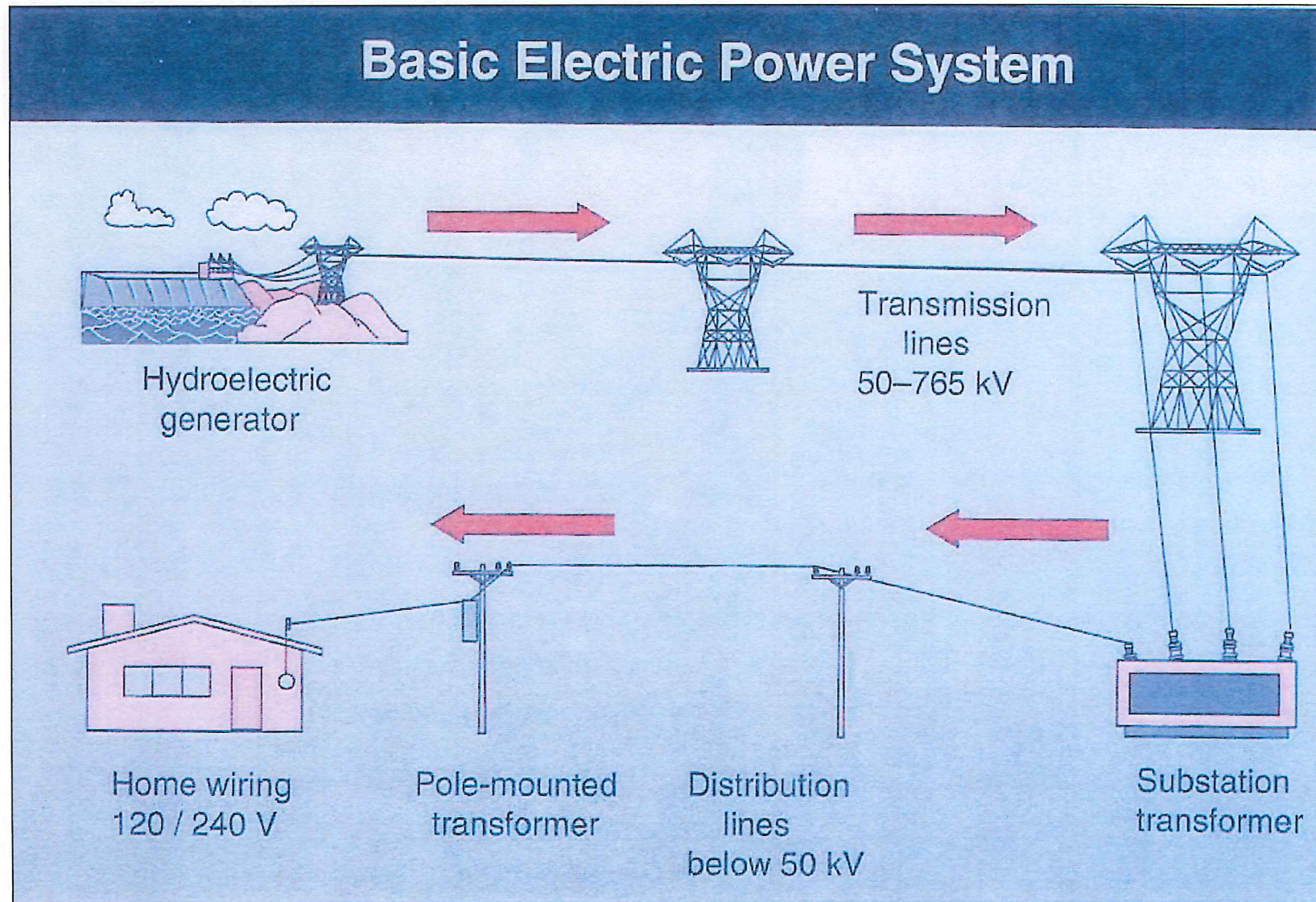
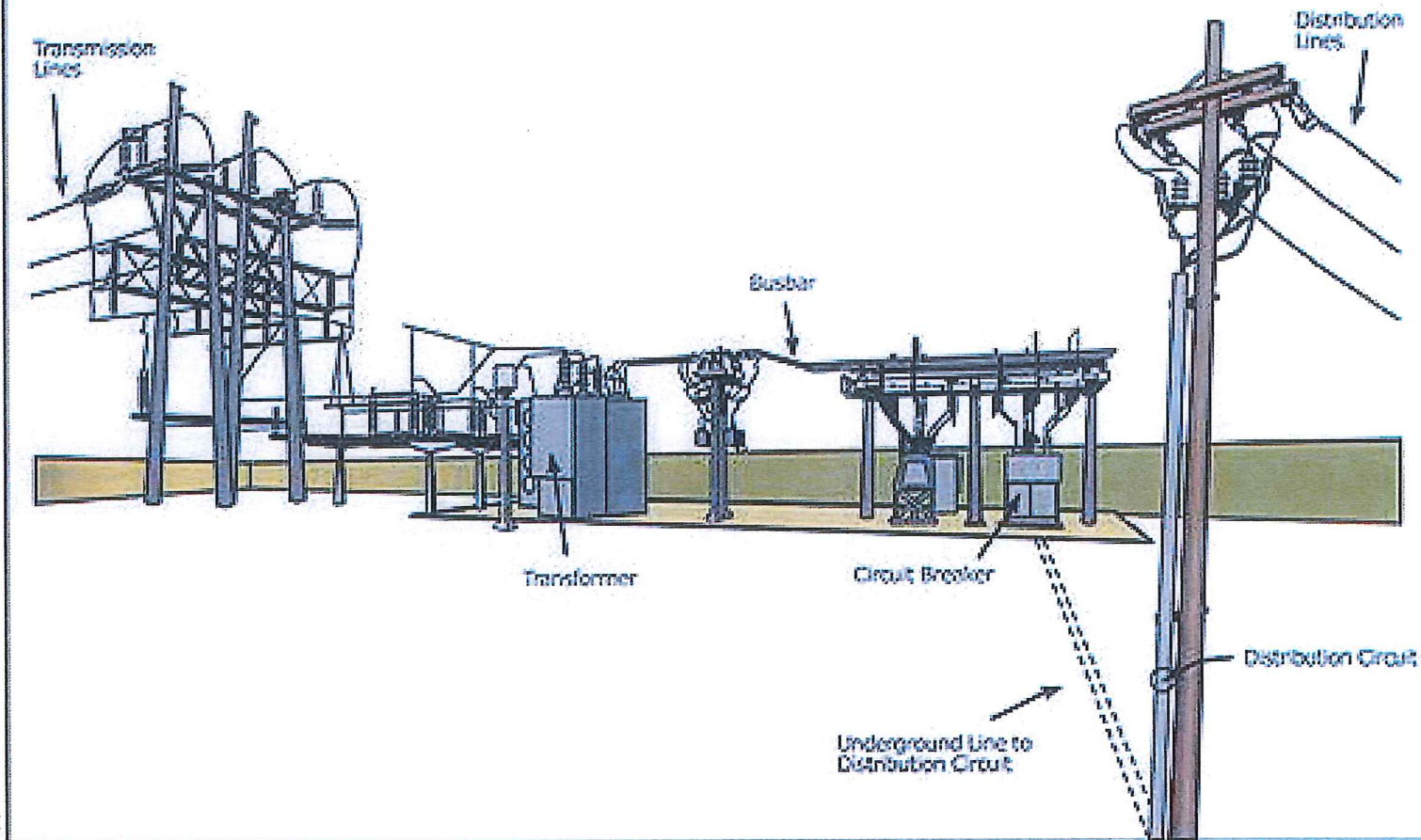


EXHIBIT B

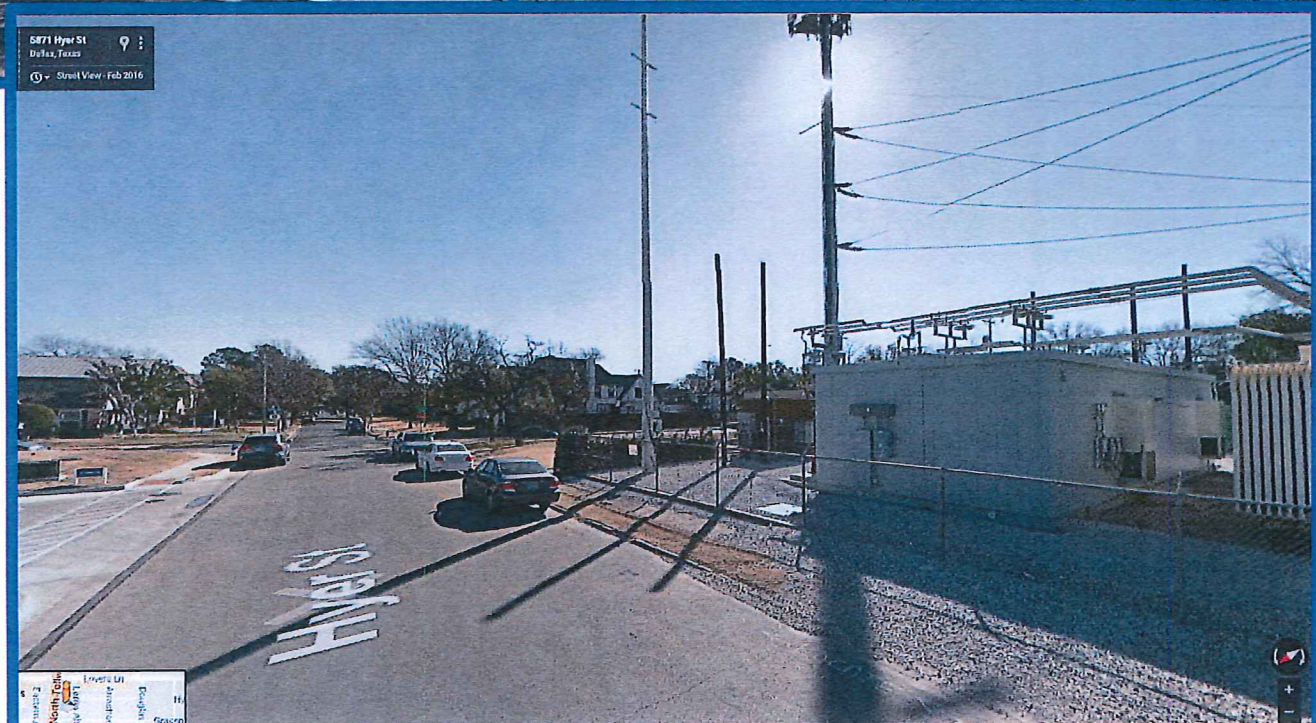
DIAGRAM #4

DISTRIBUTION SUBSTATION

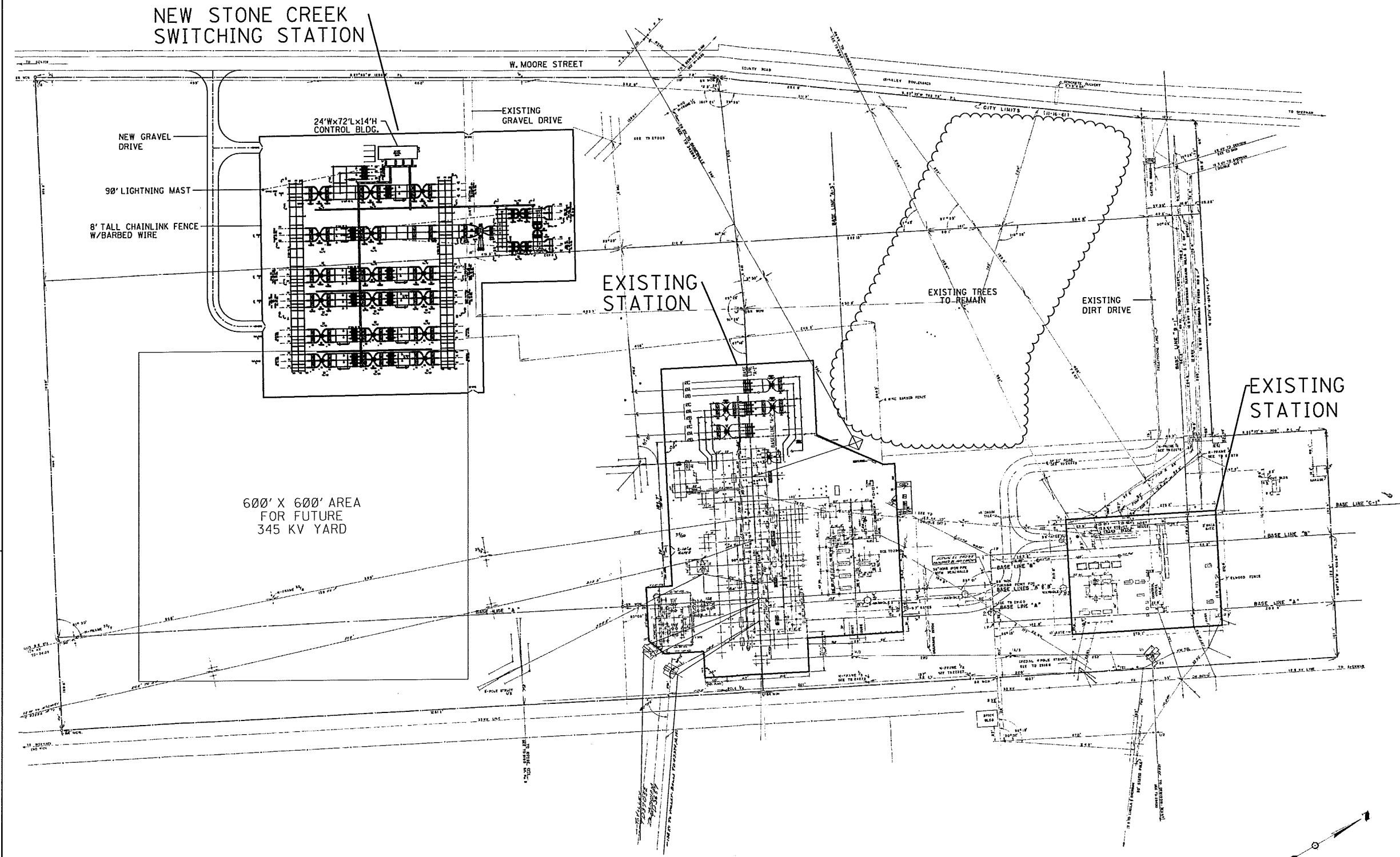




Carrollton Country Club substation



University Park



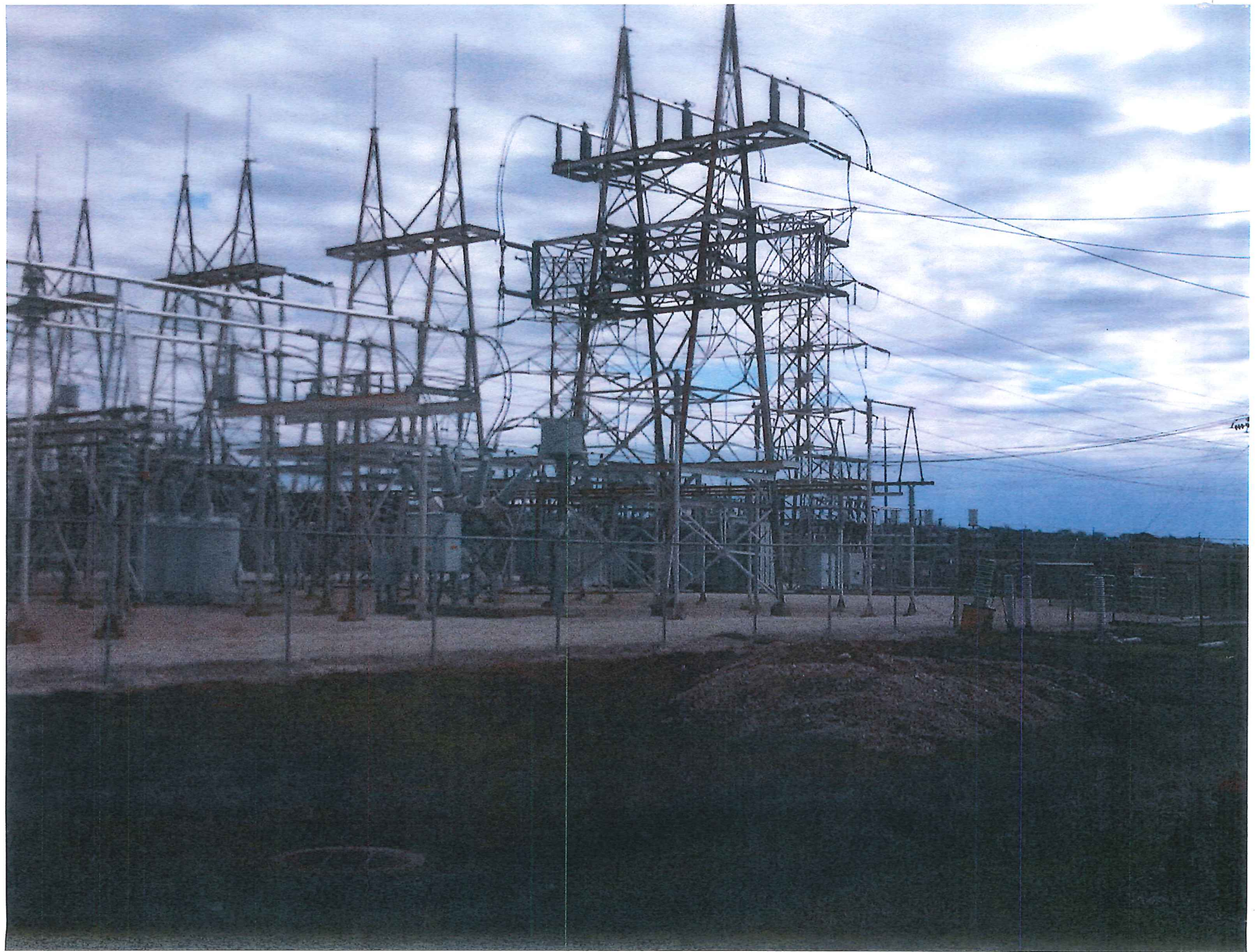
SITE PLAN













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

Agenda Item No. 18.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2002 WEST MOORE STREET

The request of ONCOR Electric Delivery Company (Owners) and Karl Crawley (Applicant) concerning the property at 2002 West Moore Street, being 57.3 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (5) to allow an electrical substation to be 90' tall in lieu of the allowed 35' in height in an R-1 (One Family Residential) District.

Planning and Zoning Board

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

Background:

The property is located at 2002 West Moore Street between West Steadman Street and Park Avenue; the ONCOR Electric Delivery Substation is located on this property. The property is zoned an R-1 (One Family Residential) District. The existing substation was in place prior to annexation into the City of Sherman and is non-conforming. ONCOR Electric Delivery would like to expand and update their existing facility on West Moore Street. Payne Switching Station is the existing station that has been there since the 1930's.

The need to expand ONCOR transmission facilities in North Texas is being driven by proposed generating facilities and load growth in the area. The addition of Stone Creek Switching Station will increase operational flexibility and allow for future expansion in the area. The upgrade will include new equipment and a small Control Building. The majority of the new construction will be located on the southwest corner of the tract with another smaller expansion on the existing

facility near the center of the site.

Along with the Specific Use Permit request, an exception is needed to allow a maximum height of 90 feet for some of the new equipment. The site is crossed by three sets of transmission lines with poles of varying height with some being at 90 feet in height. The trees along Moore Street will remain in place for the most part and with the site sloping away (down) from the street the new construction will not be intrusive.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

ONCOR Electric Delivery Company (Owners)
Karl Crawley (Applicant)
Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

Unknown

Number of notices mailed:

6

Objections Received:

0

Attachments

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

STAFF REVIEW LETTER

August 16, 2017

ONCOR Electric
Jill Alvarez
115 W. 7th Street, Ste. 505
Ft. Worth, TX 76102

Karl Crawley
900 Jackson Street, Ste. 640
Dallas, TX 75202

Dear Applicants,

The request for a Specific Use Permit to allow an addition to an existing electrical substation in an R-1 (One Family Residential) District for the property located at 2002 West Moore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 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 sign ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Moore Street right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. The fence shall be maintained at all times.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. New Drive approaches must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
10. Drive approaches within right-of-way must be concrete.
11. Detention in accordance with City criteria will be required as site develops.

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

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

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

Respectfully,

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

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.7.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6062

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 3400-3500 Blocks of Ballam Street and the 2200-2300 Blocks of Southridge Lane, being Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II (Al Denson, Wyldewood Homes, LLC, Owners; and Justin Adams, Representative); 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 Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 blocks of Ballam Street and the 2200-2300 blocks of Southridge Lane, being Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II, for a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District

Background:

The property is located in the 3400-3500 blocks of Ballam Street and the 2200-2300 blocks of Southridge Lane, between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase II. Al Denson, Wyldewood Homes, LLC is requesting a Specific Use Permit to allow patio homes on thirty-nine lots.

Origination:

Al Denson, Wyldewood Homes, LLC (Owners)
Justin Adams, (Representative)

Financial Consideration:

None

Staff Recommendation:

At the July 18, 2017 regular meeting, the Planning and Zoning Board voted 9/0 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. 6062

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Site Plan with Addresses

Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 3400-3500 BLOCKS OF BALLAM STREET AND THE 2200-2300 BLOCKS OF SOUTHRIDGE LANE, BEING LOTS 1-19, BLOCK C, LOTS 1-14, BLOCK D AND LOTS 30-35, BLOCK K, PEBBLEBROOK SOUTH, PHASE II (AL DENSON, WYLDEWOOD HOMES, LLC, OWNERS; AND JUSTIN ADAMS, REPRESENTATIVE); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; 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, Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) is granted a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District in the 3400-3500 blocks of Ballam Street and the 2200-2300 blocks of Southridge Lane, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Violation of the conditions of the SUP will terminate the Specific Use Permit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

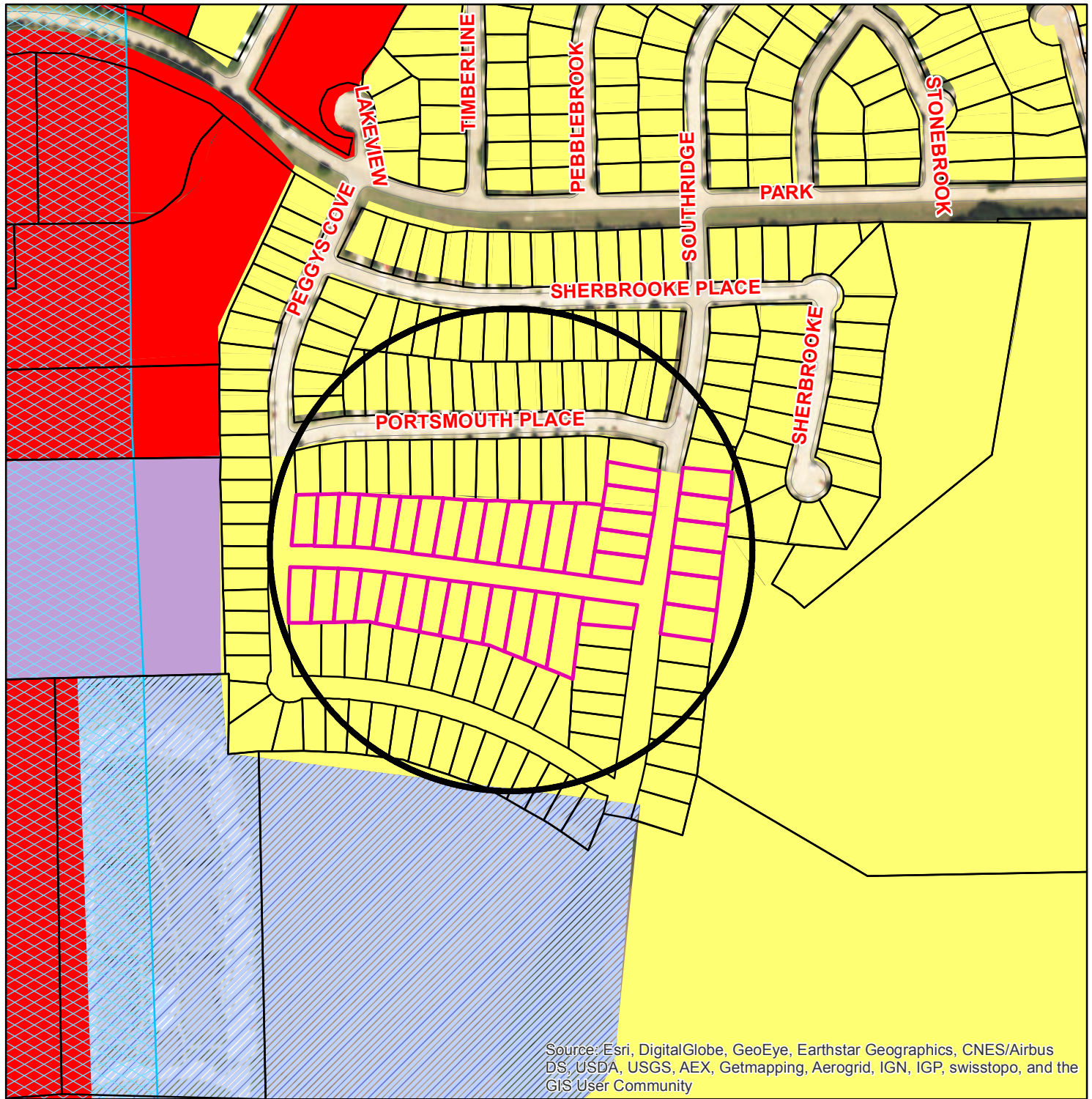
BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



3400-3500 Blocks Ballam Street & 2200-2300 Blocks Southridge Lane



1 in = 500 ft



Zoning - 3400-3500 Blocks Ballam Street & 2200-2300 Blocks Southridge Lane

Legend

ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 323 ft

3400-3500 Blocks Ballam St & 2200-2300
Blocks Southridge Ln



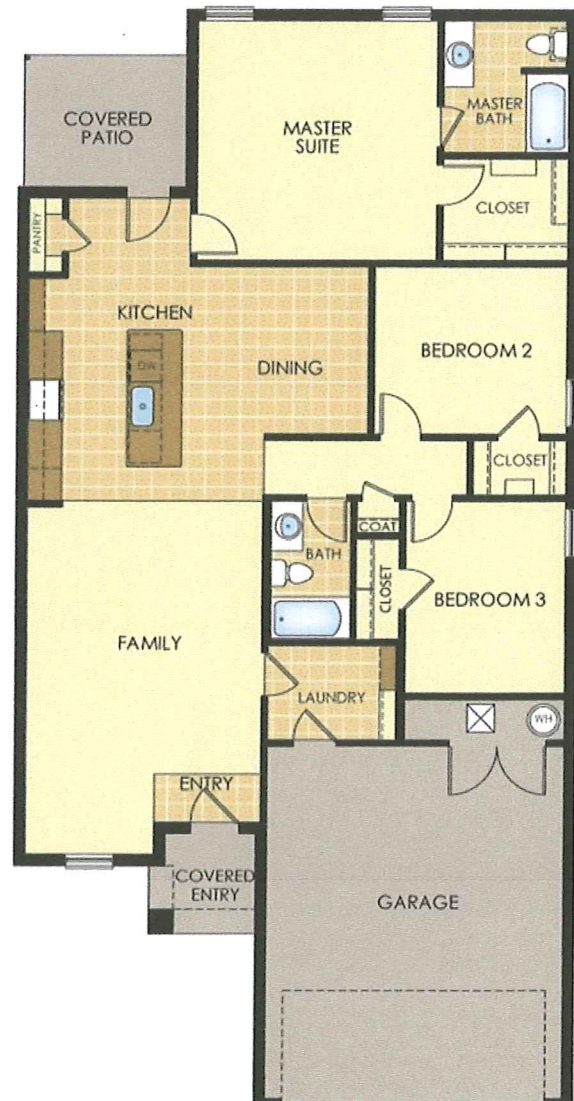
The Dartmoor

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

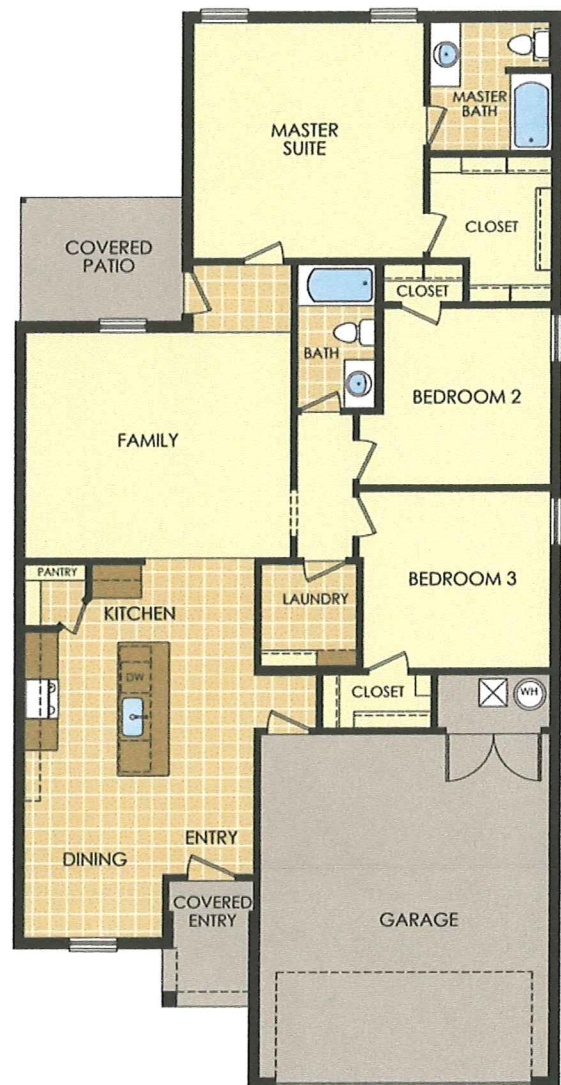
The Quarterhorse

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

The *Paso Fino*

1645 SQ FT | 3 Bedrooms, 2 Baths | \$191,642



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

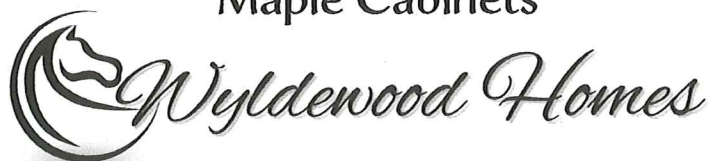
Grand Master Suite

8- & 10- Foot Ceilings

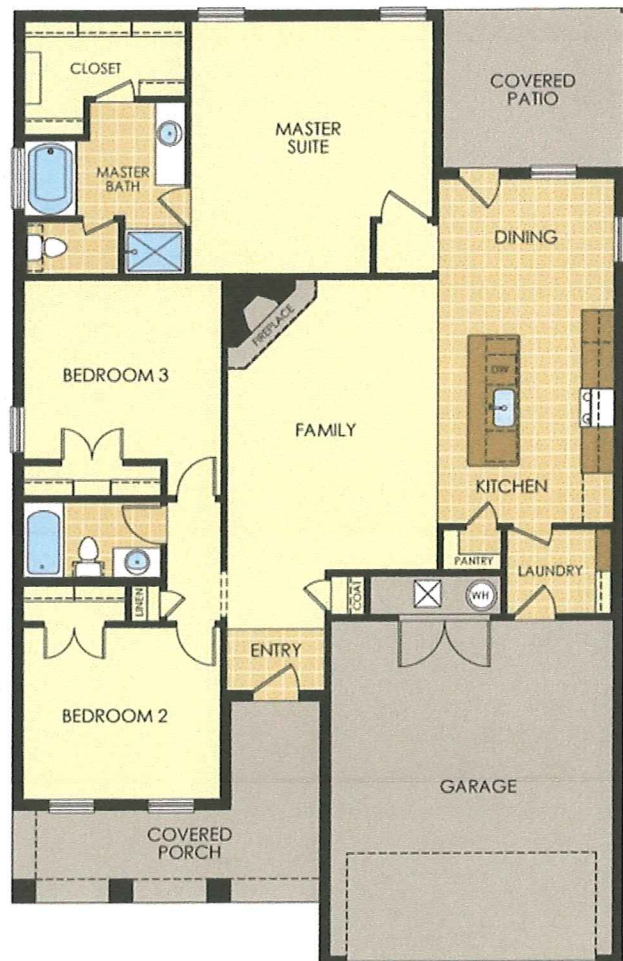
Granite Countertops & Vanities

Tile Backsplash in Kitchen & Bath

Maple Cabinets



903.744.0351



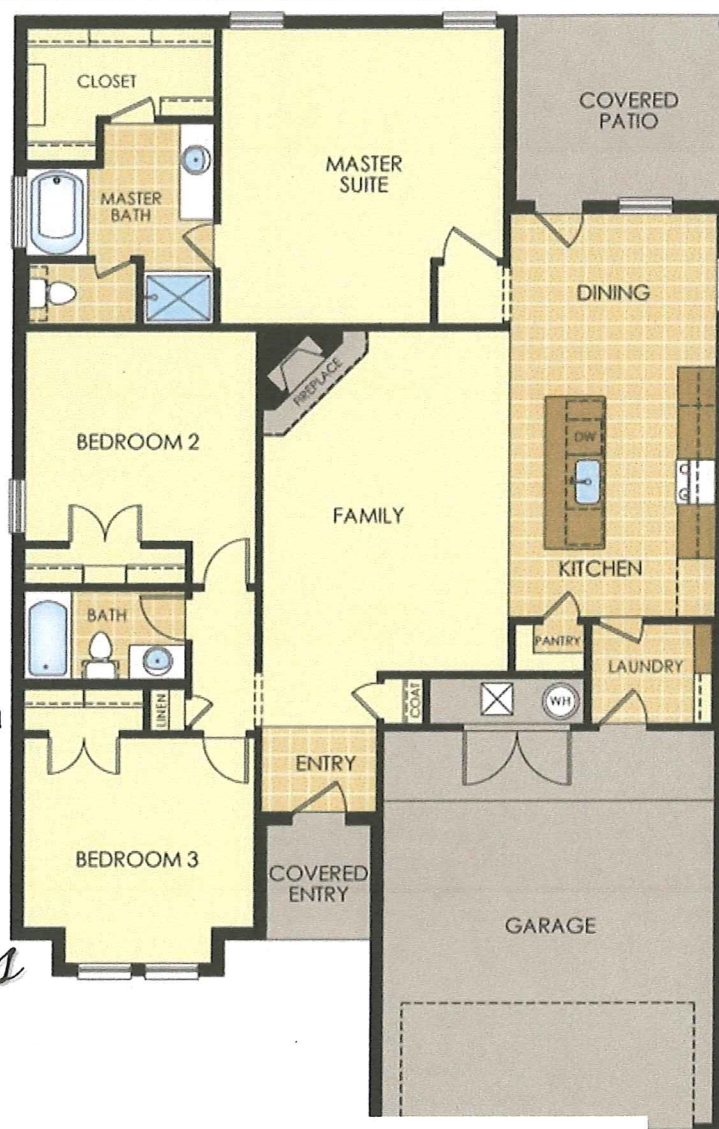
The Chincoteague

1655 SQ FT | 3 Bedrooms, 2 Baths | \$192,807



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Corner Fireplace
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

The Caspian

1760 SQ FT | 3 Bedrooms/2 Baths | \$205,040



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

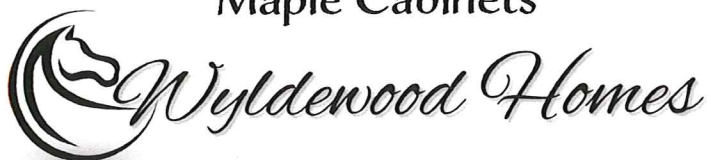
Grand Master Suite

8- & 10- Foot Ceilings

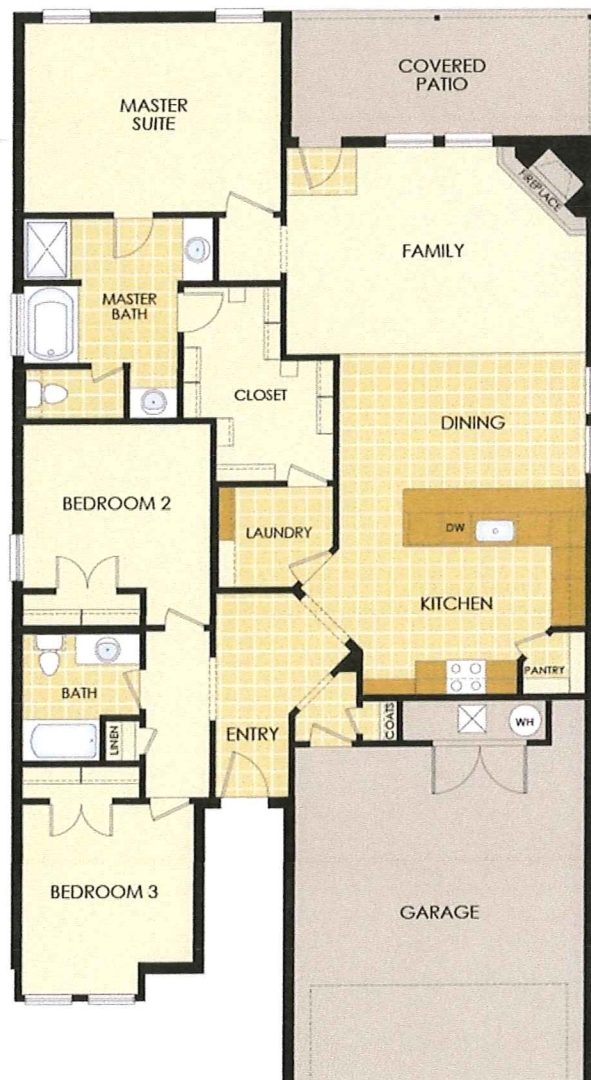
Granite Countertops & Vanites

Tile Backsplash in Kitchen & Bath

Maple Cabinets



903.744.0351



The *Lusitano*

1753 SQ FT | 3 Bedrooms, 2 Baths | \$204,225

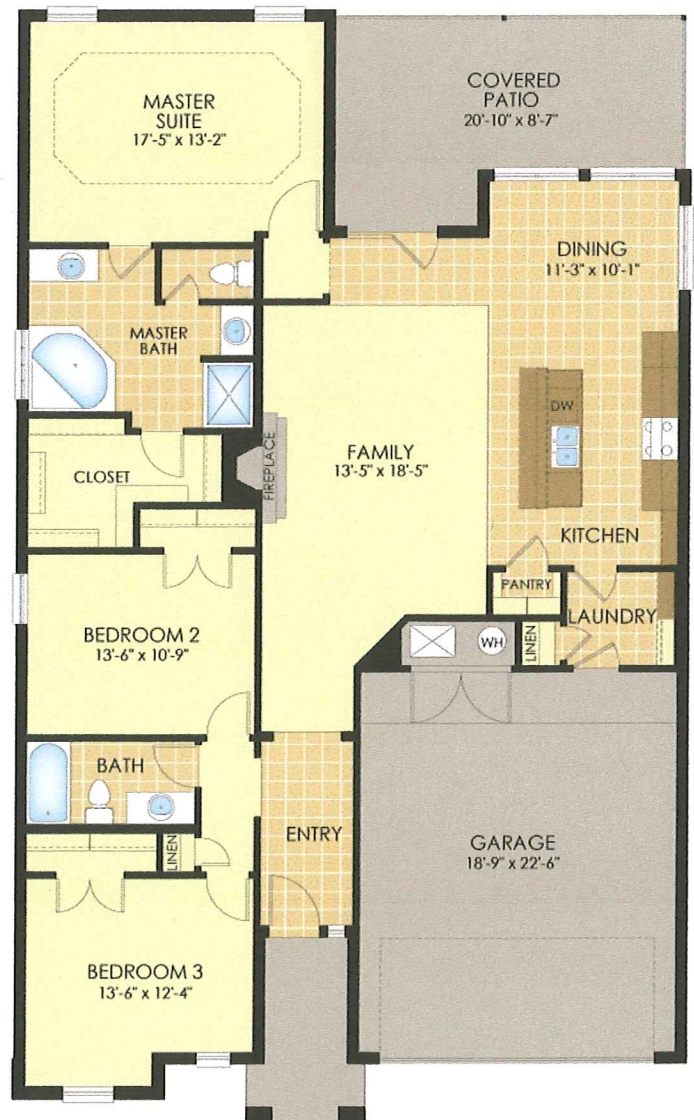


Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Fireplace
 His and Hers Vanities
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets

 *Wyldewood Homes*

903.744.0351



The Shire

1610 SQ FT | 3 Bedrooms, 2 Baths | \$187,565



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

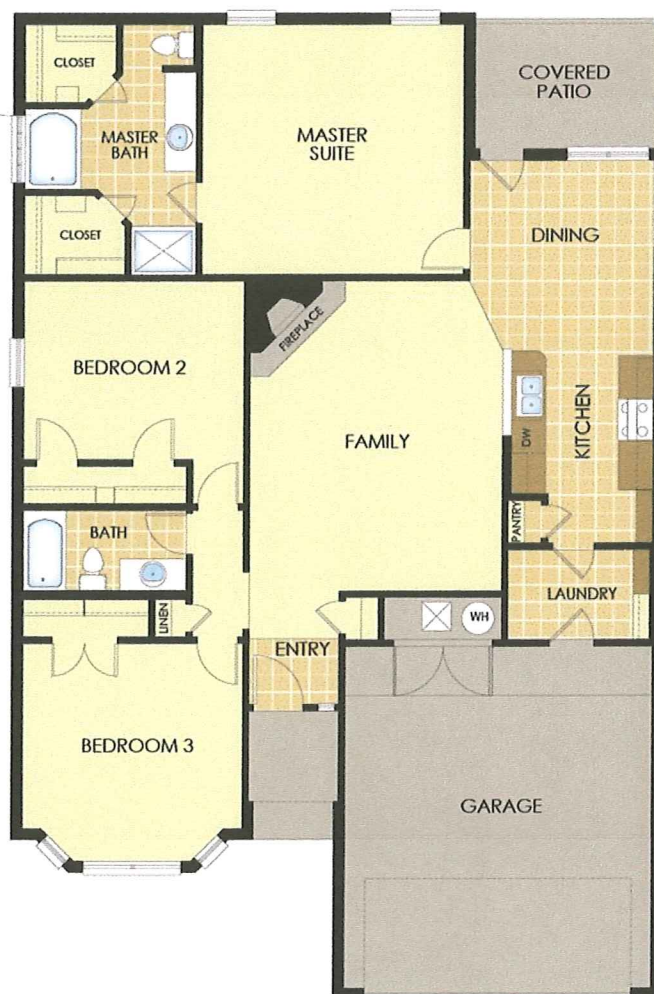
Grand Master Suite

8- & 10- Foot Ceilings

Granite Countertops & Vanities

Tile Backsplash in Kitchen & Bath

Maple Cabinets



 Wyldewood Homes

903.744.0351

STAFF REVIEW LETTER

August 16, 2017

Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Justin Adams
2831 S. Lillis Lane
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District for the property located in the 3400-3500 Blocks Ballam Street and the 2200-2300 Blocks Southridge Lane (Pebblebrook South, Phase II) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Violation of the conditions of the SUP will terminate the Specific Use Permit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Shadden".

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

CC:	Robby Hefton, City Manager	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Asst. City Manager
	Amber Doan, Engineering Coordinator	



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

Agenda Item No. 21.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3400-3500 BLOCKS BALLAM STREET & 2200-2300 BLOCKS SOUTHRIDGE LANE

The request of Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 Blocks Ballam Street and the 2200-2300 Blocks Southridge Lane, being Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II, as follows:

Planning and Zoning Board

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

Background:

The property is located in the 3400-3500 blocks of Ballam Street and the 2200-2300 Blocks of Southridge Lane between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase II. Al Denson, Wyldewood Homes, LLC is requesting a Specific Use Permit to allow patio homes on thirty-nine lots.

A patio home development is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development. Patio home developments shall be developed as either minimum five (5) foot setbacks or as zero-lot-line homes. If developed as zero-lot-line homes, then one (1) side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of ten (10) feet. A minimum five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Al Denson, Wyldewood Homes, LLC (Owners)

Justin Adams, (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.

Number of notices mailed:

51

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Site Plan with Addresses

Patio Home Layout

Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.8.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6063

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 3400-3500 Blocks of Hanan Street and the 2300 Block of Southridge Lane, being Lots 15-32, Block D, Lots 36 and 37, Block G, Pebblebrook South, Phase III (Al Denson, Wyldewood Homes, LLC, Owners; and Justin Adams, Representative); 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 Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 Blocks Hanan Street and the 2300 Block Southridge Lane, being Lots 15-32, Block D, Lots 36 & 37, Block G, Pebblebrook South, Phase III, for a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District

Background:

The property is located in the 3400-3500 blocks of Hanan Street and the 2300 block of Southridge Lane, between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase III. Al Denson, Wyldewood Homes, LLC is requesting a Specific Use Permit to allow patio homes on twenty lots.

Origination:

Al Denson, Wyldewood Homes, LLC (Owners)
Justin Adams, (Representative)

Financial Consideration:

None

Staff Recommendation:

At the July 18, 2017 regular meeting, the Planning and Zoning Board voted 9/0 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. 6063

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Site Plan with Addresses

Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 3400-3500 BLOCKS OF HANAN STREET AND THE 2300 BLOCK OF SOUTHRIDGE LANE, BEING LOTS 15-32, BLOCK D, LOTS 36 AND 37, BLOCK G, PEBBLEBROOK SOUTH, PHASE III (AL DENSON, WYLDEWOOD HOMES, LLC, OWNERS; AND JUSTIN ADAMS, REPRESENTATIVE); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; 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, Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) is granted a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District in the 3400-3500 blocks of Hanan Street and the 2300 block of Southridge Lane, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lots 15-32, Block D, Lots 36 and 37, Block G, Pebblebrook South, Phase III

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

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).

3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Violation of the conditions of the SUP will terminate the Specific Use Permit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

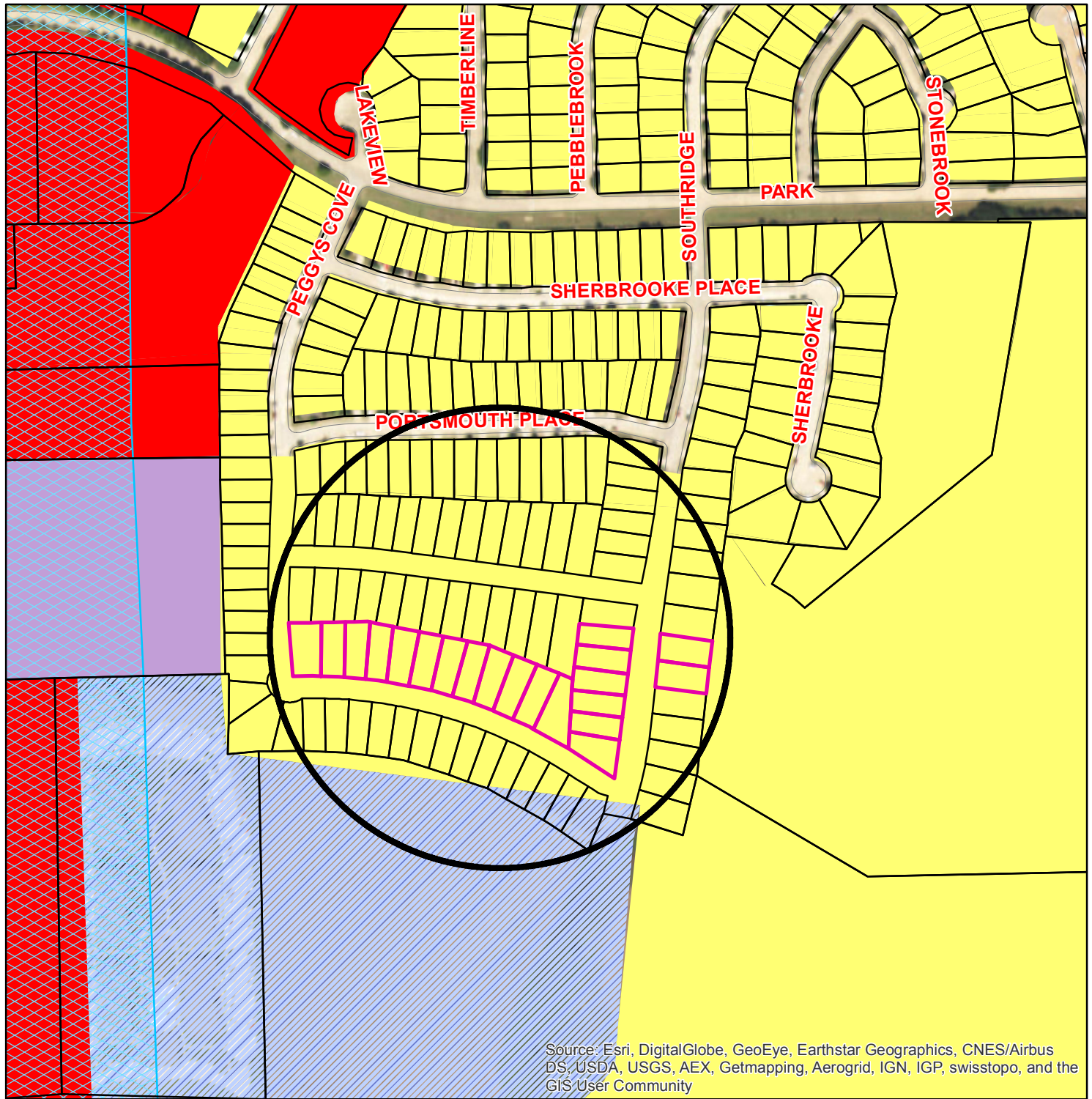
BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



3400-3500 Blocks Hanan Street & 2300 Blocks Southridge Lane



1 in = 500 ft



Zoning - 3400-3500 Blocks Hanan Street & 2300 Blocks Southridge Lane

Legend

ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- Unknown
- BIP Ballock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

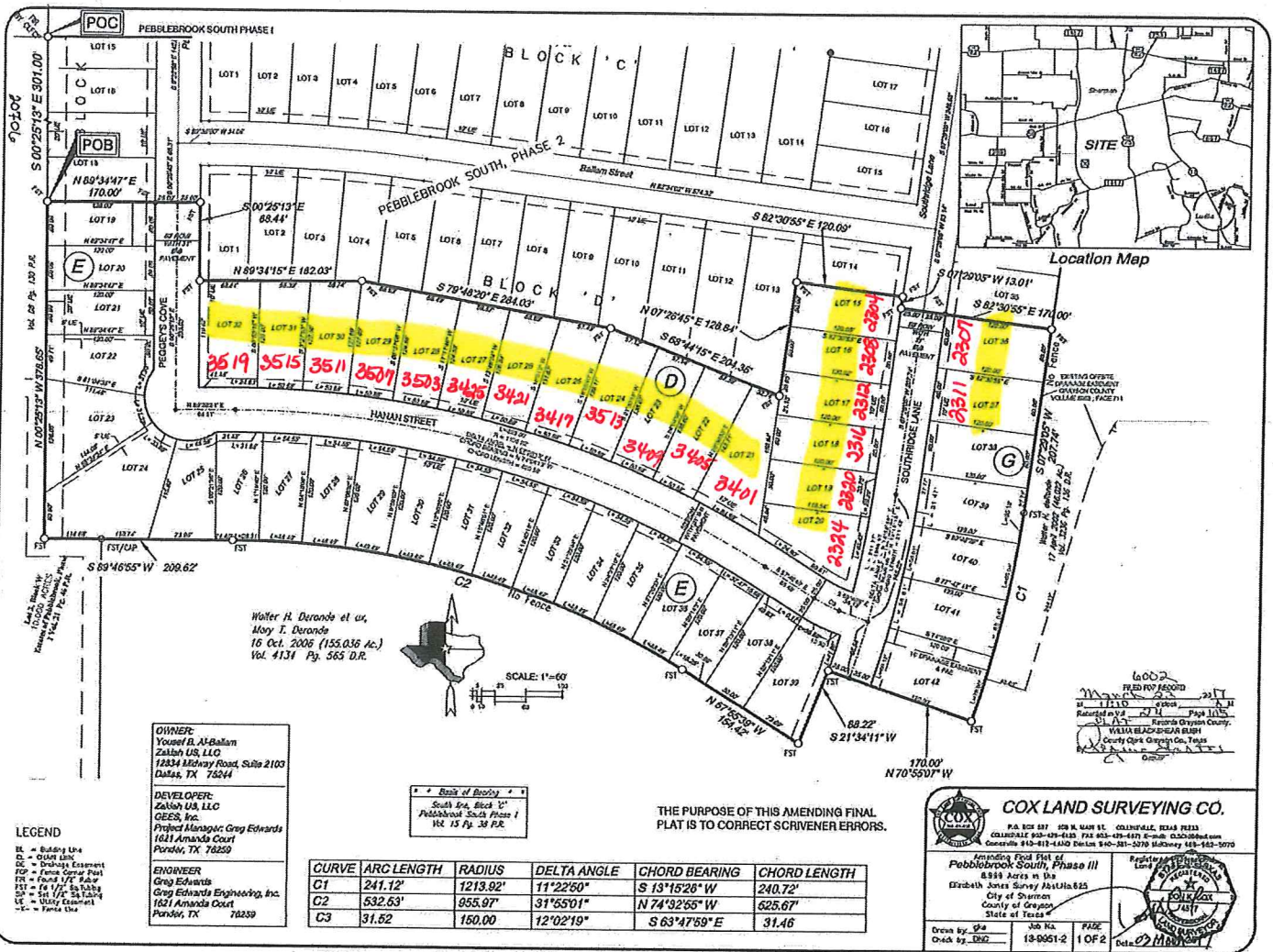


NOT TO SCALE

1 in = 323 ft

3400-3500 Blocks Hanan St & 2300 Block Southridge Ln





Final Plat of
PEBBLEBROOK SOUTH, PHASE I
City of Sherman, County of Grayson, State of Texas

OWNERS DEDICATION

State of Texas
County of Grayson

Whereas, Yousef B. Al-Balham, LLC is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract Number 825, City of Sherman, County of Grayson, State of Texas, and vesting being part of a called 17.68 acre tract as described in Deed to ZALISH US, LLC Volume 8778 page 602 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Commencing a point 1/2 inch north, and other being the most easterly south west corner of Pebblebrook South Phase I Addition, and recorded in Volume 15 Page 88 of the Deed Records of Grayson County, Texas,

Thence South 03 degrees 55 minutes 13 seconds East, with the west line of said ZALISH US, LLC land a distance of 201.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 69 degrees 34 minutes 47 seconds East, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 00 degrees 25 minutes 13 seconds East, a distance of 88.44 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 69 degrees 34 minutes 15 seconds East, a distance of 182.03 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 79 degrees 48 minutes 00 seconds East, a distance of 284.03 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 64 degrees 44 minutes 15 seconds East, a distance of 204.36 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 07 degrees 25 minutes 43 seconds East, a distance of 128.84 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 62 degrees 30 minutes 55 seconds East, a distance of 320.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 00 minutes 05 seconds West, a distance of 13.01 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 62 degrees 30 minutes 55 seconds East, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 25 minutes 43 seconds West, a distance of 207.74 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 1213.02 feet and a chord bearing of South 13 degrees 16 minutes 28 seconds West, and a chord length of 240.72 feet;

Thence With said curve to the right an arc length of 241.12 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 70 degrees 55 minutes 07 seconds West, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 21 degrees 34 minutes 11 seconds West, a distance of 88.22 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 37 degrees 50 minutes 58 seconds West, a distance of 164.42 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 655.97 feet and a chord bearing of North 74 degrees 32 minutes 55 seconds West, and a chord length of 525.67 feet;

Thence With said curve to the left an arc length of 532.63 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 69 degrees 34 minutes 15 seconds West, a distance of 309.68 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 00 degrees 25 minutes 13 seconds West, a distance of 378.65 feet to the POINT OF BEGINNING and containing 1.600 acres of land

HOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT, ZALISH US, LLC does hereby adopt this plat designating the herein described property as Pebblebrook South Addition Phase I, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed herein

STATE OF TEXAS
Before me, the undersigned Notary Public for the State of Texas, on the day personally appeared Yousef B. Al-Balham, 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 stated.

Given under my hand and seal of office this 11 day of March 2017

Amanda Schmitz
Notary Public - State of Texas

SURVEYORS CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT I, Don K. Cox, Registered Professional Land Surveyor, Number 4377, do hereby certify that this plat was prepared from an actual survey of the land described herein, and that the corner monuments shown hereon were found or placed under my supervision in accordance with the ordinances of the City of Sherman, Texas.

Don K. Cox
Don K. Cox, Texas Registered Professional Land Surveyor, Number 4377

CITY OF SHERMAN, TEXAS
I, *Don K. Cox*, Texas Registered Professional Land Surveyor, Number 4377, do hereby certify that this plat was prepared from an actual survey of the land described herein, and that the corner monuments shown hereon were found or placed under my supervision in accordance with the ordinances of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN
This 11 day of March 2017
By the City Council of the City of Sherman, Texas

OWNER:
Yousef B. Al-Balham
Zalish US, LLC
12334 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zalish US, LLC
G.E.S., Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Pondrich, TX 76259

ENGINEER:
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Pondrich, TX 76259

COX LAND SURVEYING CO.
P.O. BOX 877, 138 N. MAIN ST., COLLEENVILLE, TEXAS 76232
COLLEENVILLE 817-439-4140 DALLAS 817-439-4141 COLUMBIANA 817-439-4142
GEOGRAPHIC 817-439-4143 TEXAS 817-439-4144 MISSOURI 817-439-4145

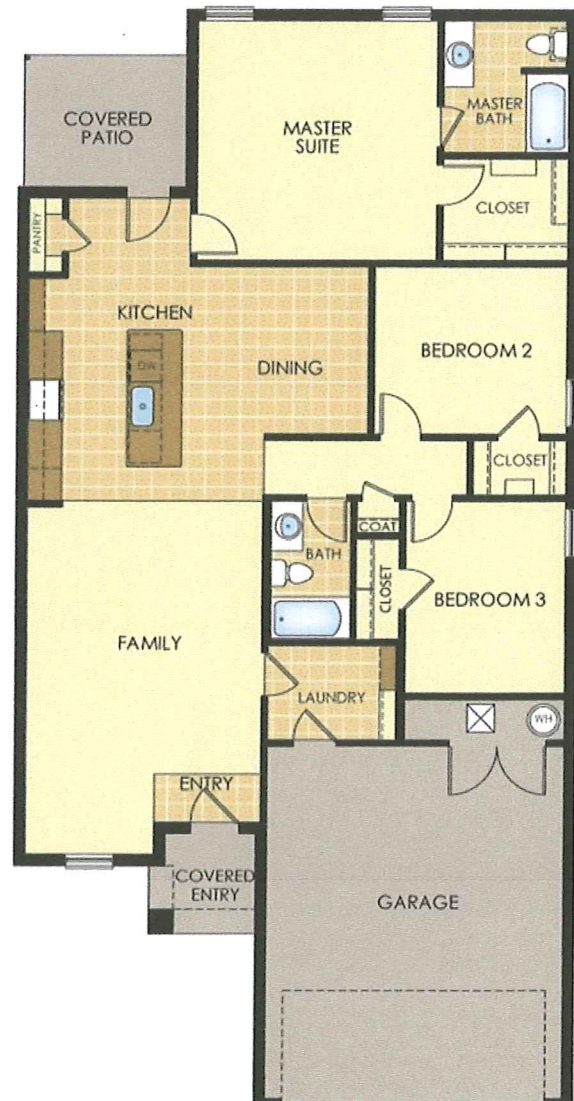
The Dartmoor

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

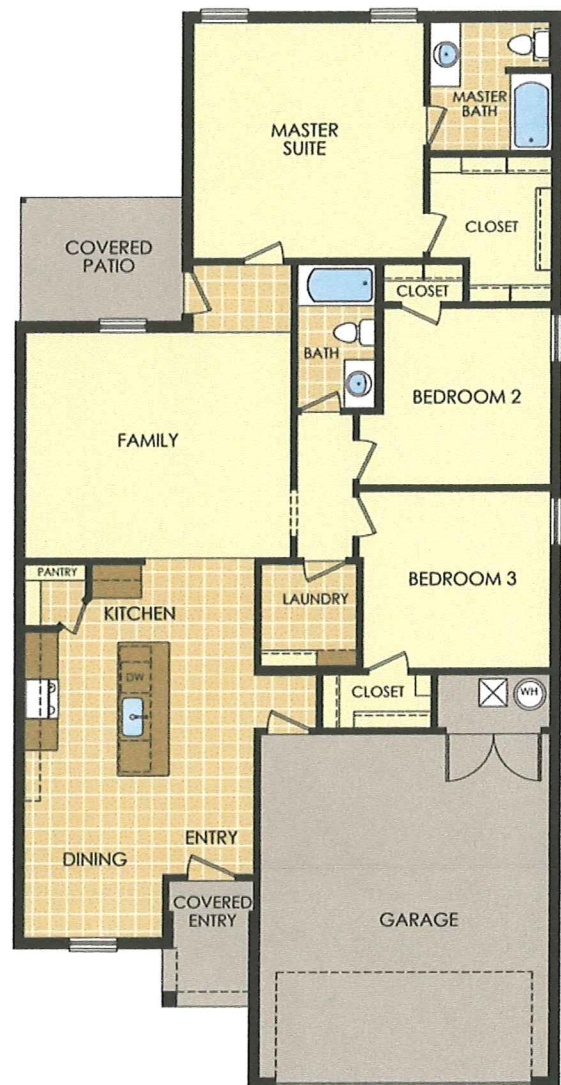
The Quarterhorse

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

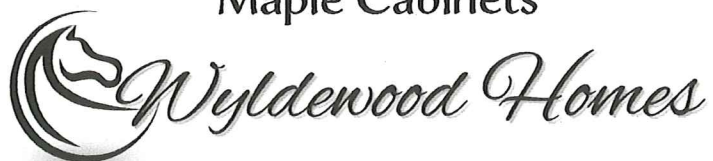
The *Paso Fino*

1645 SQ FT | 3 Bedrooms, 2 Baths | \$191,642

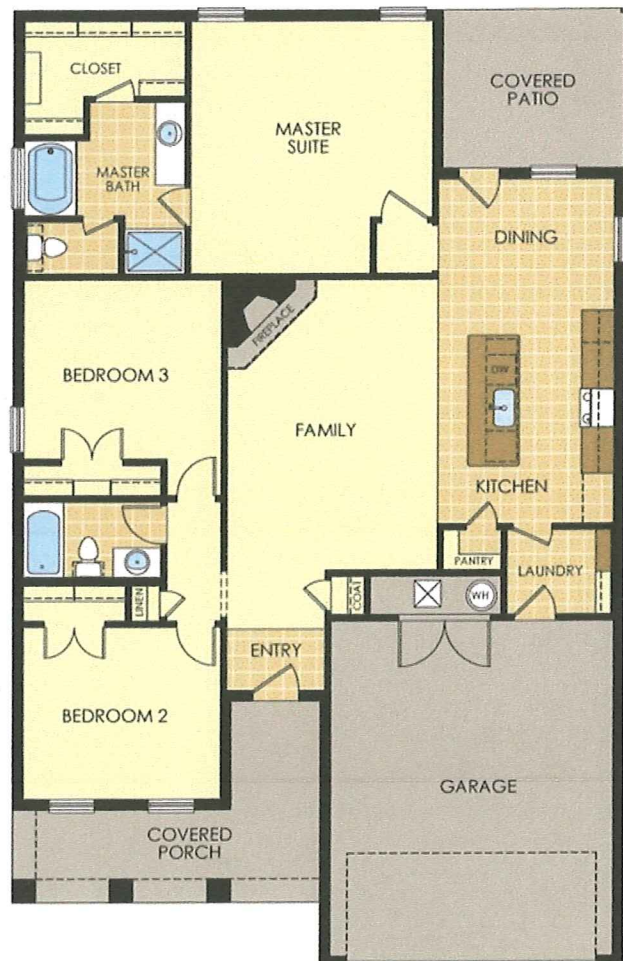


Features:

- Two-Car Garage
- Covered Entry and Back Porch
- Open Family Area
- Inviting Corner Fireplace
- Grand Master Suite
- 8- & 10- Foot Ceilings
- Granite Countertops & Vanities
- Tile Backsplash in Kitchen & Bath
- Maple Cabinets



903.744.0351



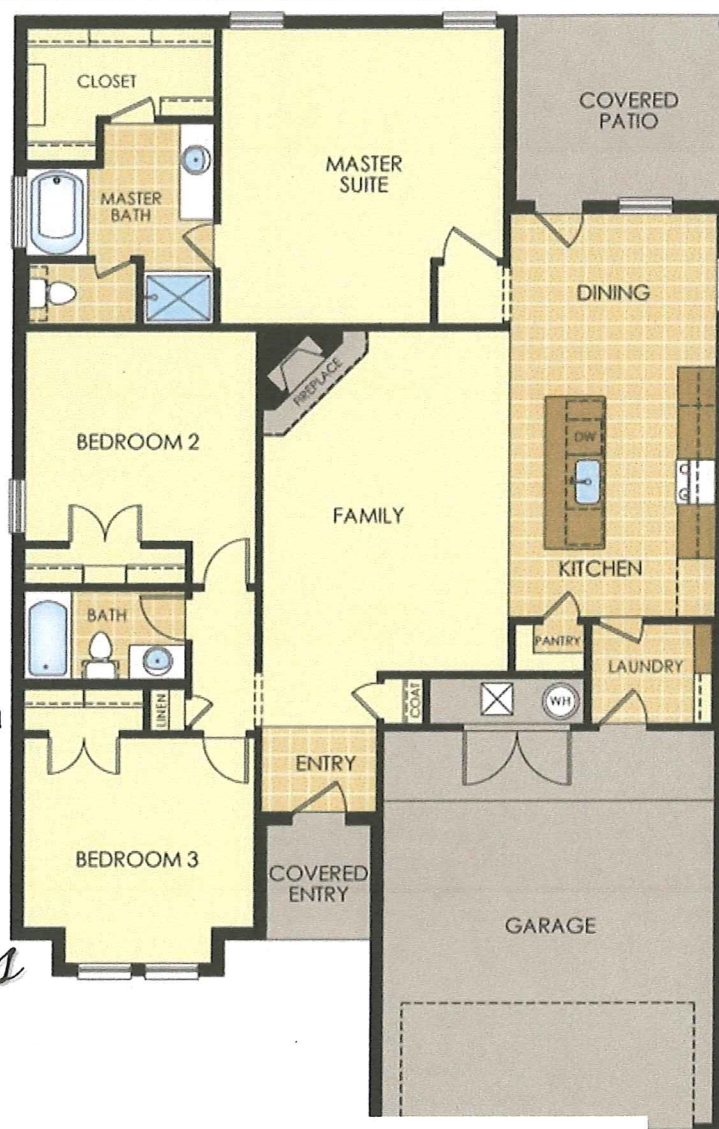
The Chincoteague

1655 SQ FT | 3 Bedrooms, 2 Baths | \$192,807



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Corner Fireplace
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

The Caspian

1760 SQ FT | 3 Bedrooms/2 Baths | \$205,040



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

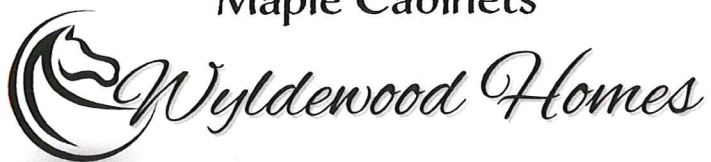
Grand Master Suite

8- & 10- Foot Ceilings

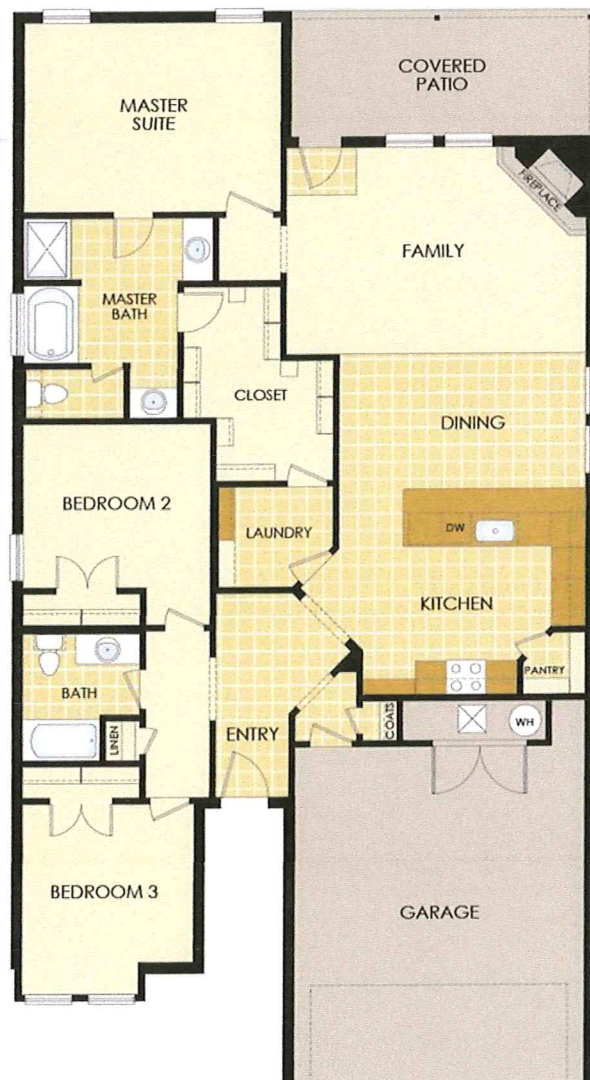
Granite Countertops & Vanites

Tile Backsplash in Kitchen & Bath

Maple Cabinets



903.744.0351



The *Lusitano*

1753 SQ FT | 3 Bedrooms, 2 Baths | \$204,225

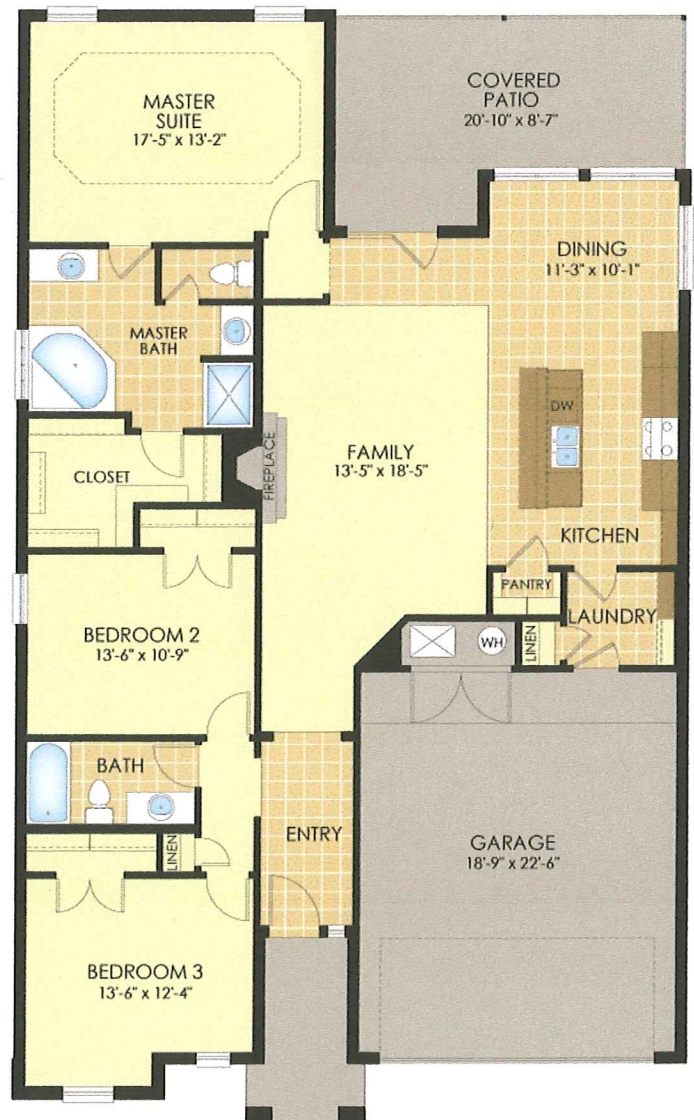


Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Fireplace
 His and Hers Vanities
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets

 *Wyldewood Homes*

903.744.0351



The Shire

1610 SQ FT | 3 Bedrooms, 2 Baths | \$187,565



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

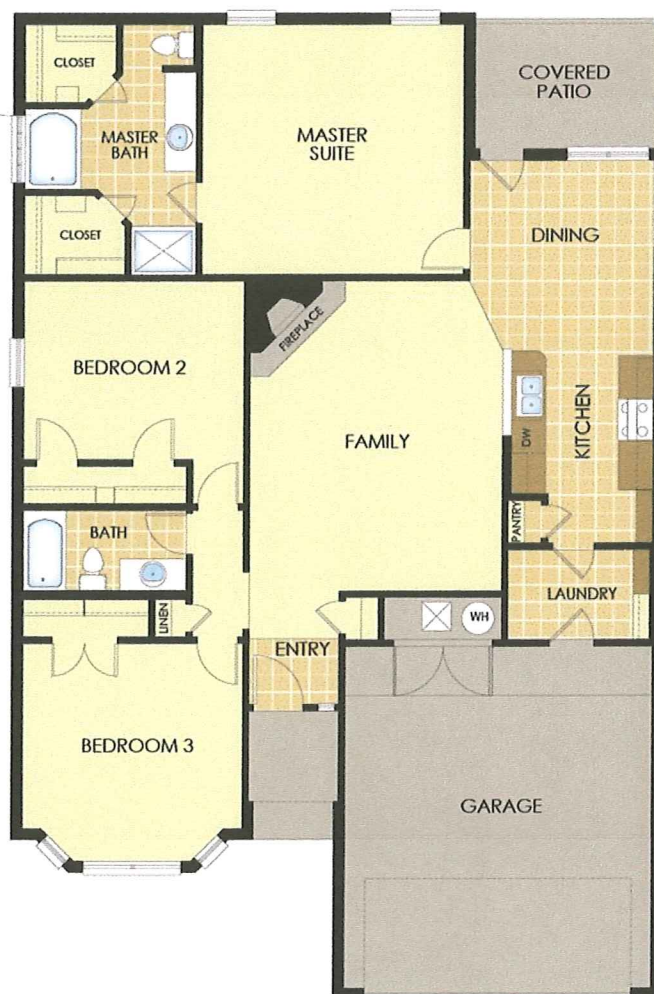
Grand Master Suite

8- & 10- Foot Ceilings

Granite Countertops & Vanities

Tile Backsplash in Kitchen & Bath

Maple Cabinets



 Wyldewood Homes

903.744.0351

STAFF REVIEW LETTER

August 16, 2017

Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Justin Adams
2831 S. Lillis Lane
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District for the property located in the 3400-3500 Blocks Hanan Street and the 2300 Blocks Southridge Lane (Pebblebrook South, Phase III) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Violation of the conditions of the SUP will terminate the Specific Use Permit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,

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

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

CC:	Robby Hefton, City Manager Mark Gibson, Director of Utilities Clint Philpott, P.E., Director of Engineering Amber Doan, Engineering Coordinator	Danny Fuller, Fire Marshal Brandon Shelby, City Attorney Steve Ayers, Asst. City Manager
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**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 22.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3400-3500 BLOCKS HANAN STREET & 2300 BLOCK SOUTHRIDGE LANE

The request of Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 Blocks Hanan Street and the 2300 Blocks Southridge Lane, being Lots 15-32, Block D, Lots 36 & 37, Block G, Pebblebrook South, Phase III, as follows:

Planning and Zoning Board

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

Background:

The property is located in the 3400-3500 blocks of Hanan Street and the 2300 Blocks of Southridge Lane between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase III. Al Denson, Wyldewood Homes, LLC is requesting a Specific Use Permit to allow patio homes on twenty lots.

A patio home development is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development. Patio home developments shall be developed as either minimum five (5) foot setbacks or as zero-lot-line homes. If developed as zero-lot-line homes, then one (1) side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of ten (10) feet. A minimum five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Al Denson, Wyldewood Homes, LLC (Owners)
Justin Adams, (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.

Number of notices mailed:

51

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Site Plan with Addresses
Patio Home Layout
Elevations
Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.9.

Meeting Date: 09/18/2017

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6056, 6057, 6058, 6059, 6060, 6061, 6062 and 6063

Issue:

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6056**
Ordering a Special Election of the Qualified Voters of the City of Sherman, Texas, on the 7th day of November, 2017, for the Purpose of Electing One (1) Council Member, At-Large, Place 1 to Fill an Unexpired Term until November 2018, for Said City; Providing That Said Election Shall be Held Jointly with Grayson County, Texas; Designating Election Precincts; Appointing Election Officials; Providing for Notice of Said Election; Providing for the Use of Direct Recording Electronic Voting Equipment; Providing for Early Voting
- D. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6057**
Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", by Adding a New Article 13.10 to be entitled "Municipal Drainage Utility System", Division 1 to be entitled "Creation and Administration"; Establishing a Municipal Drainage Utility System; Providing for Drainage Service, Billing, Exemptions, Drainage Charges, and Appeals; Providing for a Criminal Penalty of a Fine not to Exceed the Sum of Two Thousand Dollars (\$2,000.00); Providing for an Effective Date
- D. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6058**
Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", Article 13.10, entitled "Municipal Drainage Utility System", by Adding a New Division 2 to be entitled "Municipal Drainage Utility System Fee Schedule"; Establishing a Municipal Drainage Utility System Fee; Providing for Exemptions and Credits; Providing for an Effective Date

D. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6059

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District at 1518 South Austin Street, being Lot 21R, Block 1 of the Replat of Part of Lots 20 and 21, Mayhew's Second Supplement (John and Julia Bell, Owners; Rick Owens, Representative; and Underwood Drafting and Surveying, Surveyor)

D. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6060

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Bed and Breakfast with Existing Building Finishes in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and College Park Overlay District at 506 North Grand Avenue, being Lots 3, 4, 7 and 8, Blocks 18, College Park Addition (Elliott Smith, Owner); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

D. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6061

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Addition to an Existing Electrical Substation in an R-1 (One Family Residential) District at 2002 West Moore Street, being 57.3 acres in the Elizabeth Jones Survey, Abstract No. 625 (ONCOR Electric Delivery Company, Owners; and Karl Crawley, Applicant); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

D. 7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6062

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 3400-3500 Blocks of Ballam Street and the 2200-2300 Blocks of Southridge Lane, being Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II (Al Denson, Wyldewood Homes, LLC, Owners; and Justin Adams, Representative); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

D. 8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6063

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Patio Homes in an R-1 (One Family Residential) District in the 3400-3500 Blocks of Hanan Street and the 2300 Block of Southridge Lane, being Lots 15-32, Block D, Lots 36 and 37, Block G, Pebblebrook South, Phase III (Al Denson, Wyldewood Homes, LLC, Owners; and Justin Adams, Representative); 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.10.

Meeting Date: 09/18/2017

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCE NO. 6050

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2017; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law

Issue:

To consider the adoption of the Ad Valorem Tax Rate proposed for the upcoming fiscal year, as required by the Texas Tax Code and Local Government Code

Background:

The effective tax rate is the rate that yields the same amount of revenue as the prior year on property that is taxed in both years. This year's effective tax rate is \$0.389077/\$100, with a rollback rate of \$0.465326/\$100 (with sales tax-in-lieu-of property tax adjustment). The actual total tax rate of \$0.427300/\$100 is higher than last year's actual tax rate of \$0.394300/\$100. The City proposes to use the increase in the tax rate for debt service on Certificates of Obligation issued in fiscal year 2017. The tax rate is split between a debt service component called Interest and Sinking (I&S) and a Maintenance & Operations (M&O) component. The debt rate is \$0.079710/\$100; and the M&O rate remains unchanged at \$0.347590/\$100.

Origination:

Director of Finance

Financial Consideration:

The proposed tax rate will generate approximately \$12.4 million in property tax revenues.

Staff Recommendation:

Based on the Budget Workshop and discussion of the draft budget, the staff recommends adoption, **by motion and order**, of the tax rates as indicated above.

Must be a record vote in the following form:

"I move that the property tax rate be increased by the adoption of a tax rate \$.427300/\$100 of valuation which is effectively a 9.8% increase in the tax rate."

Alternatives:

No other alternatives are offered at this time since the publication of rates and notices has already been made to the public; and changing the proposed rates would require re-publication of notices and setting additional public hearings.

Attachments

Ordinance No. 6050

Chapter 140 Notice FY 2018

ORDINANCE NO. 6050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR THE CITY OF SHERMAN, TEXAS, FOR THE TAX YEAR 2017; DISTRIBUTING THE SAME AMONG THE VARIOUS FUNDS; PROVIDING FOR A PENALTY AND INTEREST FOR FAILURE TO PAY THE TAXES LEVIED WITHIN THE TIME PROVIDED BY LAW; 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 there be, and there is hereby, levied and shall be collected a Maintenance and Operations (M&O) ad valorem tax of \$0.347590/\$100 Dollars (\$0.347590) and a debt service ad valorem tax of \$0.079710/\$100 Dollars (\$0.079710) on all taxable property situated within the corporate limits of the City of Sherman on the first day of January, A.D., 2017, and not exempt from taxation by the constitution and laws of the State of Texas, apportioned as follows, to-wit:

FOR GENERAL FUND EXPENDITURES, \$0.347590 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

FOR DEBT SERVICE EXPENDITURES, \$0.079710 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 22.9 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$38.22.

SECTION 2. That a penalty shall be charged and collected from all persons who do not pay their taxes prior to the first day of February, 2018. Penalty charges shall be in accordance with the following schedule:

If paid in February, 2018.....	6%
If paid in March, 2018.....	7%
If paid in April, 2018.....	8%
If paid in May, 2018.....	9%
If paid in June, 2018.....	10%
If paid on or after July 1, 2018.....	12%

All delinquent taxes shall accrue interest from the date of delinquency at the rate of one

percent (1%) for each month or portion of a month the tax remains unpaid. Pursuant to Section 33.07 of the Texas Property Tax Code, an additional penalty of 15% of the amount of taxes, penalty and interest that remain due after July 1, 2018, shall be assessed to defray the cost of collection.

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

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

INTRODUCED on this the _____ day of _____, 2017.

ADOPTED on this the _____ day of _____, 2017.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

NOTICE OF 2017 TAX YEAR PROPOSED PROPERTY TAX RATE FOR THE CITY OF SHERMAN

A tax rate of \$.4273 per \$100 valuation has been proposed for adoption by the City Council of the City of Sherman. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate. The governing body of the City of Sherman proposes to use the revenue attributable to the tax rate increase for debt service on Certificates of Obligation issue in fiscal year 2017.

PROPOSED TAX RATE	\$0.427300
PRECEDING YEAR'S TAX RATE	\$0.394300
EFFECTIVE TAX RATE	\$0.389077
ROLLBACK TAX RATE	\$0.465326

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for the City of Sherman from the same properties in both the 2016 tax year and the 2017 tax year.

The rollback tax rate is the highest tax rate that the City of Sherman may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS
FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Mary Lawrence
Director of Finance, City of Sherman
405 N. Rusk St.
Sherman, TX 75090
903-892-7309
maryl@ci.sherman.tx.us
www.ci.sherman.tx.us

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 21, 2017, 5:00 pm at City Council Chambers, 220 W. Mulberry, Sherman, Texas

Second Hearing: September 5, 2017, 5:00 pm at City Council Chambers, 220 W. Mulberry, Sherman, Texas



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.11.

Meeting Date: 09/18/2017

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

CONSENT AGENDA

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

Issue:

- E. 3. * RESOLUTION NO. 6268**
Authorizing Execution of an Agreement for Fire Protection Services between Grayson County and the City of Sherman for the Period of October 1, 2017 through September 30, 2018
- E. 4. * RESOLUTION NO. 6269**
Authorizing Execution of an Agreement for Ambulance Services with Grayson County for the Period of October 1, 2017 through September 30, 2018
- E. 5. * RESOLUTION NO. 6270**
Authorizing Execution of a Contract with Grayson County, Texas, for Use of the City of Sherman Animal Shelter
- E. 6 * RESOLUTION NO. 6271**
Authorizing the Purchase of Outdoor Warning Sirens from Federal Signal Corporation through Shipman Communications
- E. 7. * RESOLUTION NO. 6273**
Approving the Greater Texoma Utility Authority's Intention to Contract with Lynn Vessels Construction, LLC. for Construction of the Sherman Industrial Replacement Sewer Project
- F. 1. * CHANGE ORDER NO. 1**
Approving the Greater Texoma Utility Authority's Intent to Execute Change Order No. 1: Sherman Water Treatment Plant Expansion Project; MWH Constructors, Inc.; \$140,075.00 Increase

G. 2. * OTHER BUSINESS

Final Plat Approval of Sherman Crossroads Medical No. 2, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park; Heritage Development Partners, LLC, Owners; and Brockette/Davis/Drake, Inc., Civil Engineers/Surveyors (2800-3600 Blocks of South U.S. Highway 75)

G. 3. * OTHER BUSINESS

Final Plat Approval of Sherman Landing Addition, Phase I, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265; Stanley Blythe, Owner; and Underwood Drafting & Surveying, Surveyor (6120 North U.S. Highway 75)

G. 4. * OTHER BUSINESS

Final Plat Approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Block A, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587; One Ganesha, LTD, Owners; Winkelmann & Associates, Inc., Engineers/Surveyors; and Dean Gilbert, Jr., Developer (6000-6100 Blocks of North U.S. Highway 75 and 3000-3200 Blocks of F.M. 691)

G. 6. * OTHER BUSINESS

Replat Approval of Kings Ridge Addition, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition; Bob Tate and Tate Construction, Owners; GLMSS Properties, LLC, Prospective Buyers; and Helvey-Wagner Surveying, Inc., Surveyor (1800-2000 Blocks of Norwood Street)

G. 7. * OTHER BUSINESS

Final Plat Approval of Lot 1, Block 1, Leo's Addition located in the Extra Territorial Jurisdiction of Sherman, being 0.588 acres in the John McClenihan Survey, Abstract No. 789; Patricia Reeves, Owner; and Underwood Drafting and Surveying, Surveyor (5184 Dripping Springs Road)

G. 8. * OTHER BUSINESS

Consider Request of the Texoma Council of Governments to Temporarily Close Certain Streets for the Inaugural "Grayson County Veterans 5K" on Saturday, November 4, 2017

G. 9. * OTHER BUSINESS

Consider Request of the Herald Democrat to Temporarily Close Certain Streets for the "Battle of the Axe VIP Tailgate Experience" on Friday, November 10, 2017

G. 10. * OTHER BUSINESS

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 2, 2017



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.1.

Meeting Date: 09/18/2017

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6266

Amending the 2016-2017 Budget of the City of Sherman, Texas, Appropriating and Allocating Additional Funds for the Period of October 1, 2016, through September 30, 2017

Issue:

Appropriating additional funds to increase the fiscal year (FY) 2016-2017 budget for year-end expenditure reconciliation

Background:

Annually when applicable, the staff requests a year-end budget reconciliation of projected expenditures in order to ensure that our final year-end expenses are not greater than what we are authorized to spend. This year, an amendment is needed to appropriate additional funding and budget additional revenue in the following funds:

- General Fund for a land purchase on Hwy 1417 for the construction of public improvements for \$200,000.00
- Tax Increment Reinvestment Zone #5 for debt proceeds of about \$3,900,000.00 and costs for infrastructure and debt issuance of \$230,000.00
- Tax Increment Reinvestment Zone #6 for debt proceeds of about \$3,100,000.00 and costs for infrastructure and debt issuance of \$50,000.00
- 2017 Refunding Bonds for property tax revenues and interest expense of \$47,000.00
- Hotel/Motel Tax Fund for grants awarded and tourism programs for \$115,000.00
- Equipment Services Fund for interfund revenue and repair and maintenance expense for \$100,000.00 each
- Fleet Replacement for a partial grant-funded ambulance and for a fire truck and a rescue truck that are approved in the FY 2018 budget but will be ordered in FY 2017 to take advantage of favorable delivery terms. These three items total \$1,600,000.00.
- Water Consumer Deposits fund merger with the Utility Fund for \$250,000.00

Origination:

Director of Finance

Financial Consideration:

This budget amendment will increase total authorized expenditures by \$2,592,000.00 for FY 2016-2017, and an increase in receipts of \$7,147,000.00 from debt proceeds and the transfer from the merged fund.

Staff Recommendation:

The staff recommends approval of this resolution.

Alternatives:

No viable alternatives exist for approval of this budget amendment.

Attachments

Resolution No. 6266

Fund Statements

RESOLUTION NO. 6266

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE 2016-2017 BUDGET OF THE CITY OF SHERMAN, TEXAS, APPROPRIATING AND ALLOCATING ADDITIONAL FUNDS FOR THE PERIOD OF OCTOBER 1, 2016, THROUGH SEPTEMBER 30, 2017; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the 2016-2017 budget of the City of Sherman, Texas, be amended as shown below, appropriating and/or allocating the below-described funds in the amounts indicated:

1. General Fund – To appropriate an additional \$200,000.00 for a land purchase on Hwy 1417 for the construction of public improvements.
2. Tax Increment Reinvestment Zone #5 – To budget debt proceeds of \$3,900,000.00 and appropriate \$230,000.00 for infrastructure and debt issuance costs.
3. Tax Increment Reinvestment Zone #6 – To budget debt proceeds of \$3,100,000.00 and appropriate \$50,000.00 for infrastructure and debt issuance costs.
4. 2017 Refunding Bonds – To budget property tax revenue and appropriate interest expense for \$47,000.00 each.
5. Hotel/Motel Tax Fund – To appropriate an additional \$115,000.00 for grants awarded and tourism programs.
6. Equipment Services Fund – To budget additional interfund revenue and appropriate additional repairs and maintenance expenses for \$100,000.00 each.
7. Fleet Replacement Fund – To appropriate an additional \$1,600,000.00 for a partially grant-funded ambulance and for a fire truck and rescue truck that are budgeted in the FY 2018 budget.
8. Water Consumer Deposits – To appropriate \$250,000.00 for a transfer out to the Utility Fund.

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

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

City of Sherman
GENERAL FUND
2016-2017 Amended Budget

	Adjusted Budget 2016-2017	Amendment	Adjusted Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	\$ 7,053,600		\$ 7,053,600	\$ 7,472,319
Revenues				
Property Tax	9,329,300	-	9,329,300	9,125,560
Sales Tax	15,487,000	-	15,487,000	15,053,000
Franchise Tax	2,778,900	-	2,778,900	2,843,000
Other Taxes	143,400	-	143,400	138,000
Fines & Penalties	547,800	-	547,800	525,600
Recreation	356,000	-	356,000	350,800
Licenses & Permits	383,600	-	383,600	398,150
Rentals	46,300	-	46,300	45,300
Cemetery	147,800	-	147,800	251,300
Sales & Service	561,744	-	561,744	546,105
Ambulance Service	1,252,000	-	1,252,000	1,252,500
Interest Income	75,000	-	75,000	95,000
Grant Revenue	188,004	-	188,004	171,000
Intergovernmental	12,000	-	12,000	12,000
Miscellaneous Revenue	196,700	-	196,700	186,120
Total Revenues	31,505,548	-	31,505,548	30,993,435
Transfers In	2,782,000	-	2,782,000	2,782,000
Total Revenues and Transfers In	34,287,548	-	34,287,548	33,775,435
Total Funds Available	41,341,148	-	41,341,148	41,247,754
Expenditures				
Personnel	24,523,996	-	24,523,996	24,192,350
Supplies	1,657,619	-	1,657,619	1,534,963
Repair & Maintenance	1,357,436	-	1,357,436	1,449,573
Utilities	1,353,250	-	1,353,250	1,238,650
Information Technology	544,467	-	544,467	532,610
Services & Charges	2,245,060	-	2,245,060	2,251,315
Vehicle Usage	1,369,930	-	1,369,930	1,351,055
Capital Expenses	741,392	200,000	941,392	1,271,628
Transfers Out	1,533,054	-	1,533,054	1,533,054
Total Expenditures	35,326,203	200,000	35,526,203	35,355,198
Excess Revenues over Expenditures	(1,038,655)	(200,000)	(1,238,655)	(1,579,763)
Ending Fund Balance	\$ 6,014,945	\$ (200,000)	\$ 5,814,945	\$ 5,892,555

City of Sherman
TIRZ #5 CONSTRUCTION FUND
2016-2017 Amended Budget

	Budget 2016-2017	Amendment	Amended Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	\$ -		\$ -	\$ -
Revenues				
Property Tax	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Debt Proceeds	-	3,900,000	3,900,000	3,874,885
Total Revenues	-	3,900,000	3,900,000	3,874,885
Total Funds Available	-	3,900,000	3,900,000	3,874,885
Expenditures				
Capital Expenses	-	200,000	200,000	200,000
Services & Charges	-	30,000	30,000	25,115
Transfers Out	-	-	-	-
Total Expenditures	-	230,000	230,000	225,115
Excess Revenues over Expenditures	-	3,670,000	3,670,000	3,649,770
Ending Fund Balance	\$ -	\$ 3,670,000	\$ 3,670,000	\$ 3,649,770

City of Sherman
TIRZ #6 CONSTRUCTION FUND
2016-2017 Amended Budget

	Budget 2016-2017	Amendment	Amended Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	\$ -		\$ -	\$ -
Revenues				
Property Tax	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
Debt Proceeds	-	3,100,000	3,100,000	3,029,608
Total Revenues	-	3,100,000	3,100,000	3,029,608
Total Funds Available	-	3,100,000	3,100,000	3,029,608
Expenditures				
Capital Expenses	-	25,000	25,000	25,000
Services & Charges	-	25,000	25,000	20,392
Transfers Out	-	-	-	-
Total Expenditures	-	50,000	50,000	45,392
Excess Revenues over Expenditures	-	3,050,000	3,050,000	2,984,216
Ending Fund Balance	\$ -	\$ 3,050,000	\$ 3,050,000	\$ 2,984,216

**City of Sherman
2017 Refunding Bonds
2016-2017 Amended Budget**

	Budget 2016-2017	Amendment	Amended Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	\$ -		\$ -	\$ -
Revenues				
Property Tax	-	47,000	47,000	50,000
Total Revenues	-	47,000	47,000	50,000
Total Funds Available	-	47,000	47,000	50,000
Expenditures				
Debt Service	-	47,000	47,000	46,903
Services & Charges	-	-	-	-
Total Expenditures	-	47,000	47,000	46,903
Excess Revenues over Expenditures	-	-	-	3,097
Ending Fund Balance	\$ -	\$ -	\$ -	\$ 3,097

**City of Sherman
HOTEL/MOTEL TAX FUND
2017-2018 Annual Budget**

	Budget 2016-2017	Amendment	Amended Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	\$ 138,806		\$ 138,806	\$ 191,985
Revenues				
Hotel-Motel Taxes	451,100	-	451,100	522,770
Miscellaneous Revenue	1,000	-	1,000	1,200
Interest Income	1,500	-	1,500	1,000
Sales & Service	40,000	-	40,000	55,500
Rentals	37,500	-	37,500	29,000
Total Revenues	531,100	-	531,100	609,470
Total Funds Available	669,906	-	669,906	801,455
Expenditures:				
Tourism				
Administration	127,919	-	127,919	137,015
Programs	216,000	115,000	331,000	294,800
Downtown Building Incentive	25,000	-	25,000	50,000
Ballroom Operations	56,389	-	56,389	48,570
Auditorium Operations	80,853	-	80,853	77,205
Transfers Out	114,000	-	114,000	114,000
Total Expenditures	620,161	115,000	735,161	721,590
Excess Revenues over Expenditures	(89,061)	(115,000)	(204,061)	(112,120)
Ending Fund Balance	\$ 49,745	\$ (115,000)	\$ (65,255)	\$ 79,865

City of Sherman
EQUIPMENT SERVICES FUND
2017-2018 Annual Budget

	Budget 2016-2017	Amendment	Amended Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	\$ 43,101		\$ 43,101	\$ 118,703
Revenues				
Equipment Service Revenue	2,622,070	100,000	2,722,070	2,578,540
Miscellaneous Revenue	-	-	-	1,500
Total Revenues	2,622,070	100,000	2,722,070	2,580,040
Total Funds Available	2,665,171	100,000	2,765,171	2,698,743
Expenditures				
Personnel	678,000	-	678,000	693,840
Supplies	729,154	-	729,154	672,576
Repair & Maintenance	840,624	100,000	940,624	946,246
Utilities	28,380	-	28,380	24,690
Information Technology	15,970	-	15,970	15,630
Services & Charges	239,606	-	239,606	246,923
Capital Expenses	90,350	-	90,350	97,457
Total Expenditures	2,622,084	100,000	2,722,084	2,697,361
Excess Revenues over Expenditures	(14)	-	(14)	(117,321)
Ending Fund Balance	\$ 43,087	\$ -	\$ 43,087	\$ 1,381

City of Sherman
FLEET REPLACEMENT FUND
2016-2017 Amended Budget

	Budget 2016-2017	Amendment	Adjusted Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	\$ 153,562		\$ 153,562	\$ 260,508
Revenues				
Transfers in	1,984,205	-	1,984,205	1,984,205
Interest Income	-	-	-	2,200
Total Revenues	1,984,205	-	1,984,205	1,986,405
Total Funds Available	2,137,767	-	2,137,767	2,246,913
Expenditures				
Debt Service	220,228	-	220,228	220,228
Equipment-General Fund	562,826	1,600,000	2,162,826	805,250
Equipment-Utility Fund	347,540	-	347,540	315,000
Equipment-Solid Waste Fund	853,611	-	853,611	806,000
Total Expenditures	1,984,205	1,600,000	3,584,205	2,146,478
Excess Revenues over Expenditure:	-	(1,600,000)	(1,600,000)	(160,073)
Ending Fund Balance	\$ 153,562	\$ (1,600,000)	\$ (1,446,438)	\$ 100,435

City of Sherman
WATER CONSUMER DEPOSITS
2017-2018 Annual Budget

	Budget 2016-2017	Amendment	Amended Budget 2016-2017	Projected 2016-2017
Beginning Fund Balance	235,923		235,923	244,639
Revenues				
Interest Income	5,000	-	5,000	3,000
Total Funds Available	240,923	-	240,923	247,639
Expenditures				
Transfers Out	-	250,000	250,000	247,639
Ending Fund Balance	\$ 240,923	\$ (250,000)	\$ (9,077)	\$ -



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.2.

Meeting Date: 09/18/2017

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6267

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

Issue:

Consider all matters incident and related to approving and authorizing publication of notice of intention to issue \$7,000,000 in certificates of obligation (COs) and declaring expectation to reimbursement expenditures with proceeds of future debt, including the adoption of a resolution pertaining thereto.

Background:

These certificates of obligation will be used to fund stormwater projects identified in the 2013 Stormwater Master Plan and other projects that improve flood control. Projects include an updated flood plain map, land acquisitions, drainage improvements, and detention ponds. The certificates will be repaid from the stormwater fee collected on utility bills.

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

Origination:

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

Financial Consideration:

Funding for the estimated debt service of approximately \$7.0 million will be provided through the City's stormwater fee, with a secondary pledge coming from the City's ad valorem tax revenues. Cost of advertising for the publications is expected to be about \$500.00.

Staff Recommendation:

The staff recommends approval of this resolution.

Alternatives:

The Council could choose not to issue debt and delay or cancel the projects.

Attachments

Resolution No. 6267

RESOLUTION NO. 6267

A RESOLUTION approving and authorizing publication of notice of intention to issue certificates of obligation and declaring expectation to reimburse expenditures with proceeds of future debt.

WHEREAS, the City Council of the City of Sherman, Texas, has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271 (the "Act"), for the purpose of paying contractual obligations to be incurred for (i) drainage improvements, including the acquisition, construction, improvement and repair of structures, equipment, land and facilities for the City's Municipal Drainage Utility System (collectively, the "Projects"), and (ii) professional services rendered in relation to such projects and the financing thereof; and

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

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

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

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

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

SECTION 2: The City Clerk is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation in a principal amount not to exceed \$7,000,000 for the purpose of paying contractual obligations to be incurred for (i) drainage improvements, including the acquisition, construction, improvement and repair of structures, equipment, land and facilities for the City's Municipal Drainage Utility System and (ii) professional services rendered in relation to such projects and the financing thereof, and shall be payable from ad valorem taxes and a pledge of the net revenues of the City's Municipal Drainage Utility System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 3: The City Clerk shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of

the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 4: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5: This Resolution shall be in force and effect from and after its passage on the date shown below.

[remainder of page left blank intentionally]

PASSED AND ADOPTED, this September 18, 2017.

CITY OF SHERMAN, TEXAS

Mayor

ATTEST:

City Clerk

(City Seal)

EXHIBIT A

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

TAKE NOTICE that the City Council of the City of Sherman, Texas, shall convene at 5:00 P.M. on the 6th day of November, 2017, at the City Hall, 220 W. Mulberry, Sherman, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in an amount not to exceed \$7,000,000 for the purpose of paying contractual obligations to be incurred for (i) drainage improvements, including the acquisition, construction, improvement and repair of structures, equipment, land and facilities for the City's Municipal Drainage Utility System and (ii) professional services rendered in relation to such projects and the financing thereof, such certificates to be payable from ad valorem taxes and a pledge of the net revenues of the City's Municipal Drainage Utility System. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271.

Linda Ashby
City Clerk
City of Sherman, Texas



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.3.

Meeting Date: 09/18/2017

Prepared By: Danny Jones, Fire Chief

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6268**

Authorizing Execution of an Agreement for Fire Protection Services between Grayson County and the City of Sherman for the Period of October 1, 2017 through September 30, 2018

Issue:

To consider approval of an agreement between the City of Sherman and Grayson County regarding firefighting services in Grayson County

Background:

The Sherman Fire Department provides fire protection for certain areas of Grayson County. On September 5, 2017, Grayson County requested approval of a one-year contract beginning October 1, 2017 and ending September 30, 2018 for said services

Origination:

Grayson County and the City of Sherman

Financial Consideration:

The City will receive \$9,348.83 each month during the period beginning October 1, 2017 and ending September 30, 2018. The total amount due the City will be \$112,185.96 for the fiscal year (FY) 2018. This amount reflects a 2% increase over last year's contract for fire protection services within certain areas of the County.

Staff Recommendation:

It is recommended that the Council approve the agreement to provide firefighting services to the County.

Alternatives:

As directed by the Council

Attachments

Resolution No. 6268

Agreement for Fire Protection Services FY 2018

Exhibit A - Fire Map

RESOLUTION NO. 6268

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN GRAYSON COUNTY AND THE CITY OF SHERMAN FOR THE PERIOD OF OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the Mayor be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an Agreement for Fire Protection Services between Grayson County and the City of Sherman for the period of October 1, 2017 through September 30, 2018, pursuant to the terms and provisions of the contract document attached hereto and made a part hereof for all purposes.

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

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

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

FISCAL YEAR 2018

**AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN GRAYSON COUNTY, TEXAS
AND THE CITY OF SHERMAN, TEXAS**

WHEREAS, this Agreement is made between Grayson County, Texas ["COUNTY"] and the City of SHERMAN, Texas ["CITY"] under and pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code and under Section 352 of the Texas Local Government Code;

WHEREAS, COUNTY and CITY represent that each is independently authorized to perform the functions contemplated by this Agreement; and

WHEREAS, the COUNTY currently has a need for fire protection for Grayson County residents who live in portions of the COUNTY outside the municipalities;

WHEREAS, each party has sufficient funds available from current revenues to perform the functions contemplated by this Agreement and this Agreement is conditioned upon appropriation of sufficient revenue by Grayson County Commissioners Court for payment of the consideration named herein for the COUNTY fiscal year named; and

NOW, THEREFORE, in consideration of the recitals, mutual benefits and promises each to the other made herein, the parties named above do hereby agree as follows:

PUBLIC PURPOSE

The purpose of this contract is to provide public fire protection services within the area of the COUNTY that lies outside the boundaries of any municipal government. The COUNTY has no authority to provide fire protection within the territorial limits of incorporated municipalities and by this contract does not attempt to usurp the authority of municipalities to manage, regulate and provide fire protection and emergency response services within their boundaries.

CITY OBLIGATIONS

The CITY, as part of this Agreement, and as a condition of the payment by COUNTY of any and all sums called for under this Agreement, agrees that:

- (A) The CITY's fire department will provide fire protection services for all persons and property within the unincorporated area of said COUNTY that lies within the CITY's designated primary service area as set out in the map attached to this Agreement as Exhibit "A" and incorporated

herein by reference. Additionally, the CITY's Fire Department agrees that it shall respond to all mutual aid calls from any other fire department in Grayson County for fire protection services at any location within the unincorporated area of the COUNTY upon request of other fire department or upon request of the Grayson County Judge or Emergency Management Coordinator. Said request may be made on behalf of any of these authorized agents through the Grayson County Sheriff's Office Communications Center.

- (B) The CITY's Fire Department shall use reasonable diligence and effort to provide the fire protection services it has contracted to provide by this contract and to provide immediate and direct supervision of the CITY's Fire Department members, volunteers, employees, agents, contractors, sub-contractors, and/or laborers, if any, in the furtherance of the purposes, terms, and conditions of this Agreement.
- (C) The CITY's Fire Department agrees to cause its members and personnel providing fire protection services in performance of this Agreement, when performing said services, to conduct themselves in a professional manner and to comply with all applicable laws, regulations and standards. All paid fire fighters must comply with all requirements of the Texas Commission on Fire Protection. All fire fighters, whether paid or volunteer, must be properly trained and equipped to perform fire protection duties as determined by applicable laws, regulations and standards, including local departmental regulations and standards. The CITY's Fire Department agrees to maintain all equipment necessary for the performance of this Agreement in good repair. Radio communications will be conducted in accordance with any rules, procedures or directives of the Grayson County Sheriff and/or the Grayson County Emergency Management Coordinator.
- (D) The CITY's Fire Department shall cooperate and coordinate with the Grayson County Fire Marshal pursuant to the provisions of the Local Government Code, Chapter 352.
- (E) The CITY's Fire Department shall provide notice to the Grayson County EOC at 903-818-7694 prior to or concurrent with deployment of resources outside of Grayson County for response other than standard mutual aid to the counties contiguous to Grayson County.
- (F) Upon request from the Grayson County Judge, his designee or the Grayson County Emergency Management Coordinator, the CITY's Fire Department shall:
 - a. Cooperate in a coordinated response, or prioritization of assets, during a locally declared disaster;
 - b. Respond to reasonable data requests relevant to services provided under this Agreement;

- c. Participate in at least one exercise, per fiscal year, as conducted, and if requested by the Grayson County Office of Emergency Management;
 - d. Participate in local planning, briefings or trainings as determined by the Grayson County Fire Marshal or Grayson County Emergency Management Coordinator; and
 - e. Upon notice, participate in After Action Reviews of emergency incidents involving a response of the CITY's Fire Department in the unincorporated area pursuant to this contract. Participation shall be defined to include participation by personnel actually involved in the incident; and
 - f. Provide current contact information for the Chief and Assistant Chief of the CITY's Fire Department, to include active email addresses and telephone contact information, for use by the Grayson County EOC, Sheriff's Office Communication Center and Fire Marshal.
- (G) The CITY's Fire Department warrants that in carrying out the terms of this Agreement, no person under the age of eighteen years will be utilized in the performance of the services to be provided under this Agreement.
- (H) The CITY's Fire Department shall comply with any rules, procedures or directives of the Grayson County Sheriff and/or Grayson County Fire Marshal for determining which fires warrant investigation and shall cooperate with any such investigation made by the appropriate County Official or the designated agent of the County Sheriff, Grayson County Fire Marshal, State Fire Marshal, and/or other law enforcement agencies or their designees.
- (I) The books and records maintained in operation of the CITY's Fire Department shall be open to inspection by the COUNTY or its designated representative during normal business hours, upon reasonable notice.
- (J) The CITY's Fire Department shall file a TXFIRS report with the State Fire Marshal's Office within two weeks of the end of the month that an incident occurred. The Grayson County Emergency Management Coordinator is authorized to review all fire incident reports filed by the CITY Fire Department with the State Fire Marshal's Office.
- (K) The CITY's Fire Department shall file an incident report with the Texas Interagency Coordination Center for each wildland fire incident to which the department responded within two weeks of the end of the month that the wildland fire occurred.
- (L) The CITY's Fire Department shall adopt, and take all necessary steps to implement, the National Incident Management System (NIMS) at the local level. NIMS compliance for the term of this

contract must be achieved by completing required actions as outlined by FEMA, the Texas Forest Service and the Texas Division of Emergency Management. NIMS compliance shall be demonstrated by:

- a. Completion and certification of NIMS compliance via any tool requested by the Grayson County Office of Emergency Management in writing within thirty (30) days of the request;
- b. Verification of NIMS compliance by providing information and records upon thirty days request of the Grayson County Judge or Emergency Management Coordinator.

(M) The CITY's Fire Department acknowledges and understands that it is anticipated that the COUNTY may require in future Agreements that any fire department which is not also a licensed emergency medical service provider maintain a "current" status throughout the term of future Agreements as a First Responder Organization (FRO) as defined by the Texas Administrative Code 157.14. *This is not a requirement of this Agreement at the time of its execution and this Paragraph is provided for planning and notice only.*

(N) The CITY's Fire Department certifies that it: *[check one]*

- ☐ IS a First Responder Organization as defined by the Texas Administrative Code 157.14.
- ☐ IS NOT a First Responder Organization as defined by the Texas Administrative Code 157.14.
- ☐ IS a licensed emergency medical service provider.

CONSIDERATION

For the services provided above, the COUNTY shall provide to the CITY:

- (1) The sum of \$9,348.83 per month during the term of this Agreement, due and payable by the 10th day of each month. The first payment shall be due on or before October 10, 2017. All sums to be paid under this Agreement by the COUNTY shall be made from current revenues available to the COUNTY.
- (2) Recovery of any additional sums or consideration *from county residents* by the CITY for response to grass or wildfire is strictly prohibited by this Agreement. Inasmuch as the CITY acts as the County's agent for response, the CITY agrees to provide the fire protection services for grass or wildfire for the consideration in Paragraph 1 above. This provision is included to prohibit the recovery of additional compensation directly from county residents by CITY only and shall not preclude the COUNTY and CITY from seeking state or federal assistance in the event of disaster

or extraordinary response due to extreme wildfire threat.

- (3) In addition to all available remedies pursuant to the default and termination provisions of this Agreement, the Parties agree that the COUNTY may withhold payment of any sums due and payable as set out in Paragraph 1 above upon written notice of failure of the CITY to perform the services contemplated in this Agreement until such deficiency is cured.

NOTICE OF EFFECT OF NONAPPROPRIATION

If, for any fiscal year, the Grayson County Commissioners Court does not authorize funds in amounts sufficient to pay or perform its obligations under this Agreement, the County shall endeavor to provide thirty (30) days notice. If funds are not authorized, this Agreement shall be null and void for the COUNTY fiscal year for which funds are not appropriated and any future fiscal years.

GENERAL APPORTIONMENT OF RESPONSIBILITY AND IMMUNITY; AGENCY

In the event of joint or concurrent negligence of the parties, responsibility, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to either party individually under Texas law. The CITY shall be responsible for its sole negligence. The COUNTY shall be responsible for its sole negligence. The provision of this paragraph are solely for the benefit of the parties hereto and are not intended to create or grant any rights, contractual or otherwise, to any other person.

Pursuant to Section 352.004 of the Texas Local Government Code, the act of a person or an employee of a municipality providing fire protection services pursuant to this Agreement in the unincorporated areas of the COUNTY, is considered to be the act of an agent of the COUNTY. A municipality is not liable for the reasonable acts of its employee in fighting fires outside the municipality under this Agreement.

The COUNTY and the CITY understand and agree that Section 352.004 of the Texas Local Government Code applies to the services performed by the CITY for the COUNTY under this Agreement and that when the CITY is engaged in the scope of its duty to provide fire protection services in any part of the area of the COUNTY that lies outside the limits of any municipality, the CITY acts as an agent of COUNTY to the *limited* extent said law mandates. However, it is understood that the CITY is not an agent of the COUNTY for any other purpose.

DEFAULT

In the event either party shall fail to keep, observe or perform any provision of this Agreement, the breaching party shall be deemed in default. If such default shall continue for a period of thirty days after notice thereof by the non-breaching party to the other, then the non-breaching party shall be entitled to all available options under the Termination provisions of this Agreement.

EFFECTIVE DATE, TERM AND RENEWAL

The effective date of this Agreement shall be October 1, 2017, and this Agreement shall expire at midnight on September 30, 2018.

The COUNTY is expressly prohibited by the Constitution of the State of Texas from creating a debt without providing for a tax to pay the debt. "Debt" means any obligation to be paid for with future rather than current revenues. Any Agreement that would provide for automatic renewal of this Agreement would necessarily provide for payments that would have to be made from future revenues. Without a special tax, there can be no lawful automatic renewal of this Agreement. Instead, it is understood by both Parties that a new contract must be executed for each fiscal year. The fiscal year of the COUNTY is from October 1 through September 30 of the next calendar year.

Accordingly, this Agreement contains no automatic renewal provisions. It is agreed that continuation of fire protection services between the COUNTY and the CITY must be by execution of a new contract for each fiscal year on or before October 1 of the fiscal year covered by the contract that is expiring.

AUTHORITY TO CONTRACT

Each party has the full power and authority to enter into and perform this Agreement and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement.

GOVERNING LAW/VENUE

This Agreement shall be interpreted in accordance with the laws of the State of Texas and Grayson County is the proper venue for any action regarding this Agreement.

ENTIRE AGREEMENT

This Agreement represents the entire Agreement of the Parties and supersedes any verbal or written representations of, to or by the Parties to each other.

AMENDMENT

If the Parties desire to modify this Agreement during its term, any modifications may be either incorporated herein by written amendment or set forth in an entirely new written agreement. Any modifications must be properly approved and signed by authorized representatives of the Parties.

TERMINATION

By Mutual Agreement: This Agreement may be terminated by mutual agreement of the CITY and the COUNTY, as evidenced by written termination agreement.

For Nonappropriation of Funds: As mentioned above, if the County does not authorize funds necessary for performance of the obligations under this Agreement, the County may terminate this Agreement.

By Either Party: This Agreement may be terminated at any time for convenience or fault upon sixty (60) days written notice to the other party.

NOTICES

By City to County:

Any notice permitted or required to be given to the COUNTY hereunder must be in writing and mailed by United States Postal Service, first class mail AND Certified Mail, Return Receipt Requested, postage prepaid and addressed to:

*Grayson County Judge
100 W. Houston, Suite 15
Sherman, Texas 75090*

By County to City:

Any notice permitted or required to be given to the CITY hereunder must be in writing and mailed by United States Postal Service, first class mail AND Certified Mail, Return Receipt Requested, postage prepaid and addressed to:

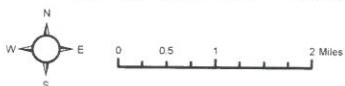
City of SHERMAN

EXECUTED this ____ day of _____, 2017

Grayson County Judge
Printed Name: Bill Magers

EXECUTED this ____ day of _____, 2017

Mayor, City of SHERMAN
Printed Name: _____



Date: 8/28/2017



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.4.

Meeting Date: 09/18/2017

Prepared By: Danny Jones, Fire Chief

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6269**

Authorizing Execution of an Agreement for Ambulance Services with Grayson County for the Period of October 1, 2017 through September 30, 2018

Issue:

To consider approval of an agreement between the City of Sherman and Grayson County regarding the provision of Emergency Medical Services during the period of October 1, 2017 through September 30, 2018

Background:

The Sherman Fire Department provides Emergency Medical Services within certain areas of Grayson County, per an annual contract.

Origination:

Grayson County and the City of Sherman

Financial Consideration:

The City will receive \$116,834.00 for fiscal year (FY) 2018. The County will pay the City the annual amount in equal quarterly payments of \$29,208.50 after receipt of the required quarterly data report. This amount reflects a 2% increase over last year's contract for ambulance services within certain areas of the County.

Staff Recommendation:

It is recommended that the Council approve the Agreement for Ambulance Services for the period of October 1, 2017 through September 30, 2018.

Alternatives:

As directed by Council

Attachments

Resolution No. 6269

Agreement for Ambulance Services FY 2018

Exhibit A - EMS Map

Exhibits B and C - EMS Data Requirements

RESOLUTION NO. 6269

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT FOR AMBULANCE SERVICES WITH GRAYSON COUNTY FOR THE PERIOD OF OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the Mayor be and is hereby authorized and directed, subject to any and all documentation being properly completed and approved as to form and content by the City Attorney, to enter into an Agreement for Ambulance Services with Grayson County for the period of October 1, 2017 through September 30, 2018, in the same or substantially same form as the contract documents attached hereto and incorporated herein for all purposes.

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

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

STATE OF TEXAS §

FISCAL YEAR 2018

COUNTY OF GRAYSON §

AGREEMENT FOR AMBULANCE SERVICES

This Agreement for Ambulance Services (the "Agreement") by and between Grayson County, Texas, (the "County"), and the City of Sherman, a duly licensed Texas Emergency Medical Services and ambulance provider (the "Contractor").

Whereas, County has a tradition of Contractor and other providers being important participants in the Emergency Medical Services ("EMS") system in Grayson County;

Whereas, the County currently has a need for emergency medical services in the unincorporated areas of Grayson County;

Whereas, Contractor desires to provide emergency medical services in the unincorporated area of the County; and

Whereas, Contractor desires certain funding from the County to enable it to provide such emergency medical services;

Whereas, each party has sufficient funds available from current revenues to perform the functions contemplated by this Agreement and this Agreement is conditioned upon appropriation of sufficient revenue by Grayson County Commissioners Court for payment of the consideration named herein for the County fiscal year named; and

NOW, THEREFORE, in consideration of the premises and the mutual promises herein contained, the parties agree as follows:

I. Description of Contractor Services and Services Area

During the term of this Agreement, Contractor agrees to furnish ambulance and emergency medical services in the City of Sherman ambulance district as the service area shown in the attached Exhibit A. It understood and agreed that the Contractor *may* provide ambulance and emergency medical services 7 days a week, 24 hours a day to persons requiring service within the municipal boundaries of any city within the District, and shall for persons requiring services in the unincorporated County portions of the District service area. However, this Agreement and the consideration therefore, are solely for response in the unincorporated areas of Grayson County unless services are requested for mutual aid or for response during disaster.

The Contractor shall manage all day-to-day operations, including field operations, dispatch, billing, collections, purchasing and other operational functions. The Contractor will negotiate all mutual aid agreements, maintain all facilities and equipment, hire/fire and provide or arrange for in-service training of all field personnel, manage all billing and collection functions, provide reports to the County, cooperate with and respond to the County on matters related to patient care, and generally manage all aspects of the ambulance system operations. The services to be provided will comply with all applicable county, state, and federal laws, regulations and ordinances in effect on the date that such Emergency Medical Services are performed by Contractor.

II. Employee Certifications

All persons employed or used by the Contractor in the performance of work under this Agreement shall hold all required and appropriate professional certifications, permits and/or licenses as required by all state and federal laws and regulations and shall conduct themselves in a professional manner

III. Contractor Responsibilities

Contractor shall:

Maintain and meet current vehicle specifications as specified by the *Federal Specification Ambulance Emergency Medical Care Vehicle* as published by the *General Service Administration, Department of Transportation Federal Specification KKK 1822*, requirements as set forth by the *Texas Department of Health*;

Equip each ambulance and vehicle utilized to provide emergency medical services pursuant to this Agreement with all items for operations as required for the licensed level of service by the *Texas Department of Health*;

Provide motor vehicles used for providing ambulance service designed to transport ill, sick, or injured persons in comfort and safety;

Vehicles shall be maintained in a clean, sanitary and first class mechanical condition at all times, in compliance with all applicable state and federal standards for ambulances;

Respond to reasonable data requests relevant to services provided under this Agreement;

Participate in at least one exercise per fiscal year as conducted by the Grayson County Office of Emergency Management;

Participate in reasonable and necessary local planning, briefing or trainings as determined by the Grayson County Emergency Management Coordinator;

Upon notice, participate in After Action Reviews of emergency incidents involving a response of the Contractor. Participation shall be defined to include participation by personnel actually involved in the incident under review;

Provide, and maintain current, contact information for the Contractor to include active email addresses and telephone contact information for use by the Grayson County EOC and Sheriff's Office Communication Center; and

Adopt the National Incident Management System ("NIMS") and take all necessary steps to implement NIMS including required NIMS training for all personnel contemplated to provide response services pursuant to this contract.

IV. Disaster Assistance

During a time of disaster, declared or otherwise, local or in a neighboring jurisdiction, Contractor shall follow the County Emergency Management Plans and commit such resources as are necessary and appropriate given the nature of the disaster and upon request of the Grayson County Judge or Emergency Management Coordinator.

V. Outside Work

Contractor shall not be prohibited from doing other work provided the services do not interfere with Contractor's primary responsibility pursuant to this Agreement to provide EMS response and transport within the Contractor's primary area of response as set out in the map attached hereto as Exhibit A.

VI. Medical Director

Contractor shall be responsible for State requirements for provider organizations regarding Medical Directors and their role in purchasing controlled drugs and other controlled supplies, as well as for issuing and signing written standing orders.

VII. Consideration

For consideration of the provision of ambulance and emergency medical services delineated in this agreement, the County agrees to pay, for the duration of this Agreement \$116,834.00, payable in quarterly installments upon receipt of the *required quarterly data report on the following dates*:

January 15, 2018	\$29,208.50
April 15, 2018	\$29,208.50
July 15, 2018	\$29,208.50
October 15, 2018	\$29,208.50
<i>Total for Fiscal Year:</i>	<i>\$116,834.00</i>

VIII. Charges for Services

Any billing and collection procedures used will be developed by the Contractor. The County does not require nor shall it be responsible for any billing or collection for services provided under this Agreement.

The service rate for all 911 and non-emergency transports shall be set by the Contractor without consideration and approval from the County. Rates for services will be provided to the County by the Contractor and any change will require notification within thirty days of the change.

IX. County Ambulance Data Requirements

Contractor shall provide to the County quarterly operating reports. Said reports shall include the data set out in Exhibit B attached to this Agreement in the format shown in the sample report attached as Exhibit C. The reports shall be provided to the County by email to somerss@co.grayson.tx.us or other email as designated by the County in writing pursuant to the following schedule:

First Quarter (October 1 through December 31, 2017) – Report due on or before January 15, 2018

Second Quarter (January 1 through March 31, 2018) – Report due on or before April 15, 2018

Third Quarter (April 1 through June 30, 2018) – Report due on or before July 15, 2018

Fourth Quarter (July 1, through September 30, 2018) – Report due on or before October 15, 2018

X. Insurance

Throughout the term of this agreement, and any extensions thereof, Contractor shall procure, pay for, and maintain insurance coverage for the provision of ambulance service. Copies of this insurance shall be evidenced by delivery to the County of certificates of insurance, including general and professional medical and automobile liability. Said proof of coverage shall be delivered by email at somerss@co.grayson.tx.us on or before October 30, 2017.

XI. Cooperation with Other EMS Providers

Contractor agrees to exchange appropriate and pertinent information with other EMS providers, including service areas, primary locations and numbers of ambulances available for immediate response.

XII. Term of Agreement and Renewal Provisions

Unless terminated earlier pursuant to the terms hereof, this Agreement shall commence at **12:01 A.M. on October 1, 2017** and terminate at **midnight, September 30, 2018**.

It is understood and agreed that this Agreement may be extended for additional one-year terms by agreement of the parties.

XIII. Amendment and Modification

Any alterations or deletions to the terms of this Agreement shall be by written amendment executed by both parties to this agreement. Any alterations, additions, or deletions to the terms of this agreement that are required by changes in Federal, State, or local law, or regulations, will be automatically incorporated into this Agreement without written amendment, and shall become effective on the date designated by such law or regulation.

XIV. Miscellaneous Provisions

The following miscellaneous provisions apply to this Agreement:

Compliance with Applicable Laws, Rules and Regulations — All services furnished by Contractor shall be rendered in full compliance with all applicable federal, state and local laws, rules and regulations;

Non-Transferable Agreement — Neither party may assign this agreement or any rights, interest, or obligations under this agreement without the prior written approval of the other party.

Permits — Contractor shall be the holder of the state Ambulance license and of all state and local vehicle permits, and shall make all necessary payments for those licenses and permits;

This Agreement shall be interpreted in accordance with the laws of the State of Texas and Grayson County is the proper venue for any action regarding this Agreement.

This Agreement represents the entire Agreement of the Parties and supersedes any verbal or written representations of, to or by the Parties to each other.

XV. Notice and Addresses of Parties

Any notice required under this Agreement shall be delivered by certified mail, return receipt requested, addressed to the proper party, at the following addresses:

To the County: Grayson County Judge
100 W. Houston, Suite 15
Sherman, Tx 75090

To Contractor: City of _____
Honorable Mayor
_____, TX _____

XVI. Independent Contractor

It is expressly understood and agreed that Contractor is an independent contractor in its relationship with the County. The County is interested only in the results obtained under this Agreement; the manner and means of conducting the work are under the sole control of the Contractor. None of the benefits provided by the County to their employees are available to Contractor employees, agents, or representatives. Contractor is solely and entirely responsible for its acts and for the acts of its agents, employees, representatives and sub-contractors under this Agreement. Nothing in this Agreement at any time or in any manner shall be construed to 1) effect an agreement of partnership or joint venture, or 2) render the County the employer or master of Contractor, its employees, agents or representatives.

XVII. Termination of Contract

Either party may terminate this agreement by giving sixty (60) days written notice to the address as provided in Article XV Notice and Addresses of parties.

If the County does not authorize funds necessary for performance of the obligations under this Agreement, this Agreement shall be null and void.

XVIII. Governmental Immunity

This Agreement does not waive, nor shall it be deemed to waive, any immunity or defense, including, but not limited to, governmental immunity, that would otherwise be available to the parties against claims arising from the exercise of governmental powers and functions.

XIX. Severability

In the event any provisions of this Agreement are for any reason held invalid, illegal, or unenforceable, they shall not affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable they shall not affect any other provision, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

XX. Effective Date, Term, Renewal and Notice of Effect of Nonappropriation

The effective date of this Agreement shall be October 1, 2017, and this Agreement shall expire at midnight on September 30, 2018.

The County is expressly prohibited by the Constitution of the State of Texas from creating a debt without providing for a tax to pay the debt. "Debt" means any obligation to be paid for with future rather than current revenues. Any Agreement that would provide for automatic renewal of this Agreement would necessarily provide for payments that would have to be made from future revenues. Without a special tax, there can be no lawful automatic renewal of this Agreement. Instead, it is understood by both parties that a new contract must be executed for each fiscal year. The fiscal year of the County is from October 1 through September 30 of the next calendar year.

Accordingly, this Agreement contains no automatic renewal provisions. It is agreed that continuation of services between the County and Contractor must be by execution of a new contract for each fiscal year on or before October 1 of each year.

If, for the FY2018 fiscal year, the Grayson County Commissioners Court does not authorize funds in amounts sufficient to pay or perform its obligations under this Agreement the County shall endeavor to provide thirty (30) days notice. If funds are not authorized, this Agreement shall be null and void.

XXI. Applicable Law

This agreement shall be construed under and in accordance with the laws of the State of Texas, and all of this Agreement's obligations are performable in Grayson County, Texas.

Signed this _____ day of _____, 2017

Signed this _____ day of _____, 2017

City of Sherman, Texas

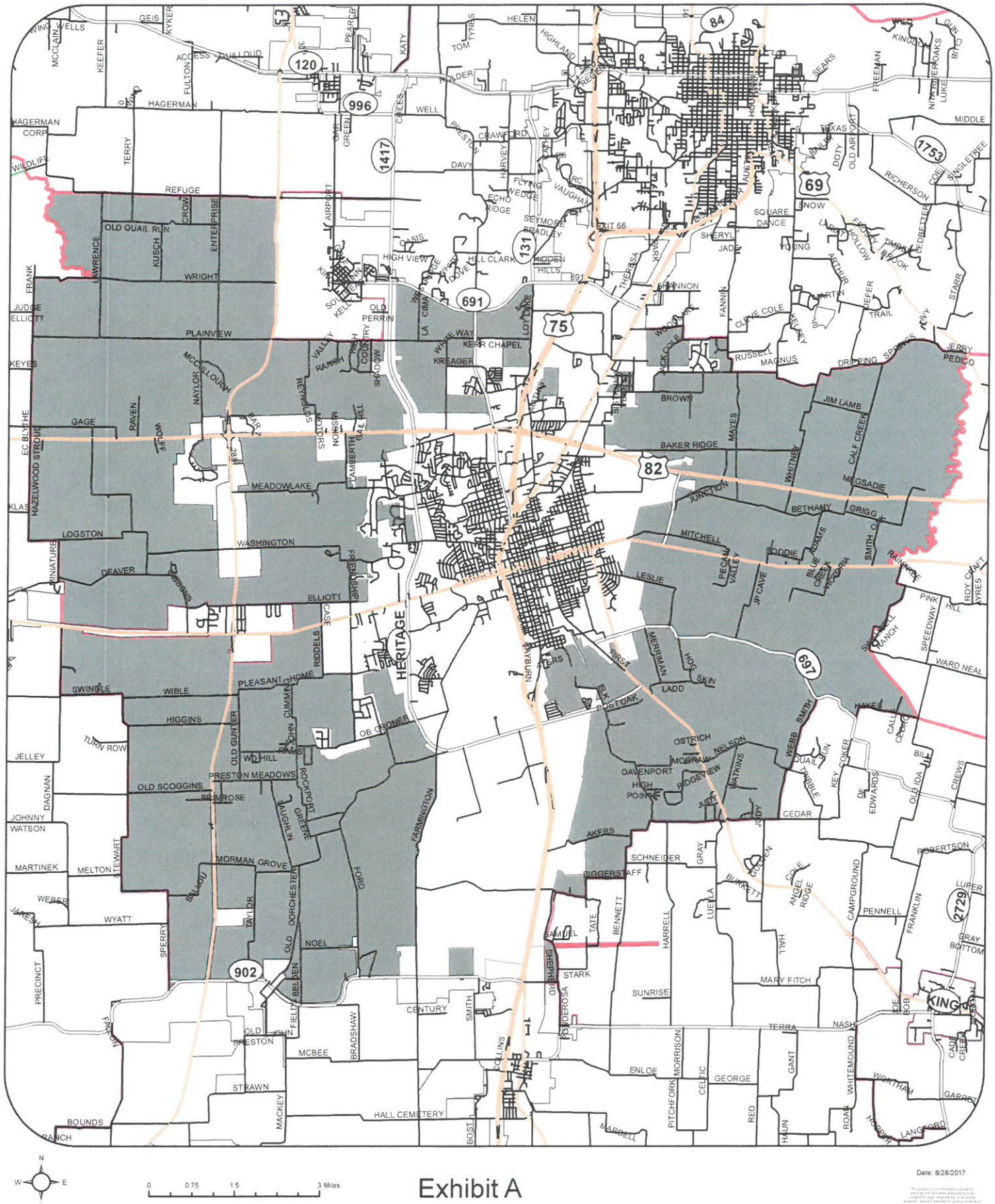
Grayson County, Texas

By: _____

Mayor

By: _____

Grayson County Judge



County Ambulance Data Requirements

- **District:** Area covered
- **911 Calls:** Number of 911 generated calls this quarter for each area to the right.
- **Transfer by FTSA:** Number of Transfers by Full Time Staffed Ambulance (FTSA) for each of the areas to the right.
- **Transfers by Non-FTSA:** Same as above only with non-FTSA personal/assets.
- **Non-Transports:** A 911 call that did not require a transport (patient refusal, false alarm, cancelled, etc).
- **Others:** Any other call not covered above. An example would be a standby at a football game or other event.
- **Total Calls:** The sum of the above less non-transports.
- **Calls turned over to Mutual Aid EMS:** Any calls handed over to another district because of no ambulance available within your district or to an air ambulance.

Response Time

- **E911 calls:** Average time in minutes from the time call is received until the ambulance arrives on the scene. For in house dispatch, it is the time from the call is received to arrival on scene. For dispatched from the county or off site dispatch: it is the time from the time you receive the call until arriving on scene.
- **Total Average Time/911 Call.** The sum of the total time the ambulance(s) is dedicated to a call (from call received to back in service) divided by the number of calls.
- **Weighted average:** The sum of all response time minutes for all calls divided by the total number of calls.

SAMPLE Monthly Grayson County Ambulance Data Requirements

District: _____ Report for _____ (Month) 2013

Date of report: _____ Number of FTSA: _____

Number of Calls

Run Type	City of Whitesboro	Whitesboro Rural	City of Collinsville	City of Sadler	City of Southmayd	City of Tioga	City of Bells	Denison District	Preston District	Van Alstyne District	Sherman District	Whitewright District	Other Grayson	Out of Grayson	Totals
911 Calls															0
Transfers by FTSA															0
Transfers by Non-FTSA															0
Non-Transports															0
Others															0
Total Calls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Calls turned over to mutual aid EMS								0	0	0	0	0	0	0	
Calls turned over to air ambulance															0

Response time (minutes)

	City of Whitesboro	Whitesboro Rural	City of Collinsville	City of Sadler	City of Southmayd	City of Tioga	City of Bells	Weighted Average
E911 calls*								
*Transports & non-transports								

This month last FY Average Ambulance Response time:

EXHIBIT C

Total average time/ E911 call



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.5.

Meeting Date: 09/18/2017

Prepared By: Steve Ayers, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6270**

Authorizing Execution of a Contract with Grayson County, Texas, for Use of the City of Sherman Animal Shelter

Issue:

Renew two-year contract with Grayson County for use of the City of Sherman Animal Shelter

Background:

The contract with the County for the use of the City's Animal Shelter expired on September 30, 2017. The Council has not approved any increase or decrease in Animal Shelter impound fees charged by the City to the County and other cities for shelter services since the last contract with the County.

Origination:

Grayson County
City Manager's Office
Animal Services Department

Financial Consideration:

The contract calls for payment to the City on a per-animal basis of \$50.00 per animal, rather than a flat fee for these services. During fiscal years 2014-2015 and 2015-2016, the City received total revenue of \$46,850.00 and \$40,650.00 respectively.

Staff Recommendation:

Staff recommends approval of this contract.

Alternatives:

The Council could elect not to approve this contract or elect new rates different than those proposed.

Attachments

Resolution No. 6270

Contract with Grayson County for Animal Shelter Services 2017-2019

RESOLUTION NO. 6270

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A CONTRACT WITH GRAYSON COUNTY, TEXAS, FOR USE OF THE CITY OF SHERMAN ANIMAL SHELTER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Grayson County, Texas, for use of the City of Sherman Animal Shelter, in accordance with the terms and provisions of the contract, attached hereto and made a part hereof for all purposes.

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

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

ANIMAL SHELTER CONTRACT

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

THIS CONTRACT, made and entered into by and between the **CITY OF SHERMAN**, a Texas Municipal Corporation, acting herein through its City Manager (herein called "CITY"), and the **COUNTY OF GRAYSON**, a Texas political subdivision, acting herein through its County Judge (herein called "COUNTY"),

W I T N E S S E T H:

WHEREAS, COUNTY is desirous of enforcing its animal control ordinance in the non-incorporated areas of Grayson County and is in need of the services of an animal shelter; and

WHEREAS, CITY operates an animal shelter located at 1800 East Ida Road in the City of Sherman, Grayson County, Texas; and

WHEREAS, it would be mutually advantageous and to the benefit of both COUNTY and CITY to allow COUNTY to bring animals it impounds pursuant to COUNTY animal control ordinance to CITY animal shelter;

NOW THEREFORE, in consideration of the mutual promises, conditions, and fees expressed hereinafter, it is agreed as follows:

1. **County May Bring Animals.** CITY agrees that authorized COUNTY personnel may bring COUNTY animals to CITY'S animal shelter. COUNTY agrees and authorizes CITY to care for and euthanize COUNTY'S animals on the same basis and in the same manner as CITY does its own animals.

2. **Fees.** (a) COUNTY shall pay CITY a one-time fee of Fifty Dollars and No Cents (\$50.00) per animal brought to CITY'S shelter, excluding District, County or Justice of the

Peace Court Orders for placement in the CITY shelter, immediate and necessary veterinary care and required overtime services. CITY shall keep accurate records of each animal brought to the shelter by COUNTY and shall invoice COUNTY for such services on a monthly basis.

(b) COUNTY agrees that should COUNTY bring any animals to the CITY's shelter under a court order, it shall pay to CITY Fifty Dollars and No Cents (\$50.00) per animal for three (3) days of shelter and meals, and for each day thereafter it shall pay to CITY per animal the sum of Twelve Dollars and No Cents (\$12.00) per day until such time as the court order authorizes CITY to immediately euthanize the animal or it is released to a designated person or entity by court order.

3. Operating Hours. Normal operating hours for the shelter are 10:00 A.M. to 4:00 P.M., Monday, Tuesday, Thursday, Friday and Saturday. In the event COUNTY requests the shelter be opened after the designated normal operating hours or on Sunday and Wednesday, COUNTY shall be responsible for the payment of any customary overtime charges incurred by CITY employees.

4. Termination. This agreement shall terminate two (2) years after the date both parties have signed the agreement.

5. Indemnification. COUNTY shall save and hold harmless the City of Sherman, Texas, for any liability claim, or cause of action that may be brought against CITY due to any act of omission, negligence, or wrongdoing on the part of COUNTY, its agents or employees, in the performance of the enforcement of the animal control ordinance by COUNTY, as permitted by law.

6. Notice of Termination. This contract may be terminated by either party hereto by the giving of thirty (30) days written notice of such intention to terminate.

7. Amendment. This agreement may not be changed, varied, or altered except by an instrument in writing and duly executed on behalf of CITY and by COUNTY.

8. **Choice of Law; Venue.** This agreement shall be construed in accordance with the laws of the State of Texas, and shall be deemed performable and enforceable in the State of Texas, with venue in Grayson County, Texas.

IN WITNESS WHEREOF, the authorized officers of CITY and COUNTY have caused this contract to be executed in duplicate originals with an effective date of the _____ day of _____, 2017.

CITY OF SHERMAN, TEXAS

BY: _____
ROBBY HEFTON, CITY MANAGER

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON SHELBY,
CITY ATTORNEY

GRAYSON COUNTY, TEXAS

BY: _____

ATTEST:

BY: _____
WILMA BLACKSHEAR-BUSH,
COUNTY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
CRAIG PRICE,
ASSISTANT DISTRICT ATTORNEY



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.6.

Meeting Date: 09/18/2017

Prepared By: Danny Jones, Fire Chief

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6271**

Authorizing the Purchase of Outdoor Warning Sirens from Federal Signal Corporation through Shipman Communications

Issue:

To authorize the purchase of two (2) outdoor warning sirens from Federal Signal Corporation through Shipman Communications. There are two (2) authorized Federal Signal dealers in Texas; Shipman Communications in Denison and Industrial Communications in San Antonio. The City has a maintenance contract in place with Shipman Communications for the care and maintenance work on our current outdoor warning sirens.

Background:

Currently, the Industrial area in South Sherman has no siren coverage. One siren will be in the general vicinity of Tyson Foods. The second siren will be located on the west side of the city to cover recently annexed areas.

Origination:

Danny Jones, Fire Chief

Financial Consideration:

The cost for two (2) outdoor warning sirens is \$53,162.00. Funds are available in the 2017 Budget.

Staff Recommendation:

The staff recommends the City Council authorize the purchase of two (2) outdoor warning sirens from Federal Signal Corporation through Shipman Communications.

Alternatives:

As directed by the City Council

Attachments

Resolution No. 6271

Siren Quote

Sole Source Vendor

Location Map

RESOLUTION NO. 6271

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF OUTDOOR WARNING SIRENS FROM FEDERAL SIGNAL CORPORATION THROUGH SHIPMAN COMMUNICATIONS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized and directed to purchase from Federal Signal Corporation through Shipman Communications of Denison, Texas, two outdoor warning sirens at a total price of Fifty-Three Thousand One Hundred Sixty-Two Dollars and No Cents (\$53,162.00), in accordance with the provisions of the Shipman Communications proposal attached hereto and made a part hereof for all purposes. Any agreements related to the purchase must be approved by the City Attorney.

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

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

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

Quote does not include any applicable taxes or shipping.

May 25, 2016

City of Sherman
Sherman, Texas

Federal Signal Corporation is the sole manufacturer of the proprietary Federal Commander Digital System and the Digital Communications Protocol, which is the foundation of Sherman's Outdoor Warning System / two-way status monitoring and control system. All new systems and existing system expansions connect to the Federal Commander System to allow for a seamless migration of your Outdoor Warning System.

Shipman Communication is the local Authorized Service Center and Federal Signal Business Alliance Member. Shipman Communications is trained on installation, service and maintenance of all Federal Signal Outdoor Warning products. Shipman can provide you with complete turnkey projects, including site locations and training on activation equipment.

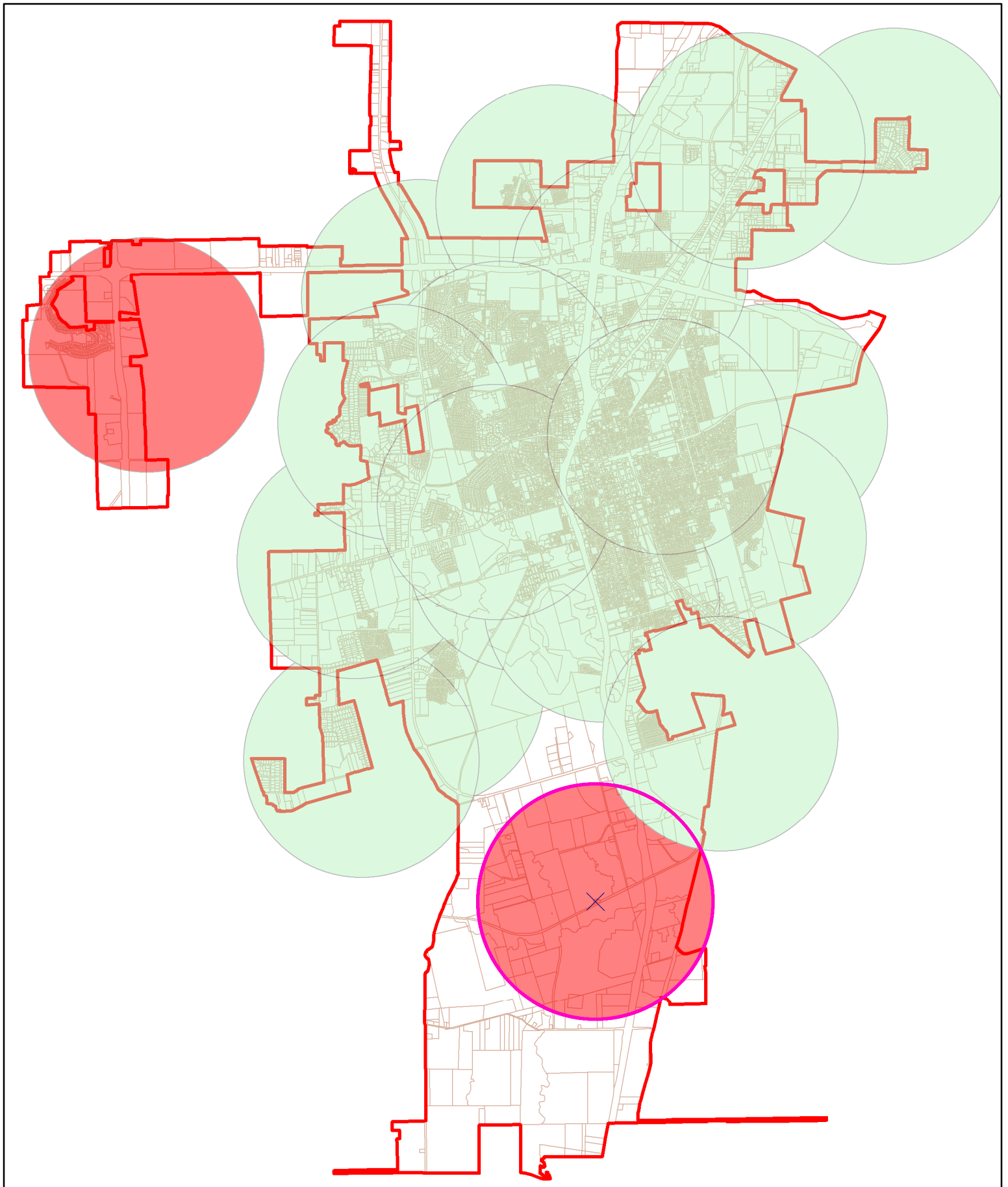
Federal Signal offers the Model 2001-130 siren, which is the most successful siren sold in the world, since its introduction in 1988. Further, only Federal Signal manufactures siren controllers capable of operating with our two-way status monitoring and control system (Federal Commander Digital – SFCDWARE) software.

Federal Signal takes pride in being able to offer our customers new technology such as the Model 508-128 Siren and two-way status monitoring controls (DCFCTBDH). We are confident that Federal Signal products will provide exceptional value and the assurance of having a single point of contact for your entire system. If I can answer any additional questions, or be of service in any way, please call me at the number below.

Sincerely,



Scott Hollingsworth
Manufacturers Sales Representative
Federal Signal Corporation, Alert and Notification Systems
(800) 966-3357 x 703
shollingsworth70@gmail.com





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.7.

Meeting Date: 09/18/2017

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6273**

Approving the Greater Texoma Utility Authority's Intention to Contract with Lynn Vessels Construction, LLC. for Construction of the Sherman Industrial Replacement Sewer Project

Issue:

Approving the intention of the Greater Texoma Utility Authority (GTUA) to administer an agreement for construction of the Sherman Industrial Replacement Sewer Project

Background:

The current Capital Improvement Program contains a project to construct a replacement sewer to serve the Blalock Industrial Park area. The proposed sewer will replace an existing deteriorated sewer and provide additional capacity for the Blalock Industrial Park.. Eight (8) bidders responded to the request for bids; a bid tabulation is attached. The low bid in the amount of \$1,535,766.64 was submitted by Lynn Vessels Construction, LLC.

Origination:

Department of Utilities Administration

Financial Consideration:

The project is funded through the Greater Texoma Utility Authority.

Staff Recommendation:

It is recommended that the City Council approve GTUA's intention to contract with Lynn Vessels Construction, LLC. in the amount of \$1,535,766.64 for construction of the Sherman Industrial Replacement Sewer Project.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6273

GTUA Agenda Communication dated September 12, 2017

Engineer's Recommendation letter dated September 11, 2017

Bid Tabulation

Location Map

RESOLUTION NO. 6273

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC. FOR CONSTRUCTION OF THE SHERMAN INDUSTRIAL REPLACEMENT SEWER PROJECT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City of Sherman hereby approves the Greater Texoma Utility Authority's intention to enter into a contract with Lynn Vessels Construction, LLC. in the total amount of One Million Five Hundred Thirty-Five Thousand Seven Hundred Sixty-Six Dollars and Sixty-Four Cents (\$1,535,766.64) for construction of the Sherman Industrial Replacement Sewer Project.

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

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY



GREATER TEXOMA UTILITY AUTHORITY

AGENDA COMMUNICATION

DATE: September 12, 2017

SUBJECT: AGENDA ITEM NO. XI

**CONSIDER AND ACT UPON AWARDING CONTRACT TO LYNN VESSEL CONSTRUCTION FOR SHERMAN
INDUSTRIAL SEWER REPLACEMENT PROJECT**

ISSUE

Consider and act upon awarding contract to Lynn Vessel Construction for Sherman Industrial Sewer Replacement Project.

BACKGROUND

The City of Sherman requested the Authority's assistance with financing a new wastewater collection line that will bring sewer from the Blalock Industrial Park to the City of Sherman's Wastewater Treatment Plant. The project will consist of the construction of approximately 6,000 feet of 21-inch, 3,000 linear feet of 18-inch and 800 linear feet of 15-inch PVC gravity sanitary sewer lines. The work includes excavation and backfill, encased bores, aerial crossing, FRP manholes, sewer line placement, erosion control and street repair. This project will cross US Highway 75 (TxDOT), a main line railroad (NSF) and three industrial railroad spurs.

CONSIDERATIONS

There were seven (7) bids received for the project on August 15, 2017. The Engineer, Freeman Millican, has provided the attached recommendation letter. Below, is a summary of the bids received:

Contractor	Bid
Lynn Vessels	\$ 1,535,766.64
McKee Utility	\$ 1,594,955.00
Blackrock	\$ 1,595,014.00
Dickerson	\$ 1,666,698.00
KIK Underground	\$ 1,754,717.00
Acadia Services	\$ 2,045,469.00
BELT	\$ 2,171,525.65

The low bid was submitted Lynn Vessels Construction, LLC in the amount of \$1,535,766.64. The attached engineer's recommendation reflects that Lynn Vessels Construction, LLC has the necessary skillset and experience to satisfactorily complete this project.

The City of Sherman will be considering this at their September 18, 2017 City Council Meeting.

STAFF RECOMMENDATIONS

Based upon the project engineer's recommendation, the Authority staff recommends authorizing the General Manager to award the contract to Lynn Vessels Construction, LLC in the amount of \$1,535,766.64 for the construction of the City of Sherman Industrial Sewer Replacement Project. This authorization would be contingent upon the City of Sherman taking similar action.



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

PAGE 2

ATTACHMENTS

Engineer's Recommendation
Bid Tabulation

PREPARED AND SUBMITTED BY:

Drew Satterwhite, P.E., General Manager

TERRY MILLICAN, R.P.L.S.
VICTOR L. ACUY, P.E.
RICHARD A. DORMIER, P.E.
JOHN D. GATTIS, A.I.A.
DAMIR LULO, P.E.
MICHAEL K. STACEY, P.E.
LARRY J. FREEMAN, P.E.

September 11, 2017

Mr. Drew Satterwhite
General Manager
Greater Texoma Utility Authority
5100 Airport Drive
Denison, Texas 75020

Re: Sherman Industrial Replacement Sewer Project – Contract Award

Dear Mr. Satterwhite:

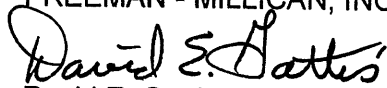
Bids were received on the Sherman Industrial Replacement Sewer Project on August 15, 2017. A tabulation of these bids is attached. The project includes construction of approximately 9,400 feet of 21", 18" and 15" sanitary sewers, railroad bores, US 75 bore and aerial creek crossings.

Eight bids were received; however the highest bid did not have a conforming bid bond. The three lowest bidders were very competitive. The low bid at \$1,535,766.64 is about 1% lower than the next 2 bidders. Alternative bids item were not cost effective for the owner.

The low bidder, Lynn Vessels Construction, LLC has successfully completed several similar projects for GTUA and Sherman.

We recommend that the Greater Texoma Utility Authority award the contract to Lynn Vessels Construction LLC based on the low bid of \$1,535,766.64 and authorize execution of the required contract documents.

Sincerely,
FREEMAN - MILLICAN, INC.


David E. Gattis, P.E.

Enclosure (1)

Copy:

Sherman, Mark Gibson, Director of Utilities

BID TABULATION

OWNER: City of Sherman				Contractor Lynn Vessels Construction, LLC		Contractor McKee Utility Contractors Inc.		Contractor Blackrock Construction	
PROJECT: Sherman Industrial Replacement Sewer				Address P.O. Box 1212		Address 2319 W. Main Street		Address 1475 Heritage Pkwy #113	
ENGINEER: FREEMAN-MILLICAN, INC.				City, State Sherman, TX 75091		City, State Prague, OK 74864		City, State Mansfield, TX 76063	
BID DATE: August 15, 2017				Phone 903-893-4300		Phone 405-567-3666		Phone 512-738-6700	
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	Mobilization	1	LS	37,762.20	37,762.20	50,000.00	50,000.00	115,000.00	115,000.00
P.2	21" DR 35 PVC Sanitary Sewer 0-10' deep by open cut	3,128	LF	57.61	180,204.08	124.25	388,654.00	72.00	225,216.00
P.3	21" DR 35 PVC Sanitary Sewer 10'-15' by open cut	1,929	LF	67.53	130,265.37	65.00	125,385.00	77.00	148,533.00
P.4	18" DR 35 PVC Sanitary Sewer 0-10' deep by open cut	2,814	LF	51.16	143,964.24	70.00	196,980.00	63.00	177,282.00
P.5	15" DR 35 PVC Sanitary Sewer 0-10' by open cut	358	LF	46.36	16,596.88	52.00	18,616.00	65.00	23,270.00
P.6	15" DR 35 PVC Sanitary Sewer 10-15' by open cut	275	LF	56.32	15,488.00	55.00	15,125.00	75.00	20,625.00
P.7	12" DR 35 PVC Sanitary Sewer 10-15' by open cut	50	LF	52.64	2,632.00	50.00	2,500.00	72.50	3,625.00
P.8	21" DR 35 PVC Sanitary Sewer with 30" diameter 5/8" thick steel encasement OTC	789	LF	756.05	596,523.45	500.00	394,500.00	640.00	504,960.00
P.9	18" DR 35 PVC Sanitary Sewer with 26" diameter 5/8" thick steel encasement OTC	50	LF	671.30	33,565.00	450.00	22,500.00	495.00	24,750.00
P.10	15" DR 35 PVC Sanitary Sewer with 24" diameter 5/8" thick steel encasement OTC	219	LF	568.79	124,565.01	425.00	93,075.00	450.00	98,550.00
P.11	15" DR 35 PVC Sanitary Sewer with 24" diameter 5/8" thick steel encasement Open cut	30	LF	180.17	5,405.10	150.00	4,500.00	220.00	6,600.00
P.12	18" DR 35 PVC Sanitary Sewer with 26" diameter 5/8" thick steel encasement Open Cut	40	LF	164.04	6,561.60	200.00	8,000.00	246.00	9,840.00
P.13	4" Φ Manholes 0'-10' Deep	16	EA	4,627.59	74,041.44	5,000.00	80,000.00	3,300.00	52,800.00
P.14	4" Φ Manholes 10'-15' Deep	10	EA	5,846.37	58,463.70	6,000.00	60,000.00	4,000.00	40,000.00
P.15	4" Φ Manholes Additional Vertical Depth beyond 15' Deep	4	VF	446.69	1,786.76	250.00	1,000.00	340.00	1,360.00
P.16	Add Inside Drop Piping to 4" Φ Manhole	1	EA	2,257.52	2,257.52	3,500.00	3,500.00	2,000.00	2,000.00
P.17	21" PVC with Aerial Crossing with 30" casing pipe	130	LF	215.10	27,963.00	200.00	26,000.00	230.00	29,900.00
P.18	24" Φ Concrete Piers at Aerial Crossings	56	VF	80.36	4,500.16	100.00	5,600.00	200.00	11,200.00
P.19	Concrete Pier Bell - 36" diameter	4	EA	749.25	2,997.00	500.00	2,000.00	2,800.00	11,200.00
P.20	Connect 21" SS to existing 6" manhole	1	EA	1,000.00	1,000.00	6,000.00	6,000.00	2,060.00	2,060.00
P.21	Connect 15" SS to existing 4" manhole	1	EA	1,000.00	1,000.00	1,500.00	1,500.00	1,750.00	1,750.00
P.22	Gas Vent Assembly	6	EA	486.55	2,919.30	300.00	1,800.00	1,500.00	9,000.00
P.23	Relocate existing sanitary sewer service	1	EA	385.57	385.57	2,500.00	2,500.00	1,550.00	1,550.00
P.24	Raise/Lower 10" water line or smaller	1	EA	3,112.94	3,112.94	3,000.00	3,000.00	5,000.00	5,000.00
P.25	Raise/Lower 12" - 16" water line	1	EA	6,307.74	6,307.74	4,000.00	4,000.00	15,000.00	15,000.00
P.26	Abandon existing sanitary sewer lines	3	EA	971.25	2,913.75	500.00	1,500.00	500.00	1,500.00
P.27	Abandon existing manhole	23	EA	693.75	15,956.25	500.00	11,500.00	750.00	17,250.00
P.28	Remove and replace HMAc pavement	8.5	SY	94.64	804.44	200.00	1,700.00	150.00	1,275.00
P.29	Remove and replace Gravel pavement	8	SY	44.40	355.20	100.00	800.00	80.00	640.00
P.30	Crushed Stone Trench Foundation	40	CY	49.95	1,998.00	35.00	1,400.00	100.00	4,000.00
P.31	Trench Safety Installation	8,554	LF	1.11	9,494.94	5.00	42,770.00	0.75	6,415.50
P.32	Stabilize Grade 10% to 20%	1,350	SY	6.66	8,991.00	3.00	4,050.00	1.75	2,362.50
P.33	Stabilize Grade 20% or greater	100	SY	61.05	6,105.00	80.00	8,000.00	55.00	5,500.00
P.34	Fence Gap & Gate	2	EA	1,387.50	2,775.00	2,000.00	4,000.00	2,500.00	5,000.00
P.35	Storm Water Discharge Permit & SWP3	1	LS	6,105.00	6,105.00	2,500.00	2,500.00	10,000.00	10,000.00
TOTAL AMOUNT OF CONTRACT BID					1,535,766.64		\$1,594,955.00		\$1,595,014.00
AB1	21" Vylon or equivalent closed profile pipe by open cut, 0'-10'	3,128	LF	58.50	\$182,988.00	135.25	\$423,062.00	77.50	\$242,420.00
AB2	21" Vylon or equivalent closed profile pipe by open cut, 10'-15'	1,929	LF	68.45	\$132,040.05	85.00	\$163,965.00	83.00	\$160,107.00
TOTAL AMOUNT WITH BID ALTERNATES INCLUDED					1,540,325.24		1,667,943.00		1,623,792.00
Item in bold and italics is a math error.									
Time of Completion (Calendar Days)					240 days		240 days		240 days

Excel Trenching & Utilities of Sunnyvale, TX bid \$2,221,835.50 with a non-conforming bid bond

Michael K. Stacey

8/16/2017

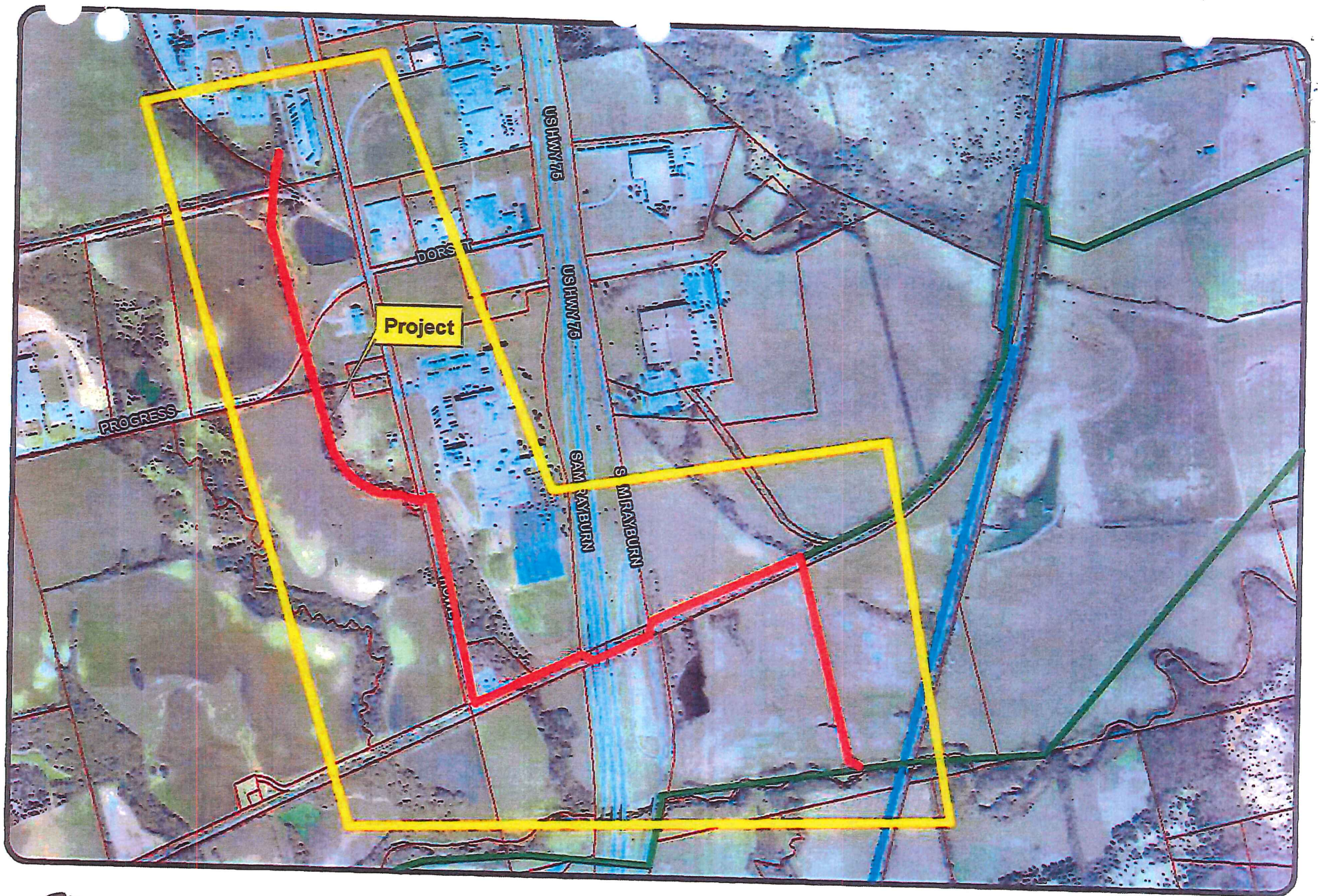


BID TABULATION

OWNER: City of Sherman				Contractor Dickerson Construction Company		Contractor KIK Underground, LLC		Contractor Acadia Services, LLC	
PROJECT: Sherman Industrial Replacement Sewer				Address P.O. Box 181		Address P.O.BOX 850787		Address 1510 Jelmak Street	
ENGINEER: FREEMAN-MILLICAN, INC.				City, State Celina, TX 75009		City, State Richardson, TX 75085-0787		City, State Grand Prairie, TX 75050	
BID DATE: August 15, 2017				Phone 972-382-2123		Phone 426-469-4690		Phone 469-999-0852	
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	Mobilization	1	LS	48,500.00	48,500.00	43,955.00	43,955.00	230,000.00	230,000.00
P.2	21" DR 35 PVC Sanitary Sewer 0-10' deep by open cut	3,128	LF	72.00	225,216.00	86.00	269,008.00	80.00	250,240.00
P.3	21" DR 35 PVC Sanitary Sewer 10'-15' by open cut	1,929	LF	78.00	150,462.00	91.00	175,539.00	85.00	163,965.00
P.4	18" DR 35 PVC Sanitary Sewer 0-10' deep by open cut	2,814	LF	72.00	202,608.00	73.00	205,422.00	70.00	196,980.00
P.5	15" DR 35 PVC Sanitary Sewer 0-10' by open cut	358	LF	75.00	26,850.00	67.00	23,986.00	60.00	21,480.00
P.6	15" DR 35 PVC Sanitary Sewer 10-15' by open cut	275	LF	85.00	23,375.00	71.00	19,525.00	65.00	17,875.00
P.7	12" DR 35 PVC Sanitary Sewer 10-15' by open cut	50	LF	100.00	5,000.00	59.00	2,950.00	60.00	3,000.00
P.8	21" DR 35 PVC Sanitary Sewer with 30" diameter 5/8" thick steel encasement OTC	789	LF	600.00	473,400.00	725.00	572,025.00	680.00	536,520.00
P.9	18" DR 35 PVC Sanitary Sewer with 26" diameter 5/8" thick steel encasement OTC	50	LF	600.00	30,000.00	629.00	31,450.00	670.00	33,500.00
P.10	15" DR 35 PVC Sanitary Sewer with 24" diameter 5/8" thick steel encasement OTC	219	LF	500.00	109,500.00	549.00	120,231.00	520.00	113,880.00
P.11	15" DR 35 PVC Sanitary Sewer with 24" diameter 5/8" thick steel encasement Open cut	30	LF	220.00	6,600.00	209.00	6,270.00	220.00	6,600.00
P.12	18" DR 35 PVC Sanitary Sewer with 26" diameter 5/8" thick steel encasement Open Cut	40	LF	235.00	9,400.00	239.00	9,560.00	270.00	10,800.00
P.13	4' Φ Manholes 0'-10' Deep	16	EA	5,500.00	88,000.00	5,545.00	88,720.00	9,000.00	144,000.00
P.14	4' Φ Manholes 10'-15' Deep	10	EA	6,250.00	62,500.00	6,795.00	67,950.00	11,000.00	110,000.00
P.15	4' Φ Manholes Additional Vertical Depth beyond 15' Deep	4	VF	400.00	1,600.00	250.00	1,000.00	300.00	1,200.00
P.16	Add Inside Drop Piping to 4' Φ Manhole	1	EA	2,600.00	2,600.00	1,948.00	1,948.00	3,500.00	3,500.00
P.17	21" PVC with Aerial Crossing with 30" casing pipe	130	LF	475.00	61,750.00	215.00	27,950.00	300.00	39,000.00
P.18	24" Φ Concrete Piers at Aerial Crossings	56	VF	250.00	14,000.00	100.00	5,600.00	400.00	22,400.00
P.19	Concrete Pier Bell - 36" diameter	4	EA	1,000.00	4,000.00	125.00	500.00	650.00	2,600.00
P.20	Connect 21" SS to existing 6' manhole	1	EA	2,750.00	2,750.00	3,317.00	3,317.00	9,000.00	9,000.00
P.21	Connect 15" SS to existing 4' manhole	1	EA	2,500.00	2,500.00	2,053.00	2,053.00	5,000.00	5,000.00
P.22	Gas Vent Assembly	6	EA	1,500.00	9,000.00	1,386.00	8,316.00	2,500.00	15,000.00
P.23	Relocate existing sanitary sewer service	1	EA	3,500.00	3,500.00	2,676.00	2,676.00	2,000.00	2,000.00
P.24	Raise/Lower 10" water line or smaller	1	EA	5,250.00	5,250.00	5,140.00	5,140.00	10,000.00	10,000.00
P.25	Raise/Lower 12" - 16" water line	1	EA	8,500.00	8,500.00	13,457.00	13,457.00	17,000.00	17,000.00
P.26	Abandon existing sanitary sewer lines	3	EA	1,000.00	3,000.00	650.00	1,950.00	800.00	2,400.00
P.27	Abandon existing manhole	23	EA	750.00	17,250.00	950.00	21,850.00	1,000.00	23,000.00
P.28	Remove and replace HMAc pavement	8.5	SY	150.00	1,275.00	90.00	765.00	250.00	2,125.00
P.29	Remove and replace Gravel pavement	8	SY	50.00	400.00	25.00	200.00	50.00	400.00
P.30	Crushed Stone Trench Foundation	40	CY	50.00	2,000.00	50.00	2,000.00	60.00	2,400.00
P.31	Trench Safety Installation	8,554	LF	3.00	25,662.00	1.00	8,554.00	1.00	8,554.00
P.32	Stabilize Grade 10% to 20%	1,350	SY	5.00	6,750.00	1.00	1,350.00	3.00	4,050.00
P.33	Stabilize Grade 20% or greater	100	SY	75.00	7,500.00	1.00	100.00	100.00	10,000.00
P.34	Fence Gap & Gate	2	EA	3,000.00	6,000.00	3,300.00	6,600.00	3,500.00	7,000.00
P.35	Storm Water Discharge Permit & SWP3	1	LS	20,000.00	20,000.00	2,800.00	2,800.00	20,000.00	20,000.00
TOTAL AMOUNT OF CONTRACT BID					1,666,698.00		\$1,754,717.00		\$2,045,469.00
Alternate Bid Item for 21" Pipe - closed profile pipe instead of solid wall PVC									
AB1	21" Vylon or equivalent closed profile pipe by open cut, 0'-10'	3,128	LF	NO BID	NO BID	96	\$300,288.00	85.00	\$265,880.00
AB2	21" Vylon or equivalent closed profile pipe by open cut, 10-15'	1,929	LF	NO BID	NO BID	108.00	\$208,332.00	90.00	\$173,610.00
TOTAL AMOUNT WITH BID ALTERNATES INCLUDED							1,818,790.00		2,070,754.00
Item in bold and italics is a math error.									
Time of Completion (Calendar Days)					240 days		240 days		240 days

BID TABULATION

OWNER: City of Sherman				Contractor	BELT
PROJECT: Sherman Industrial Replacement Sewer				Address	Construction, Inc. 2507 E. Broad Street
ENGINEER: FREEMAN-MILLICAN, INC.				City, State	Texarkana, AR 71854
BID DATE: August 15, 2017				Phone	870-772-7216
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
P.1	Mobilization	1	LS	90,085.00	90,085.00
P.2	21" DR 35 PVC Sanitary Sewer 0'-10' deep by open cut	3,128	LF	85.55	267,600.40
P.3	21" DR 35 PVC Sanitary Sewer 10'-15' by open cut	1,929	LF	118.85	229,261.65
P.4	18" DR 35 PVC Sanitary Sewer 0'-10' deep by open cut	2,814	LF	77.50	218,085.00
P.5	15" DR 35 PVC Sanitary Sewer 0'-10' by open cut	358	LF	73.50	26,313.00
P.6	15" DR 35 PVC Sanitary Sewer 10'-15' by open cut	275	LF	106.80	29,370.00
P.7	12" DR 35 PVC Sanitary Sewer 10'-15' by open cut	50	LF	100.00	5,000.00
P.8	21" DR 35 PVC Sanitary Sewer with 30" diameter 5/8" thick steel encasement OTC	789	LF	576.20	454,621.80
P.9	18" DR 35 PVC Sanitary Sewer with 26" diameter 5/8" thick steel encasement OTC	50	LF	508.00	25,400.00
P.10	15" DR 35 PVC Sanitary Sewer with 24" diameter 5/8" thick steel encasement OTC	219	LF	436.70	95,637.30
P.11	15" DR 35 PVC Sanitary Sewer with 24" diameter 5/8" thick steel encasement Open cut	30	LF	274.00	8,220.00
P.12	18" DR 35 PVC Sanitary Sewer with 26" diameter 5/8" thick steel encasement Open Cut	40	LF	291.00	11,640.00
P.13	4' Φ Manholes 0'-10' Deep	16	EA	11,544.00	184,704.00
P.14	4' Φ Manholes 10'-15' Deep	10	EA	13,976.00	139,760.00
P.15	4' Φ Manholes Additional Vertical Depth beyond 15' Deep	4	VF	724.00	2,896.00
P.16	Add Inside Drop Piping to 4' Φ Manhole	1	EA	5,865.00	5,865.00
P.17	21" PVC with Aerial Crossing with 30" casing pipe	130	LF	356.00	46,280.00
P.18	24" Φ Concrete Piers at Aerial Crossings	56	VF	467.00	26,152.00
P.19	Concrete Pier Bell - 36" diameter	4	EA	1,277.00	5,108.00
P.20	Connect 21" SS to existing 6' manhole	1	EA	4,440.00	4,440.00
P.21	Connect 15" SS to existing 4' manhole	1	EA	4,440.00	4,440.00
P.22	Gas Vent Assembly	6	EA	3,574.00	21,444.00
P.23	Relocate existing sanitary sewer service	1	EA	4,440.00	4,440.00
P.24	Raise/Lower 10" water line or smaller	1	EA	7,554.00	7,554.00
P.25	Raise/Lower 12" - 16" water line	1	EA	9,638.00	9,638.00
P.26	Abandon existing sanitary sewer lines	3	EA	3,330.00	9,990.00
P.27	Abandon existing manhole	23	EA	2,220.00	51,060.00
P.28	Remove and replace HMAc pavement	8.5	SY	222.00	1,887.00
P.29	Remove and replace Gravel pavement	8	SY	222.00	1,776.00
P.30	Crushed Stone Trench Foundation	40	CY	77.70	3,108.00
P.31	Trench Safety Installation	8,554	LF	17.75	151,833.50
P.32	Stabilize Grade 10% to 20%	1,350	SY	4.44	5,994.00
P.33	Stabilize Grade 20% or greater	100	SY	4.44	444.00
P.34	Fence Gap & Gate	2	EA	8,325.00	16,650.00
P.35	Storm Water Discharge Permit & SWP3	1	LS	4,828.00	4,828.00
TOTAL AMOUNT OF CONTRACT BID					\$2,171,525.65
AB1	21" Vylon or equivalent closed profile pipe by open cut, 0'-10'	3,128	LF	NO BID	NO BID
AB2	21" Vylon or equivalent closed profile pipe by open cut, 10'-15'	1,929	LF	NO BID	NO BID
TOTAL AMOUNT WITH BID ALTERNATES INCLUDED					
Item in bold and italics is a math error.					
Time of Completion (Calendar Days)					240 days



Sherman
CLASSIC TOWN, BROAD HORIZON.
ENGINEERING DEPARTMENT

Location Map:
Industrial Sewer



1 inch = 1,000 feet



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F.1.

Meeting Date: 09/18/2017

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

*** CHANGE ORDER NO. 1**

Approving the Greater Texoma Utility Authority's Intent to Execute Change Order No. 1: Sherman Water Treatment Plant Expansion Project; MWH Constructors, Inc.; \$140,075.00 Increase

Issue:

To consider approval of Change Order No. 1 for the Sherman Water Treatment Plant Expansion Project

Background:

Change Order No. 1 resulted from underground geology at the plant site that varied from anticipated conditions. The elevation of bedrock at the site changed drastically across the site, resulting in changes to foundation designs and pier depths for the preoxidation basin and membrane building.

Origination:

Utility Administration

Financial Consideration:

The Change Order results in a \$140,075.00 increase in the contract amount, yielding a revised contract price of \$23,945,075.00.

Staff Recommendation:

It is recommended that the Greater Texoma Utility Authority's intent to approve Change Order No. 1 be approved.

Alternatives:

As may be directed by the City Council

Attachments

Change Order No. 1

GTUA Agenda Communication dated September 12, 2017

Engineer's Letter of Recommendation dated August 15, 2017

Aerial Location Map

**CITY OF SHERMAN
LAKE TEXOMA WTP EXPANSION**

CHANGE ORDER NO. 1

A. INTENT OF THIS CHANGE ORDER NO. 1

The intent of this Change Order No. 1 is that the contract entered into by the Greater Texoma Utility Authority on behalf of the City of Sherman and MWH Constructors, Inc. dated February 26, 2017 be modified, clarified and recorded as a matter of permanent record.

B. DESCRIPTION OF CHANGE ORDER NO. 1

The required changes to the original contract, along with the associated costs and/or time are described as follows:

CHANGE ORDER NO. 1

Item No.	Description	Unit	Time	Cost /Unit	Total Amount
RFQ-1	Preox Basin Overexcavation	LS	10	\$77,545.00	\$77,545.00
RFQ-2	Pier Rebar	LS	0	\$25,630.00	\$25,630.00
RFQ-3	Pier Length Adjustment (369 ft)	FT	0	\$100	\$36,900.00
	TOTAL		10 Calendar Days		\$140,075.00

C. EFFECT OF ADJUSTMENT TO CONTRACT QUANTITIES

The revised Contract amount is determined as follows:

ORIGINAL CONTRACT AMOUNT \$23,805,000.00
CHANGE ORDER NO.1..... \$140,075.00
REVISED CONTRACT AMOUNT\$23,945,075.00

D. EFFECT OF ADJUSTMENT TO CONTRACT TIME

The revised Contract time is determined as follows:

ORIGINAL SUBSTANTIAL COMPLETION DATE.....October 15, 2018
CHANGE ORDER NO. 1 10-Calendar days
REVISED SUBSTANTIAL COMPLETION DATE.....October 25, 2018
ORIGINAL FINAL COMPLETION DATE.....December 14, 2018
CHANGE ORDER NO. 1.....10-Calendar days
REVISED FINAL COMPLETION DATE.....December 24, 2018

E. AGREEMENT

Change Order No. 1
City of Sherman Lake Texoma WTP Expansion
Page 2

By the signature of their respective duly authorized agents, the Greater Texoma Utility Authority and MWH Constructors, Inc. do hereby agree and append this Change Order No. 1 to the original contract between themselves dated February 26, 2017.

RECOMMENDED BY:
CH2MHILL

ACCEPTED BY:
MWH Constructors, Inc.

BY: Bernard J. Hunt

BY: _____

TITLE: Project Manager

TITLE: _____

DATE: 8/15/17

DATE: _____

APPROVED BY:
GREATER TEXOMA UTILITY AUTHORITY

BY: _____

TITLE: _____

DATE: _____



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: September 12, 2017

SUBJECT: AGENDA ITEM NO. XII

CONSIDER AND ACT UPON CHANGE ORDER NO. 1 TO THE CONTRACT WITH MWH CONSTRUCTIONS FOR SHERMAN WATER TREATMENT PLANT EXPANSION PROJECT

ISSUE

Consider and act upon Change Order No. 1 to contract with MWH Constructors, Inc. for City of Sherman Water Treatment Plant Expansion Project

BACKGROUND

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

There were two (2) bids received on November 15, 2015. The low bid was submitted by MWH Constructors in the amount of \$23,805,000. At the January 16, 2017 meeting, the Board authorized the General Manager to award the contract to MWH Constructors in the amount of \$23,805,000 for the construction of the City of Sherman Water Treatment Plant Expansion Project.

Change Order No. 1 consists of the following items: 1) The need to over-excavate under the peroxidation basin due to the bedrock layer dropping 10 foot from north to south in the basin and the foundation design relying on contact directly with the bedrock, 2) Additional rebar that the contractor ordered and prepared to reach the bedrock on the membrane building before the geotechnical reports concluded that the piers did not have to touch the bedrock after all, and 3) Additional total pier depth for the piers under the membrane building that needed to be deepened to account for geologic variance not known until the piers were drilled.

CONSIDERATIONS

Change Order No. 1 would increase the contract amount by \$140,075.00 resulting in a revised contract amount of \$23,945,075.00. There are funds available in the contingency line item for this change order.

The City of Sherman will consider this matter at their September 18, 2017 City Council Meeting.

STAFF RECOMMENDATIONS

Based upon the project Engineer's recommendation, the staff recommends Board approval of Change Order No. 1 to the contract with MWH Constructors, Inc., for an addition of \$140,075.00, resulting in a revised contract amount of \$23,945,075.00, contingent upon the Sherman City Council's approval.



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

PAGE 2

ATTACHMENTS

Engineer's Recommendation

Change Order No. 1

Supplemental Documents

PREPARED AND SUBMITTED BY:

Drew Satterwhite, P.E., General Manager



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

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

August 15, 2017

Mark Gibson, P.E.
Director of Utilities
City of Sherman
P.O. Box 1106
Sherman, TX 75091

Subject: Change Order No. 1

Dear Mark:

Attached is Change Order No. 1 for the Lake Texoma Water Treatment Plant Expansion project for review and approval. This Change Order encompasses the following items:

- RFQ-1 - Preoxidation Basin Overexcavation. Upon excavation of the site for the new preoxidation basin it was found that the bedrock expected under the entire footprint of the basin dropped off over 10 feet on the north end of the basin. Since the foundation design relied on bearing on solid rock, the clay material discovered had to be overexcavated and replaced with rock. This change order covers the contractors additional cost due to the changed condition.
- RFQ-2 - Excess Pier Rebar. Upon drilling of the test pier for the Membrane Building, it was found that bedrock was about 20 feet lower than anticipated. However, additional geologic testing showed that the bearing material was stronger than anticipated and therefore the length of pier penetration into the rock could be reduced by about 16 feet. In order to maintain his schedule, the contractor had prepared the rebar cages for 62 of the 165 piers based on the longer depth to bedrock prior to the additional geologic testing. This resulted in rebar cages that were about 16 feet longer than required. This change order compensates the contractor for the cost of the additional rebar that was not used. The City of Sherman will retain ownership of the excess rebar.
- RFQ-3 - Adjustment of Pier Lengths. The contract documents called for the piers under the Membrane Building to be installed on a unit price basis. The allowance in the contract bid documents was set at a total pier length of 6,490 feet. Per the contractor's bid, the unit cost for piers was \$100/ft. The total length of piers actually installed under the Membrane Building was 6,859 feet resulting in an adjustment of 369 feet. This change order covers the cost of the additional pier length.

Mark Gibson
Page 2
August 15, 2017

I have reviewed the change orders and the associated costs and recommend approval of the change orders. If you have any questions please call.

Sincerely,

CH2M HILL

A handwritten signature in cursive script, appearing to read "Brian J. Fuerst".

Brian J. Fuerst, P.E.
Project Manager

C: Drew Satterwhite/GTUA



FM 691

LA CIMA



1 inch = 400 feet



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G.1.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Site Plan Approval and Exceptions for Heritage Development Partners, LLC, Owners; Brockette/Davis/Drake, Inc., Civil Engineers/Surveyor; and Curtis Group Architects, LTD, Architect under Ordinance No. 2252, Article IV, Section 410(2)(j) to allow a Medical Office and an Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to Allow 202 Parking Spaces in Lieu of the Required 206 Spaces for a Medical Office Building in the Blalock Industrial Park/Blalock Commercial Overlay District in the 2800-3600 Blocks of South U.S. Highway 75

Issue:

Site plan approval for a medical office building for Heritage Development Partners, LLC, Owners; Brockette/Davis/Drake, Inc., and Curtis Group Architects, LTD, Architect Civil Engineers/Surveyor and exceptions to allow 202 parking spaces for a medical office building in lieu of the required 206 spaces in the Blalock Industrial Park/Blalock Commercial Overlay District in the 2800-3600 blocks of South U.S. Highway 75

Background:

The property is located in the 2800-3600 blocks of South U.S. Highway 75, the northwest corner of Highway 75 and F.M. 1417 West; just north of the new West Travis Street extension. The property is located in the Blalock Industrial Park and also in the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the October 17, 2016, City Council Meeting. Site plan approval was granted for the Crossroads Emergency Room and Davita Medical Office Building at the November 7, 2016 City Council Meeting.

The second phase of this development is to construct a 41,056 square foot two-story medical office building north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. They are also requesting an exception to allow 202 parking spaces in lieu of the required 206 spaces.

Origination:

Heritage Development Partners, LLC (Owners)
Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)
Curtis Group Architects, LTD (Architect)

Financial Consideration:

None

Staff Recommendation:

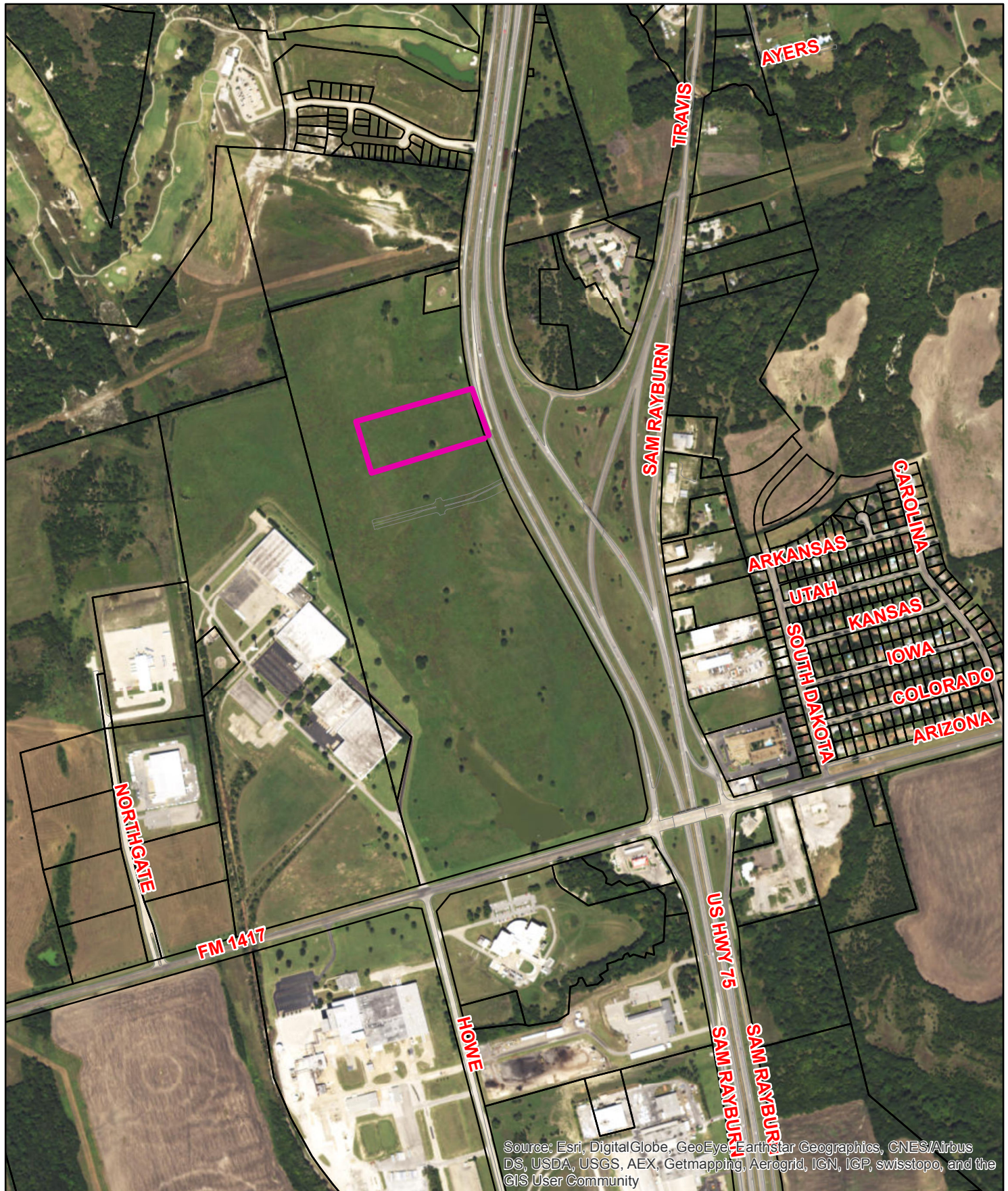
At the August 22, 2017 regular meeting, the Planning & Zoning Board voted 9/0 to recommend to the City Council that the site plan and exception be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

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



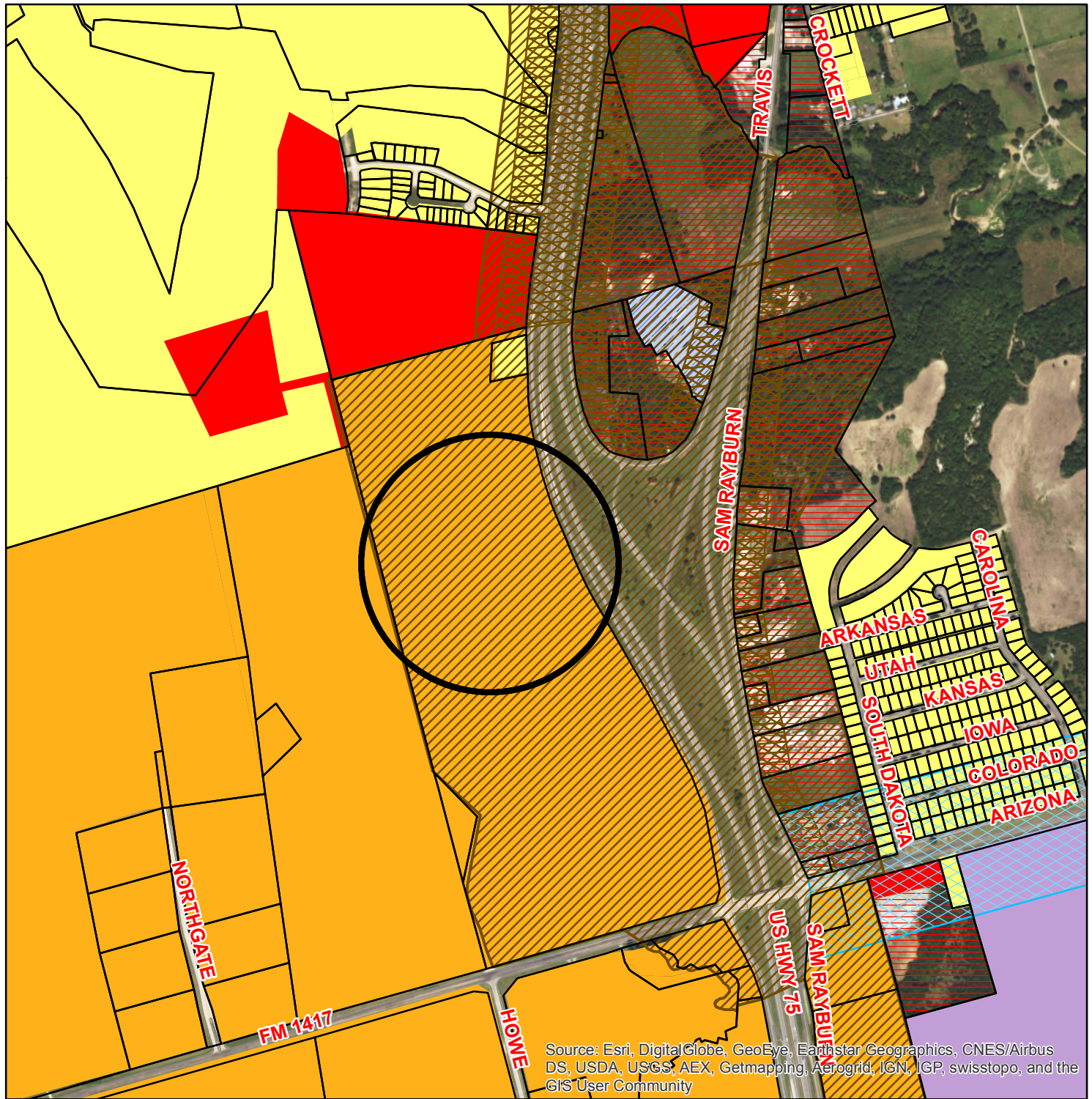
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



2800-3600 Blocks S. US Highway 75 (Sherman Crossroads Medical No 2)



1 in = 900 ft



Zoning - 2800-3600 Blks. S. US Highway 75

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

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

- 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
- Unknown

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

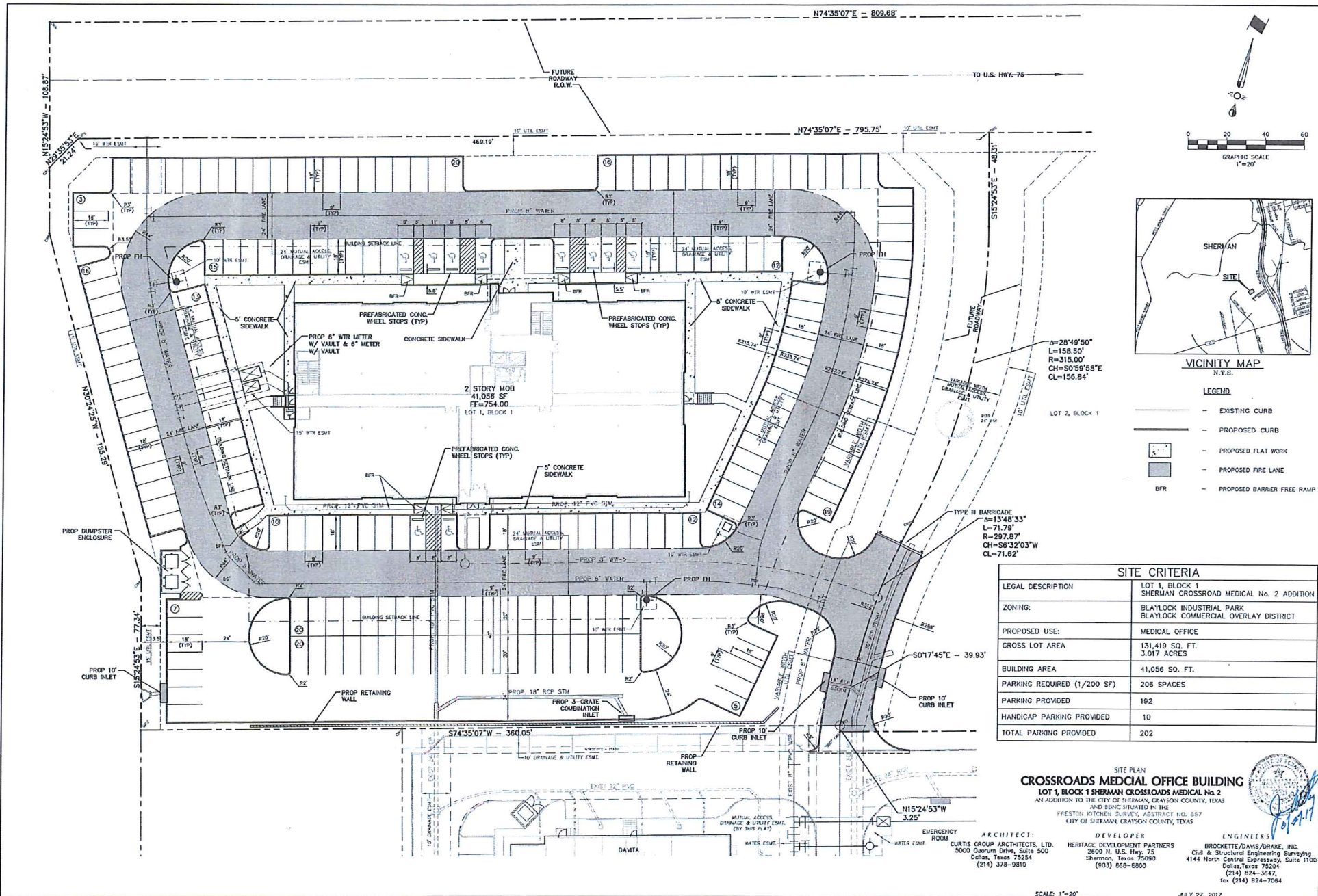


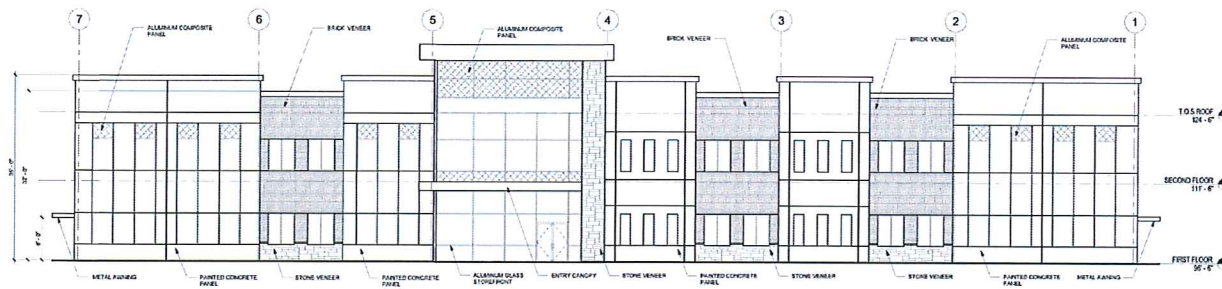
NOT TO SCALE

1 in = 950 ft

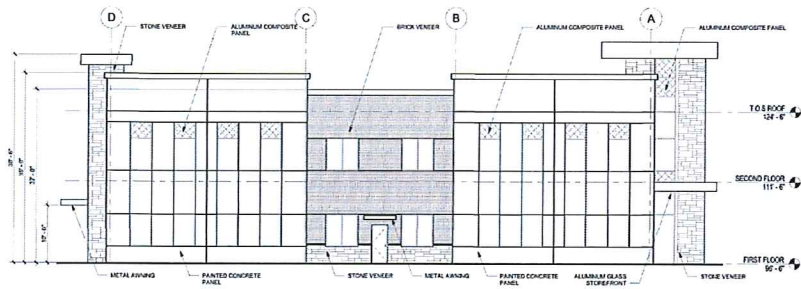
2800-3600 Blocks S. U.S. Hwy 75



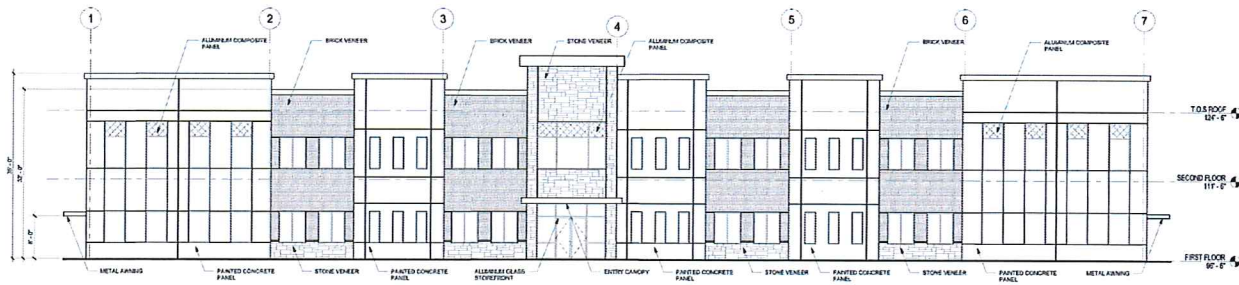




NORTH ELEVATION



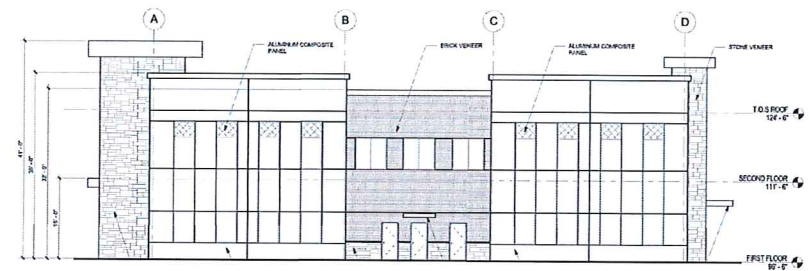
EAST ELEVATION



SOUTH ELEVATION



PERSPECTIVE MAIN ENTRY



WEST ELEVATION



PERSPECTIVE AT SOUTH ENTRY

SHERMAN
Medical Office Building

07/17/2017



NORTH ELEVATION



EAST ELEVATION

PERSPECTIVE AT ENTRY



WEST ELEVATION



SOUTH ELEVATION

STAFF REVIEW LETTER

August 16, 2017

Heritage Development Partners, LLC
2600 N. U.S. Highway 75
Sherman, TX 75090

Brockette/Davis/Drake, Inc.
4144 North Central Expressway, Ste. 1100
Dallas, TX 75204

Dear Applicants,

The request for site plan approval for a medical office building for the property located in the 2800-3600 blocks of South US Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 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 Ordinance and the Blalock Commercial Overlay District Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking ratio required for medical office: 1 space per 200 square foot (206 spaces) or an exception will need to be approved.
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or dedicated street right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for Public Infrastructures.
12. Verify fire lane requirements with Fire Marshall.
13. Internal water and sewer lines will be privately owned and maintained.
14. 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.
15. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., 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: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2800-3600 BLOCKS S. U.S. HIGHWAY 75

The request of Heritage Development Partners, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) and Curtis Group Architects, LTD (Architect) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 3.0170 acres in the Preston Kitchen Survey, Abstract No. 667 and also being Lot 1, Block 1, of the proposed Sherman Crossroads Medical No. 2 Addition and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Exception and site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Exception approval under Ordinance No. 2280 Section 6.4, Subsection (4) and Section 6.8.4, Subsection (9) to allow 202 parking spaces in lieu of the required 206 spaces for a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the October 17, 2016, City Council Meeting. Site plan approval was granted for the Crossroads Emergency Room and Davita Medical Office Building at the

November 7, 2016 City Council Meeting.

The second phase of this development is to construct a 41,056 square foot two-story medical office building north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. They are also requesting an exception to allow 202 parking spaces in lieu of the required 206 spaces.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)
Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)
Curtis Group Architects, LTD (Architect)

Master Plan Designation:

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

Number of notices mailed:

39

Objections Received:

0

Attachments

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G.2.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Sherman Crossroads Medical No. 2, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park; Heritage Development Partners, LLC, Owners; and Brockette/Davis/Drake, Inc., Civil Engineers/Surveyors (2800-3600 Blocks of South U.S. Highway 75)

Issue:

To consider final plat approval of Sherman Crossroads Medical No. 2, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park; Heritage Development Partners, LLC, located in the 2800-3600 blocks of South U.S. Highway 75

Background:

The property is located in the 2800-3600 blocks of South U.S. Highway 75, the northwest corner of Highway 75 and F.M. 1417 West; just north of the new West Travis Street extension. The owners would like to plat the property into two lots for commercial development.

Origination:

Heritage Development Partners, LLC (Owners)
Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the August 22, 2017 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

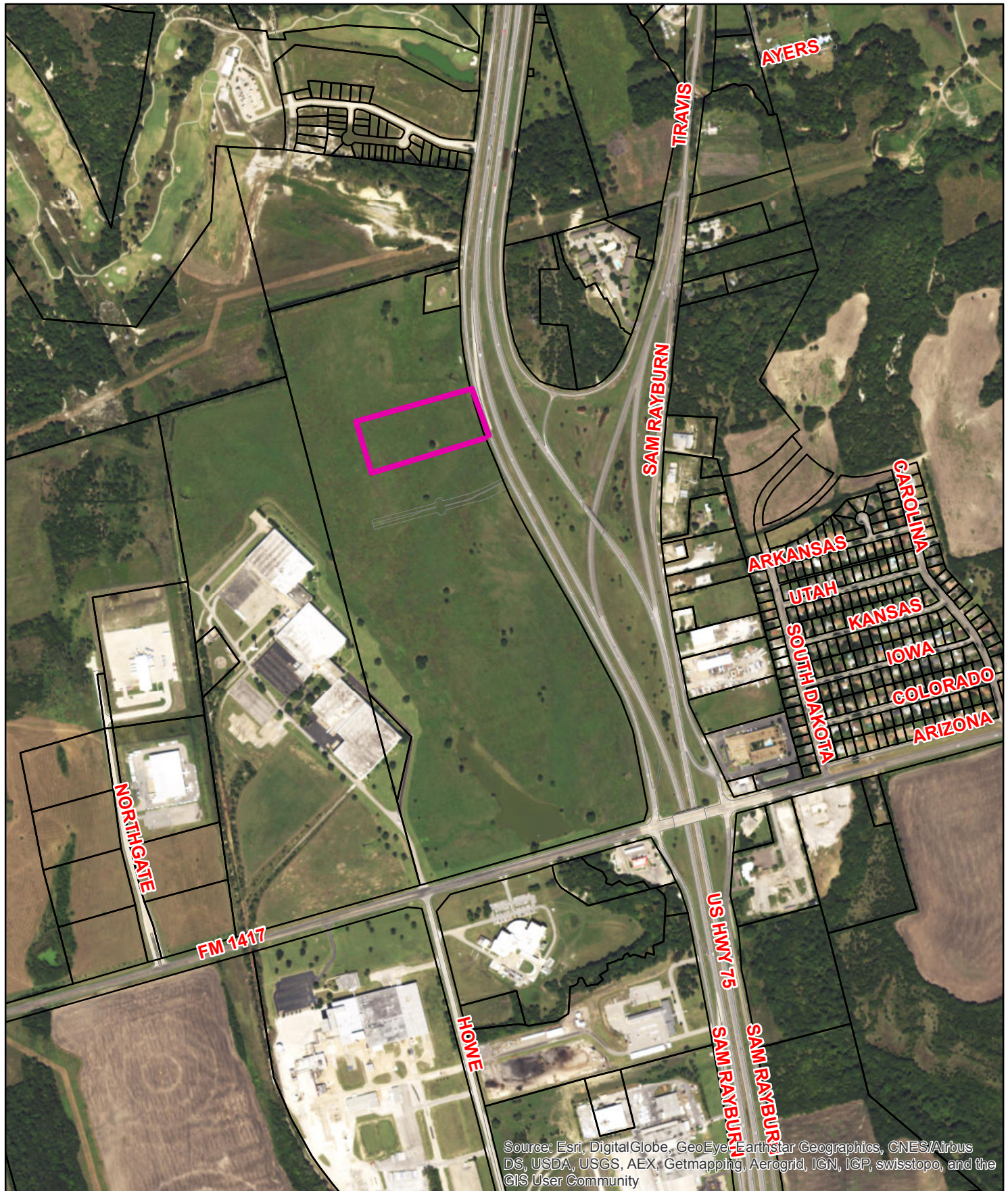
Location Map

Zoning Map

Final Plat

Staff Review Letter

P&Z Communication



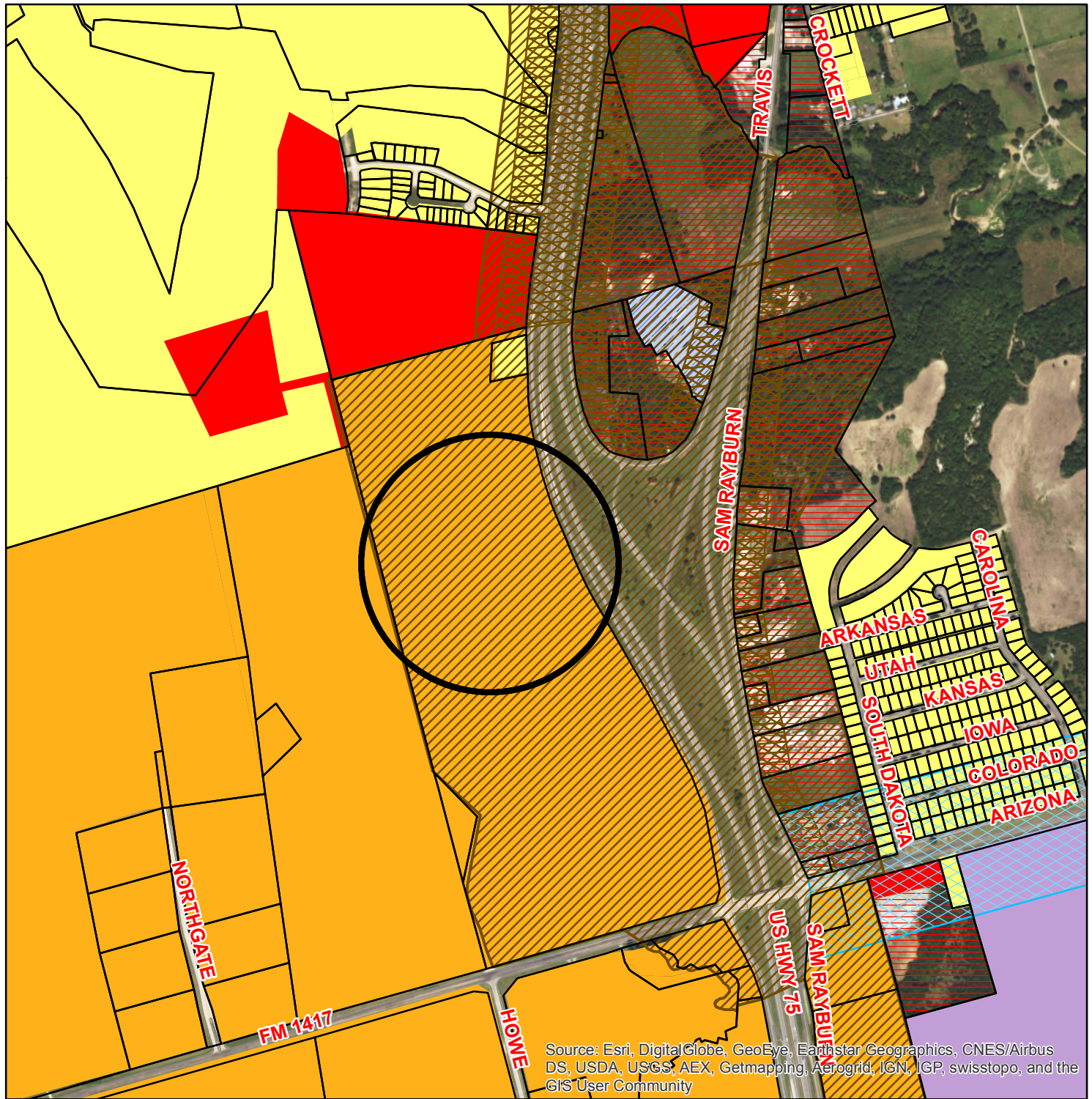
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



2800-3600 Blocks S. US Highway 75 (Sherman Crossroads Medical No 2)



1 in = 900 ft



Zoning - 2800-3600 Blks. S. US Highway 75

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

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

- 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
- Unknown

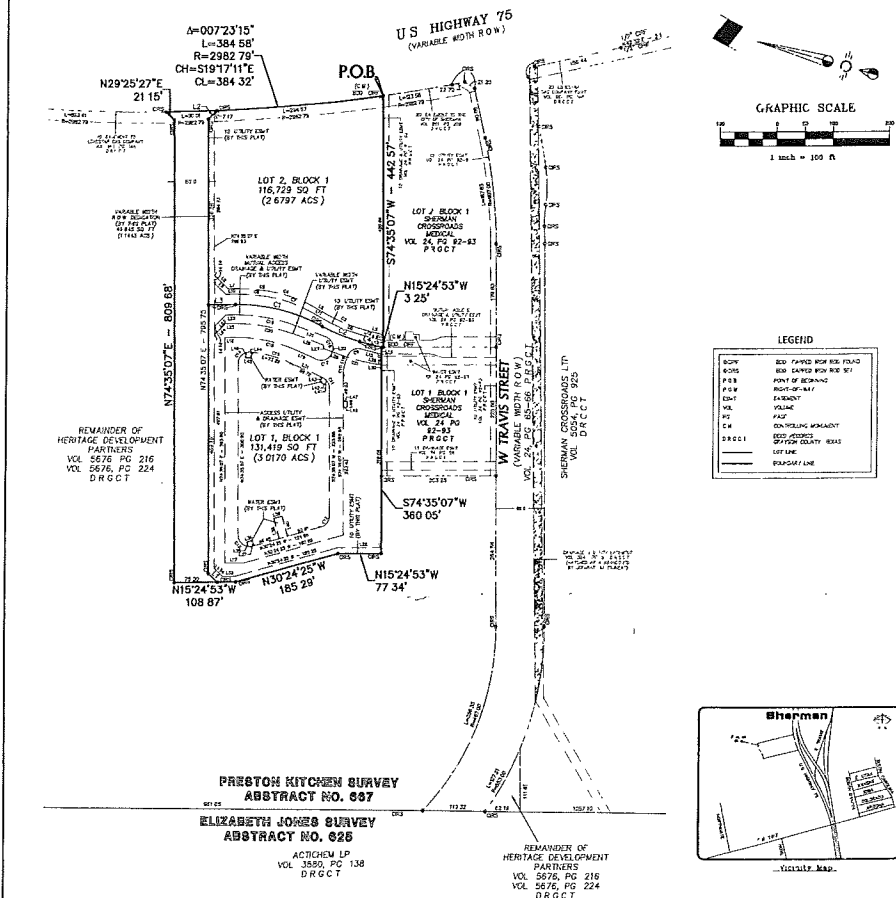
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 950 ft



SHERMAN CROSSROADS MEDICAL NO. 2 LOTS 1 & 2, BLOCK 1

AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF THE REMAINDER OF A 44.630 ACRE TRACT
AND BEING SITUATED IN THE
EAST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER
HERITAGE DEVELOPMENT PARTNERS, LLC
2600 N. U.S. HIGHWAY 75
SHERMAN, TEXAS 75090

SURVEYORS
BROCKFETTE/DAMS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647
Fax (214) 824-7064

SHEET 1 OF 2

JULY, 2017

C17048 FP.dwg

PURPOSE OF PLAT

To create two plat lots

NOTES

- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map Community-Flood No. 485500 0405 F, dated September 26, 2010. Property is in Zone A.
- Boundaries are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83). North Central Zone 4202.

© Copyright 2017 Brockfette/Dams/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockfette/Dams/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brockfette/Dams/Drake, Inc. is prohibited.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF GRAYSON

WE, AS HERITAGE DEVELOPMENT PARTNERS, LLC, are owners of a 4.640 acre tract of land situated in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas and being part of the remainder of said 44.630 acre tract of land conveyed to Heritage Development Partners, LLC by Special Warranty Deed recorded in Volume 5816, Page 216 and Volume 5816, Page 224 of the Deed Records, Grayson County, Texas (DRCCT), and being more particularly described as follows:

BEHAVING at a 5/8-inch "600" capped iron rod found in the southeast right-of-way line of U.S. Highway No. 75 (concord with 600") some being the North corner of Lot 1, Block 1 of Sherman Crossroads Medical, in addition to the City of Sherman, Grayson County, Texas (DRCCT).

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OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That HERITAGE DEVELOPMENT PARTNERS, LLC, acting by and through its duly authorized agent, does hereby certify that the plat depicting the herein described and property in SHERMAN CROSSROADS MEDICAL NO. 2, in addition to the City of Sherman, Grayson County, Texas, being 4.640 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and more particularly described as follows:

WITNESS, my hand at _____ County Texas this ____ day of _____, 2017.

HERITAGE DEVELOPMENT PARTNERS, LLC

By _____

STATE OF TEXAS

COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed in and to the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On _____

Notary Public in and for the State of Texas

My Commission Expires On _____

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Notary Public in and for the State of Texas

My Commission Expires On _____

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

That I, Stanley E. Felt, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Sherman, Texas.

Registered Professional Land Surveyor No. 4835
FEBRUARY, 2017

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed in and to the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On _____

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Notary Public in and for the State of Texas

My Commission Expires On _____

FINAL PLAT SHERMAN CROSSROADS MEDICAL NO. 2 LOTS 1 & 2, BLOCK 1

STAFF REVIEW LETTER

August 9, 2017

Heritage Development Partners, LLC
2600 N. U.S. Highway 75
Sherman, TX 75090

Brockette/Davis/Drake, Inc.
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

Dear Applicants,

The request for approval of the Plat of Sherman Crossroads Medical No. 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Dedicate 10' Drainage and Utility Easement along South side of both lots.
7. Development Agreement required for Public Infrastructures.
8. 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.
9. Overlay District Requirements must be met.
10. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
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. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

13. The street needs to be named and the name approved by the Development Services Department before filing of the plat at the Grayson County Courthouse.

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, Assistant City Manager



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

Agenda Item No. 13.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2800-3600 BLOCKS S. U.S. HIGHWAY 75**

The request of Heritage Development Partners, LLC (Owners) and Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads Medical No. 2

Background:

The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The owners would like to plat the property into two lots for commercial development.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)

Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

39

Objections Received:

0

Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G.3.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Sherman Landing Addition, Phase I, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265; Stanley Blythe, Owner; and Underwood Drafting & Surveying, Surveyor (6120 North U.S. Highway 75)

Issue:

To consider Final Plat approval of Sherman Landing Addition, Phase I, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265, located at 6120 North U.S. Highway 75

Background:

The property is located at 6120 North U.S. Highway 75; the southwest corner of Highway 75 and F.M. 691. The owner would like to plat the property into two lots for commercial development and right-of-way dedication for Gateway Boulevard.

Origination:

Stanley Blythe (Owner)
Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

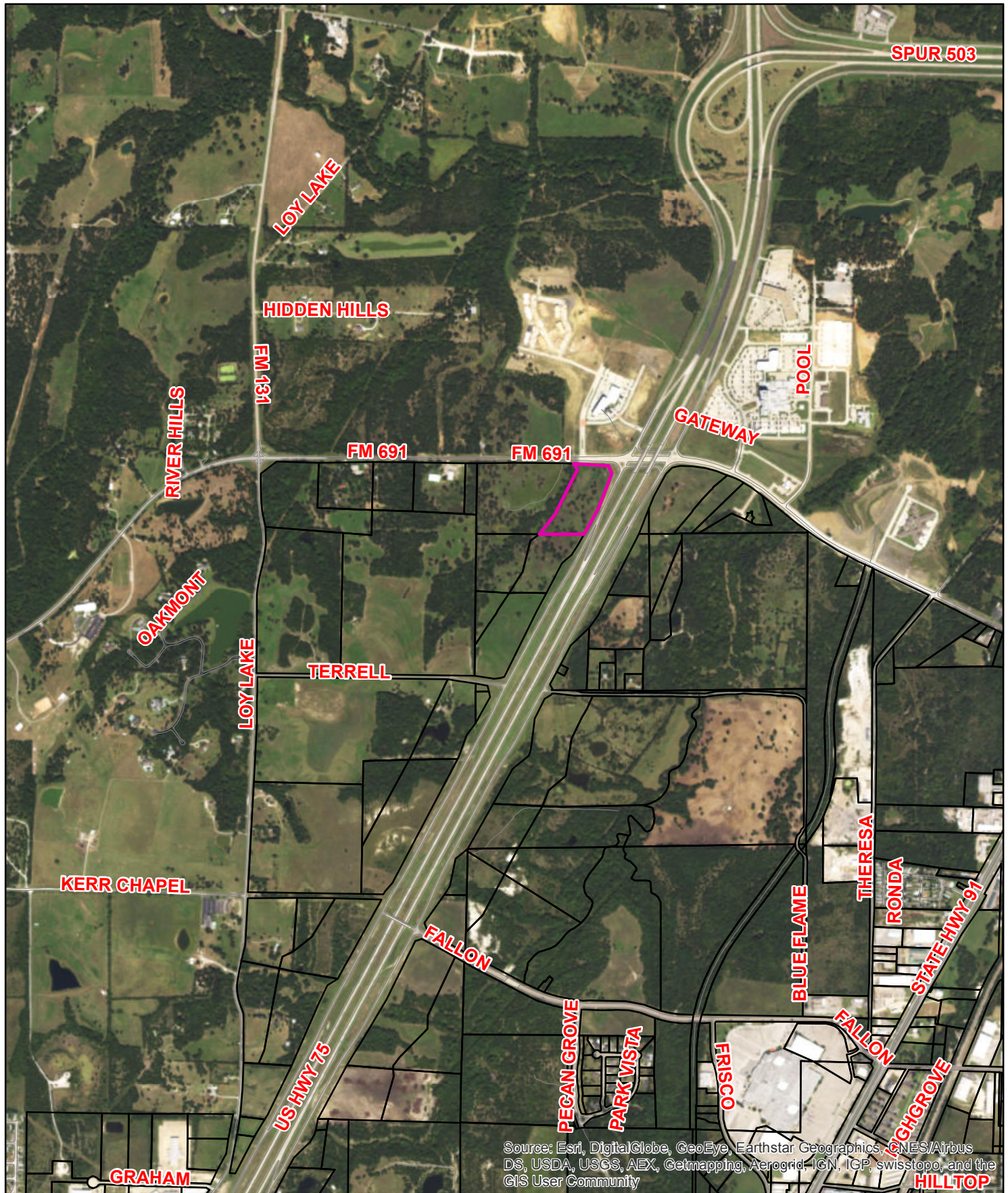
At the August 22, 2017 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Plat
Staff Review Letter
P&Z Communication

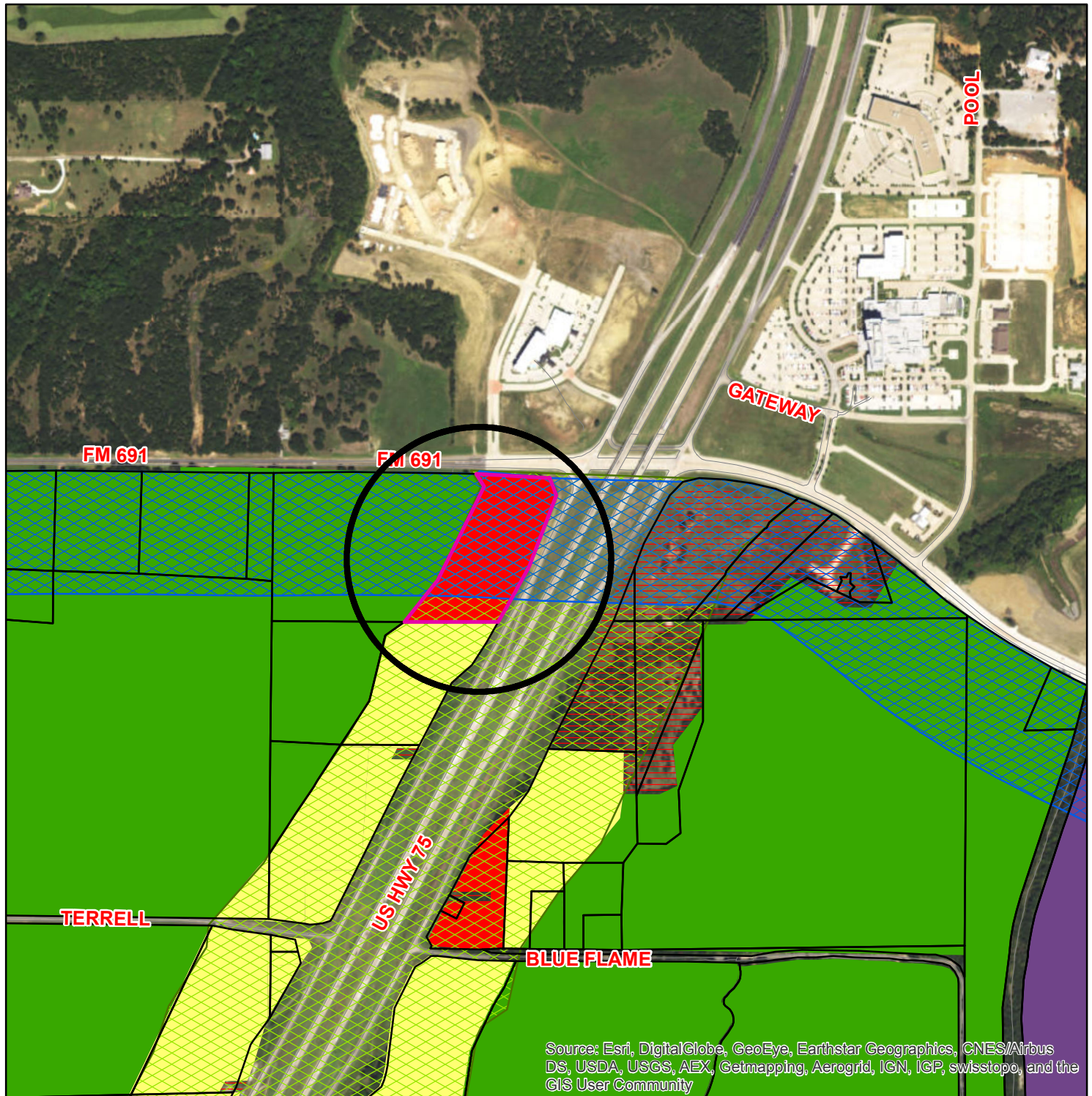


6120 N. US Highway 75



1 in = 1,549 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6120 N. US Highway 75

Legend

ShermGIS.DBO.CountyParcels selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 800 ft

STAFF REVIEW LETTER

August 9, 2017

Stanley Blythe, et al
1105 Emerald Court
Colleyville, TX 76034

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

Dear Applicants,

The request for approval of the Plat of Sherman Landing, Phase I has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman 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. Reference Legend Bank Addition (Vol. 24, Pg. 27, PRGCT) on West side of subject property and set corners of subject property line to said Legend Bank Addition plat.
6. 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. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
8. Entrances/Exits off of Hwy. 75 Service Road will be Right-In, Right-Out only
9. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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, Assistant City Manager



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

Agenda Item No. 24.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 6120 N. U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 6120 North U.S. Highway 75, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Board

Final Plat approval of Sherman Landing Addition Phase I.

Background:

The property is located at 6120 North U.S. Highway 75; the southwest corner of Highway 75 and FM 691. The property was granted site plan approval for a QuikTrip Convenience Store and Fueling Station at the April 18, 2017, Planning and Zoning Commission Meeting. The owner would like to plat the property into two lots for commercial development and right-of-way dedication for Gateway Boulevard.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

Stanley Blythe (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G.4.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Block A, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587; One Ganesha, LTD, Owners; Winkelmann & Associates, Inc., Engineers/Surveyors; and Dean Gilbert, Jr., Developer (6000-6100 Blocks of North U.S. Highway 75 and 3000-3200 Blocks of F.M. 691)

Issue:

To consider final plat approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Blocks A, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587, located in the 6000-6100 blocks of North U.S. Highway 75 and the 3000-3200 blocks of F.M. 691

Background:

The property is located in the 6000-6100 blocks of North U.S. Highway 75 and the 3000-3200 blocks of F.M. 691; the southeast corner of Highway 75 and F.M. 691. The property is zoned a C-2 (General Commercial) District and also located in the (75 & 82) Overlay District and the (FM 691) Overlay District. The owners would like to plat the property into eight lots for commercial development.

Origination:

One Ganesha, LTD (Owners)
Winkelmann & Associates, Inc. (Engineers/Surveyors)
Dean Gilbert, Jr. (Developer)

Financial Consideration:

None

Staff Recommendation:

At the August 22, 2017 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

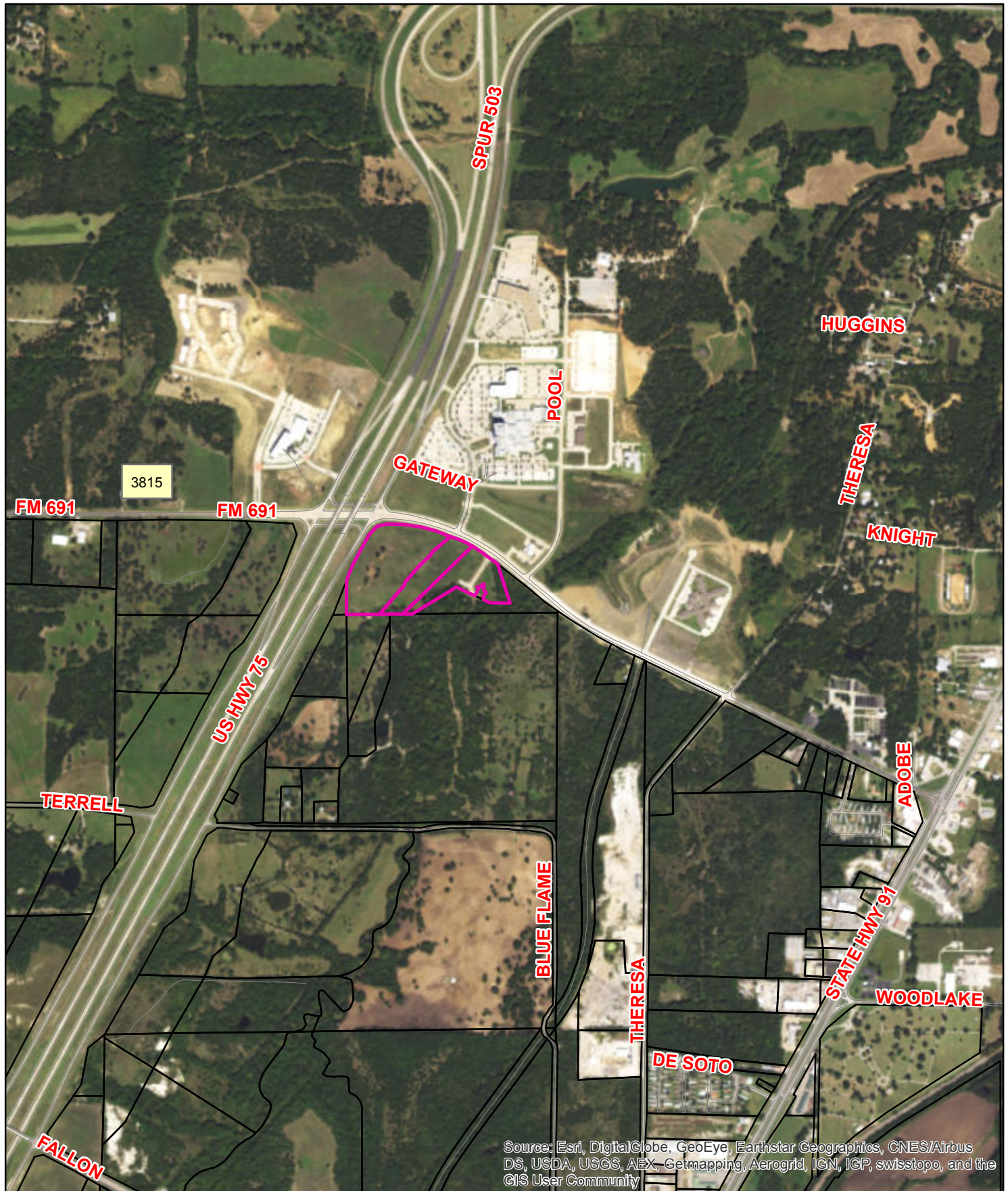
Location Map

Zoning Map

Final Plat

Staff Review Letter

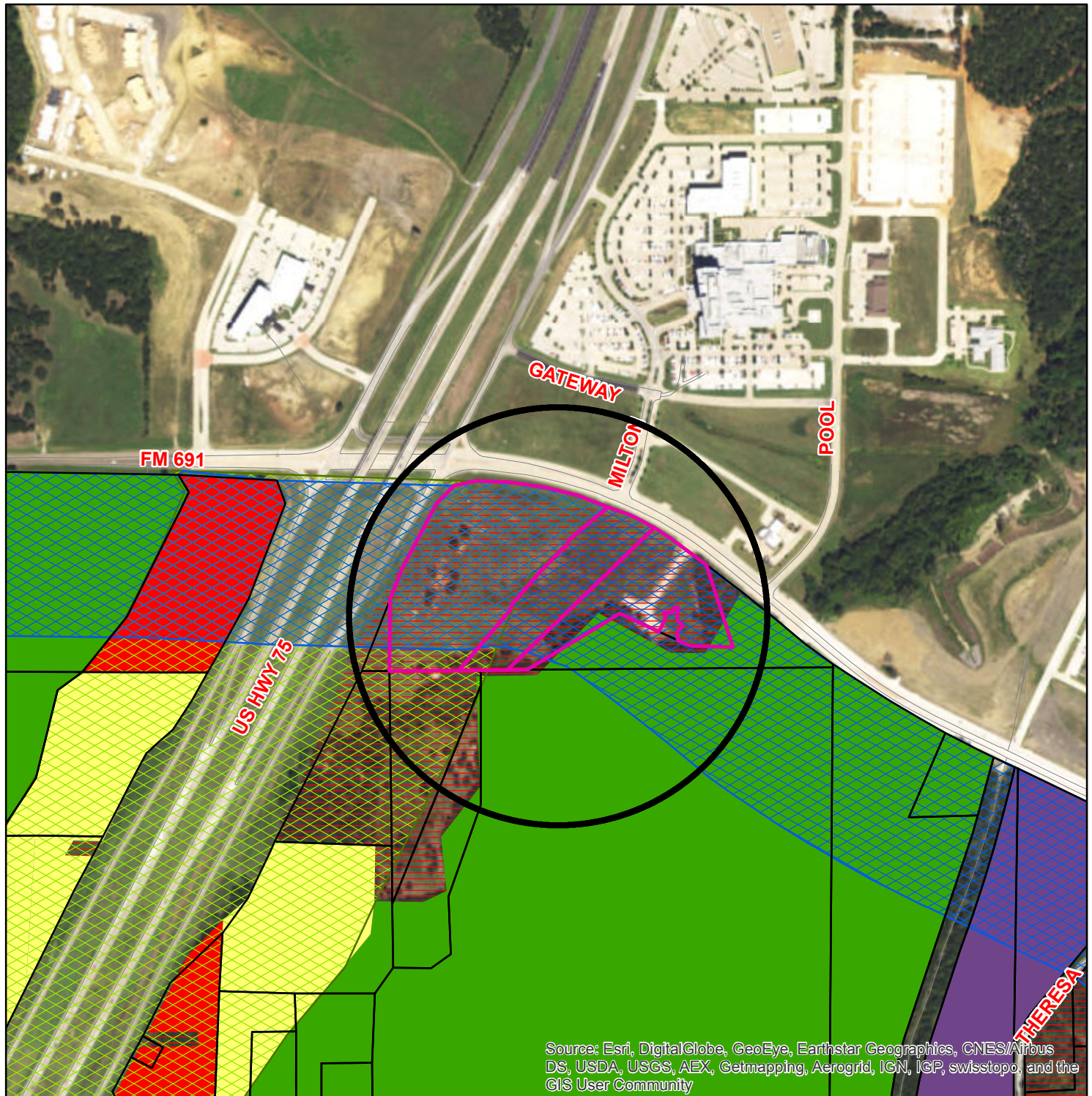
P&Z Communication



**6000-6100 Blks. N. US Highway 75 &
3000-3200 Blks. FM 691
(Dr. Swamy Addition, Phase 1)**



1 in = 1,162 ft



Zoning - 6000-6100 Blks. N. US Highway 75 & 3000-3200 Blks. FM 691

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

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

- 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

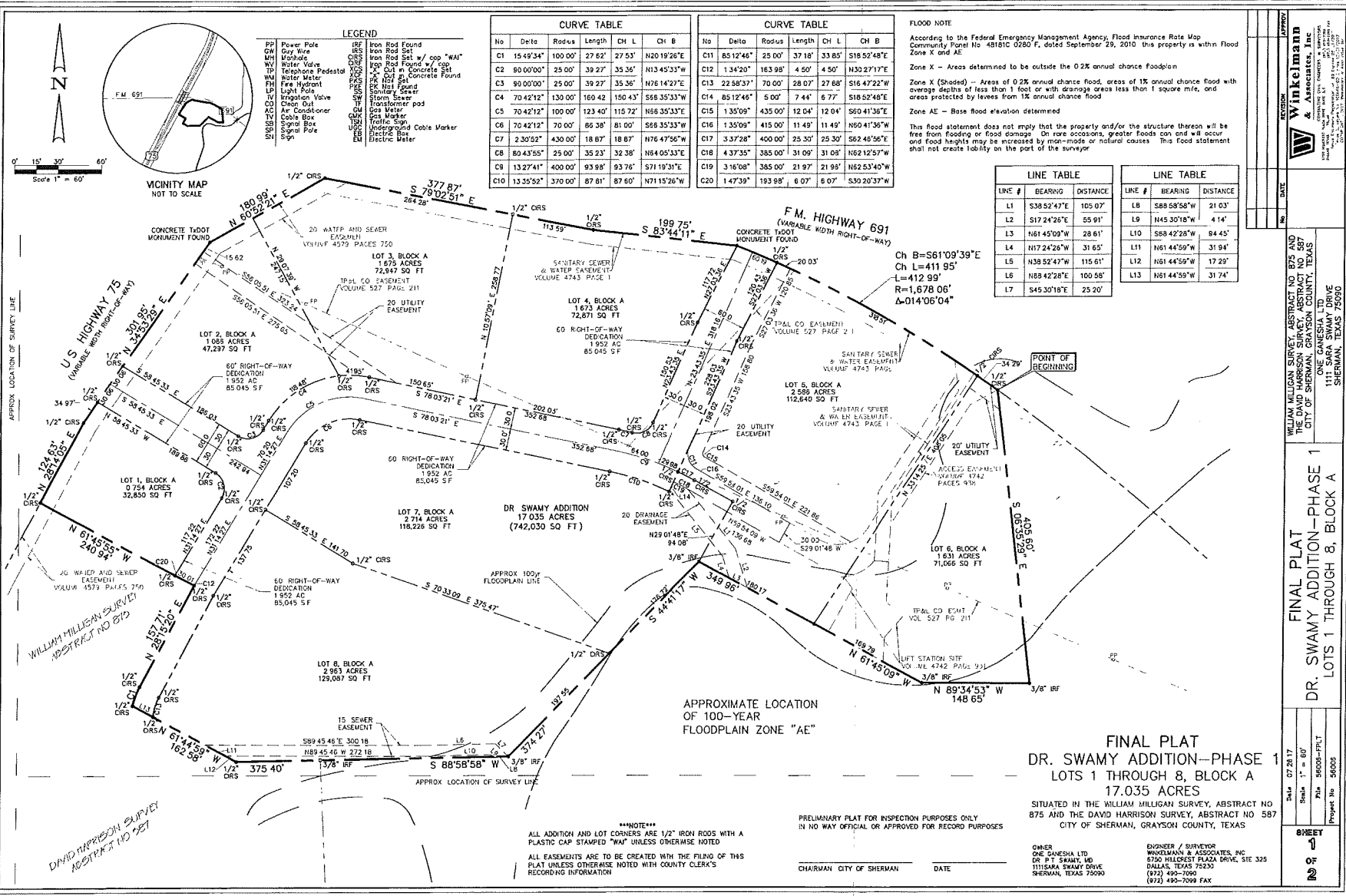
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 600 ft



LEGEND

PP	Power Pole	IR	Iron Rod Found
GW	Guy Wire	IR	Iron Rod Set w/ cap "W"
WH	Whistle	IR	Iron Rod Found w/ cap
WV	Water Valve	IR	Iron Rod Found w/ cap
TP	Telephone Pole	IR	Iron Rod Found w/ cap
WM	Water Meter	IR	Iron Rod Found w/ cap
PH	Phone	IR	Iron Rod Found w/ cap
LP	Light Pole	IR	Iron Rod Found w/ cap
CO	Cable	IR	Iron Rod Found w/ cap
AC	Air Conditioner	IR	Iron Rod Found w/ cap
TV	TV	IR	Iron Rod Found w/ cap
SB	Signal Box	IR	Iron Rod Found w/ cap
SP	Signal Pole	IR	Iron Rod Found w/ cap
SI	Sign	IR	Iron Rod Found w/ cap

CURVE TABLE

No	Delta	Radius	Length	Ch L	Ch B
C1	15 49'34"	100.00'	27.62'	27.53'	N20 19'26"E
C2	90 00'00"	25.00'	39.27'	35.36'	N13 45'33"W
C3	90 00'00"	25.00'	39.27'	35.36'	N76 14'27"E
C4	70 42'12"	130.00'	160.42'	150.43'	S68 35'33"W
C5	70 42'12"	100.00'	123.40'	115.72'	S68 35'33"W
C6	70 42'12"	70.00'	86.38'	81.00'	S68 35'33"W
C7	230 52'	430.00'	18.87'	18.87'	N76 47'56"W
C8	80 43'55"	25.00'	35.23'	32.38'	N64 05'33"E
C9	132 74'	400.00'	93.88'	93.76'	S71 19'31"E
C10	133 55'59"	370.00'	87.81'	87.60'	N71 15'26"W

CURVE TABLE

No	Delta	Radius	Length	Ch L	Ch B
C11	85 12'46"	25.00'	37.18'	33.85'	S18 52'48"E
C12	134 20'	163.98'	4.50'	4.50'	N30 27'17"E
C13	22 56'37"	70.00'	28.07'	27.68'	S16 47'22"W
C14	85 12'46"	5.00'	7.44'	6.77'	S18 52'48"E
C15	135 09'	435.00'	12.04'	12.04'	S60 41'36"E
C16	135 09'	415.00'	11.49'	11.49'	N50 41'36"W
C17	337 28'	400.00'	25.30'	25.30'	S62 46'56"E
C18	4 37'35"	385.00'	31.09'	31.09'	N62 12'57"W
C19	316 08'	385.00'	21.97'	21.98'	N62 53'40"W
C20	147 39'	193.98'	6.07'	6.07'	S30 20'37"W

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48181C 0280 F, dated September 29, 2010, this property is within Flood Zone X and AE.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

Zone AE - Base Flood Elevation determined.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S38 52'47"E	105.07'
L2	S17 24'26"E	55.91'
L3	N61 45'09"W	28.61'
L4	N17 24'26"W	31.65'
L5	N38 52'47"W	115.61'
L6	N68 42'28"E	100.58'
L7	S45 30'18"E	25.20'

LINE TABLE

LINE #	BEARING	DISTANCE
L8	S88 58'58"W	21.03'
L9	N45 30'18"W	4.14'
L10	S68 42'28"W	94.45'
L11	N61 44'59"W	31.94'
L12	N61 44'59"W	17.29'
L13	N61 44'59"W	31.74'

Winkelman & Associates, Inc.

WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DAVID HARRISON SURVEY, ABSTRACT NO. 587, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ONE GANESHA LTD
11111 SARA SWAMY DRIVE
SHERMAN, TEXAS 75050

FINAL PLAT
DR. SWAMY ADDITION-PHASE 1
LOTS 1 THROUGH 8, BLOCK A

DATE: 07/26/17
Scale: 1" = 60'
PLOT: 56008-PL1
Project No: 56008

SHEET 1 OF 1

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, I, Dr. P. T. Swamy, am the sole owner of all that certain tract of land situated in the WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 and the DAVID HARRISON SURVEY, ABSTRACT NO. 587, in the City of Sherman, Grayson County, Texas, and being a portion of a tract of land conveyed to One Ganeshia, LTD., as recorded in Volume 4319, Page 618 of the Deed Records of Grayson County, Texas, and being all of a tract of land conveyed to One Ganeshia, LTD., as recorded in Volume 4319, page 602 of the Deed Records of Grayson County, Texas, and being all of a tract of land conveyed to One Ganeshia, LTD., as recorded in Volume 4319, Page 610 of the Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "WA" set for corner on the Southerly right-of-way line of F.M. Highway 691, a variable width right-of-way, said point being the Northeast corner of said One Ganeshia as recorded in Volume 4319, Page 610,

THENCE departing the Southerly right-of-way line of said F.M. Highway 691, along the Southerly and Easterly lines of said One Ganeshia tract recorded in Volume 4319, Page 610, the following courses and distances:

South 06 deg 35 min 29 sec East, a distance of 405.60 feet to a 3/8-inch iron rod found for corner,

North 89 deg 34 min 53 sec West, a distance of 148.65 feet to a 3/8-inch iron rod found for corner,

North 61 deg 45 min 09 sec West, a distance of 349.96 feet to a 3/8-inch iron rod found for corner,

South 44 deg 41 min 17 sec West, a distance of 374.27 feet to a 3/8-inch iron rod found for corner,

THENCE South 88 deg 58 min 58 sec West along the Southerly line of said One Ganeshia tracts recorded in Volume 4319, Pages 602 and 610, a distance of 375.40 feet to a 1/2-inch iron rod with a plastic cap stamped "WA" set for corner,

THENCE over and across said One Ganeshia tract recorded in Volume 4319, Page 618, the following courses and distances:

North 61 deg 44 min 59 sec West, a distance of 152.58 feet to a 1/2-inch iron rod with a plastic cap stamped "WA" set for the beginning of a curve to the right having a radius of 100.00 feet, a chord bearing of N 20 deg 19 min 26 sec East and a chord length of 27.53 feet,

CONTINUING along said curve to the right through a central angle of 15 deg 49 min 34 sec for an arc length of 27.62 feet,

North 28 deg 15 min 20 sec East, a distance of 157.71 feet to a 1/2-inch iron rod with a plastic cap stamped "WA" set for corner,

North 61 deg 45 min 55 sec West, a distance of 240.94 feet to a 1/2-inch iron rod with a plastic cap stamped "WA" set for corner at the Southeastly right-of-way of US Highway 75, a variable width right-of-way,

THENCE along the Southeastly right-of-way of said US Highway 75 as follows:

North 28 deg 14 min 05 sec East, a distance of 124.63 feet to a 1/2-inch iron rod with a plastic cap stamped "WA" set for corner,

North 34 deg 53 min 29 sec East, a distance of 301.95 feet to a concrete TxDOT monument found for corner at the Southerly end of a corner clip at the intersection of the Southerly right-of-way line of said F.M. Highway 691 with the Southeastly right-of-way line of said U.S. Highway 75,

THENCE North 60 deg 52 min 21 sec East, along said corner clip, a distance of 180.99 feet to a 1/2-inch iron rod with a plastic cap stamped "WA" set for corner,

THENCE South 79 deg 02 min 51 sec East, along the Southerly right-of-way line of said F.M. Highway 691, a distance of 377.87 feet to a 1/2-inch iron rod with a plastic cap stamped "WA" set for corner,

THENCE South 83 deg 44 min 11 sec East, continuing along the Southerly right-of-way line of said F.M. Highway 691, a distance of 199.75 feet to a concrete TxDOT monument found for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1,678.06 feet, a chord bearing of South 61 deg 09 min 39 sec East, and a chord length of 412.99 feet,

CONTINUING along said non-tangent curve to the right through a central angle of 14 deg 06 min 04 sec for an arc length of 412.99 feet to the POINT OF BEGINNING

CONTAINING within these metes and bounds 742,030 square feet or 17.035 acres of land. Bearings shown herein are based upon an on the ground survey performed in the field on the 8th day of February, 2009 utilizing the City of Sherman Geodetic Control Monuments No. 1-101 and 1-102 (NAD83 Grid Bearing).

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Dr. P. T. Swamy do hereby adopt this plat, designating the herein described property as DR. SWAMY ADDITION, in addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other

improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any type of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017

By _____
Dr. P. T. Swamy

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lusk, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017

Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENTS

THAT I, LEONARD J. LUSK, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

PRELIMINARY - This Document Shall Not Be Recorded For Any Purpose

Leonard J. Lusk
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Wilcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lusk, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017

Notary Public, State of Texas

Approved this _____ day of _____, 2017, by the City Planning and Zoning Commission of the City of Sherman, Texas

Chairman

Secretary

Accepted by the City Council of Sherman, Texas

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Final Plat of _____ Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 2011, 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 described.

Witness my hand this _____ day of _____, 2017

City Clerk, City of Sherman Texas

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES

CHAIRMAN CITY OF SHERMAN DATE

FINAL PLAT

DR. SWAMY ADDITION-PHASE 1

LOTS 1 THROUGH 8, BLOCK A

17.035 ACRES

SITUATED IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DAVID HARRISON SURVEY, ABSTRACT NO. 587 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DRAWN BY SURVEYOR
ONE GANESHA LTD
DR. P. T. SWAMY MD
11150 SWAMY DRIVE
SHERMAN TEXAS 75090

ENGINEER / SURVEYOR
WINKELMANN & ASSOCIATES INC
6750 WILCREST PLAZA DRIVE STE 325
DALLAS TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX

Winkelmann & Associates, Inc.
Surveyors & Engineers
11150 SWAMY DRIVE
SHERMAN TEXAS 75090
(972) 490-7090
(972) 490-7099 FAX

WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DAVID HARRISON SURVEY, ABSTRACT NO. 587 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
ONE GANESHA LTD
11150 SWAMY DRIVE
SHERMAN, TEXAS 75090

FINAL PLAT
DR. SWAMY ADDITION-PHASE 1
LOTS 1 THROUGH 8, BLOCK A

Date: 06/30/17
State: N/A
Plate: 56005-PFLT
Project No: 56005

DR. SWAMY
11150 SWAMY DRIVE
SHERMAN TEXAS 75090

STAFF REVIEW LETTER

August 9, 2017

One Ganesha Ltd.
Dr. P.T. Swamy, MD
1111 Sara Swamy Drive
Sherman, TX 75090

Winklemann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, TX 75230

Dear Applicants,

The request for approval of the Plat of Dr. Swamy Addition, Phase 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Coordinate access easement (Vol. 4742, Pg. 938) with City of Sherman Engineering Department or request variance for street frontage on Lot 6, Block A.
7. Minimum street frontage required in a C-2 (General Commercial) District is 50' per lot.
8. Development Agreement required for Public Infrastructures.
9. 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.
10. All requirements of the Floodplain Ordinance should be followed.
11. Overlay District Requirements must be met.
12. Dedicate 30' Utility Easement along street frontage.
13. Correct Scale on drawing.
14. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
15. 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.

16. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.
17. The street/streets need to be named and the names approved by the Development Services Department before filing of the plat at the Grayson County Courthouse.

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, Assistant City Manager



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

Agenda Item No. 12.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 6000-6100 BLOCKS N. U.S. HIGHWAY 75 & 3000-3200 BLOCKS FM 691**

The request of One Ganesha LTD (Owners) Winkelmann & Associates, Inc. (Engineers/Surveyors) and Dean Gilbert, Jr. (Developer) concerning the property located in the 6000-6100 Blocks of U.S. Highway 75 North and the 3000-3200 Blocks of F.M. 691, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587, as follows:

Planning and Zoning Commission

Final Plat approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Block A

Background:

The property is located in the 6000-6100 blocks of North U.S. Highway 75 and the 3000-3200 blocks of FM 691; the southeast corner of Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and also located in the (75 & 82) Overlay District and the (FM 691) Overlay District. The owners would like to plat the property into eight lots for commercial development.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

One Ganesha LTD (Owners)
Winkelmann & Associates, Inc. (Engineers/Surveyors)
Dean Gilbert, Jr. (Developer)

Master Plan Designation:

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

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

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

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

G.5.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Replat Approval of Laurel Creek, Phase 4, a Replat of Blocks 5 and 6 of Laurel Creek, Section 1, being 9.92 acres in the J.B. McAnair Survey, Abstract No. 763, and being a Part of Blocks 5 and 6 of Laurel Creek Addition, Section One; Mitchell Enterprises, LTD, Owner; Steve Mitchell, Representative; Vilbig & Associates, Inc., Civil Engineer; and Sartin & Associates, Inc., Surveyor (400-500 Blocks of Laurel Creek Drive)

Issue:

To consider Replat approval of Laurel Creek, Phase 4, a Replat of Blocks 5 and 6 of Laurel Creek, Section 1, being 9.92 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Blocks 5 and 6 of Laurel Creek Addition, Section One, located in the 400-500 blocks of Laurel Creek Drive

Background:

The property is located in the 400-500 Blocks of Laurel Creek Drive and is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into twenty-six lots for residential development.

Origination:

Mitchell Enterprises, LTD (Owner)
Steve Mitchell (Representative)
Vilbig & Associates, Inc. (Civil Engineer)
Sartin & Associates, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

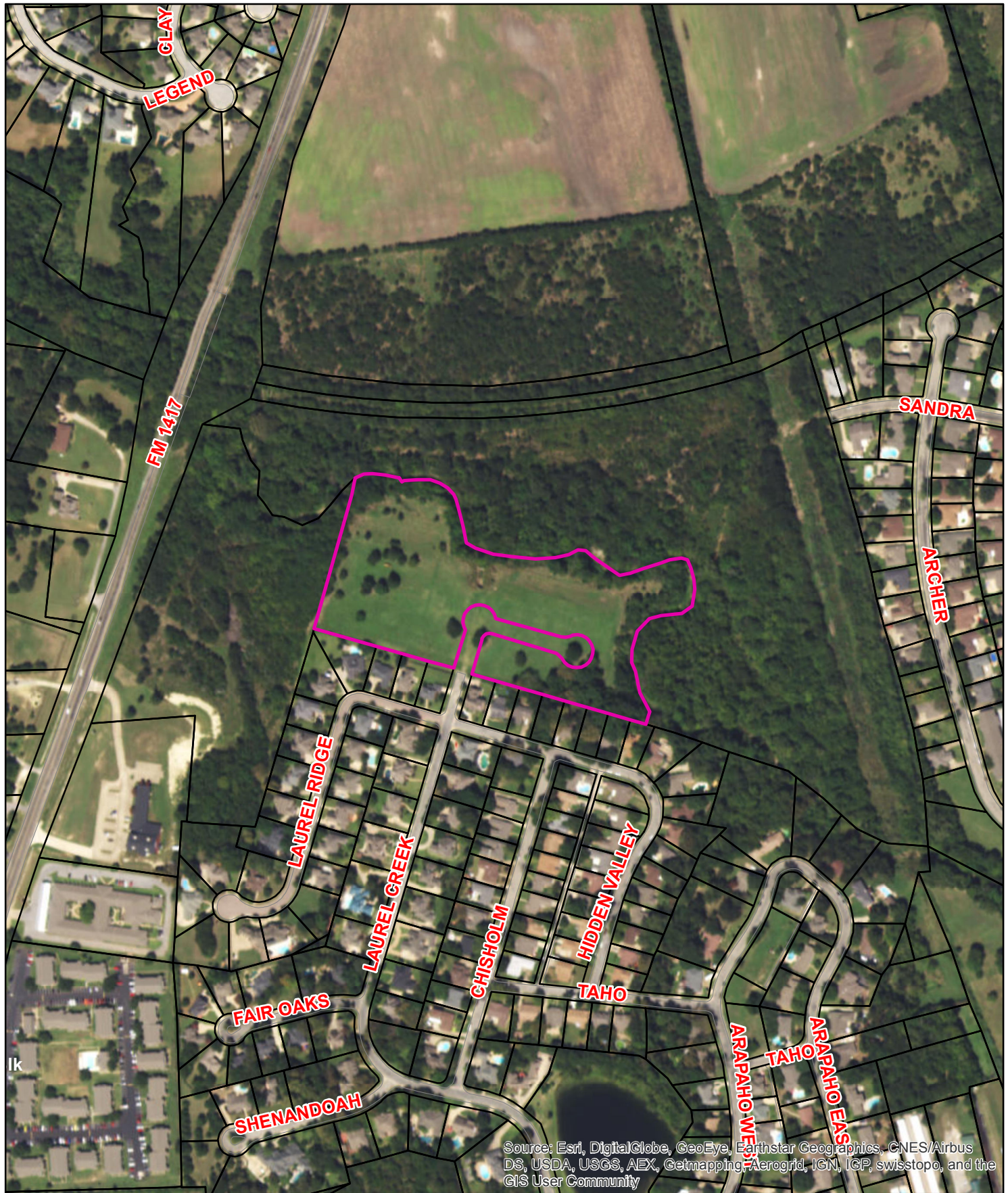
At the August 22, 2017 regular meeting, the Planning & Zoning Board voted 8/1 to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

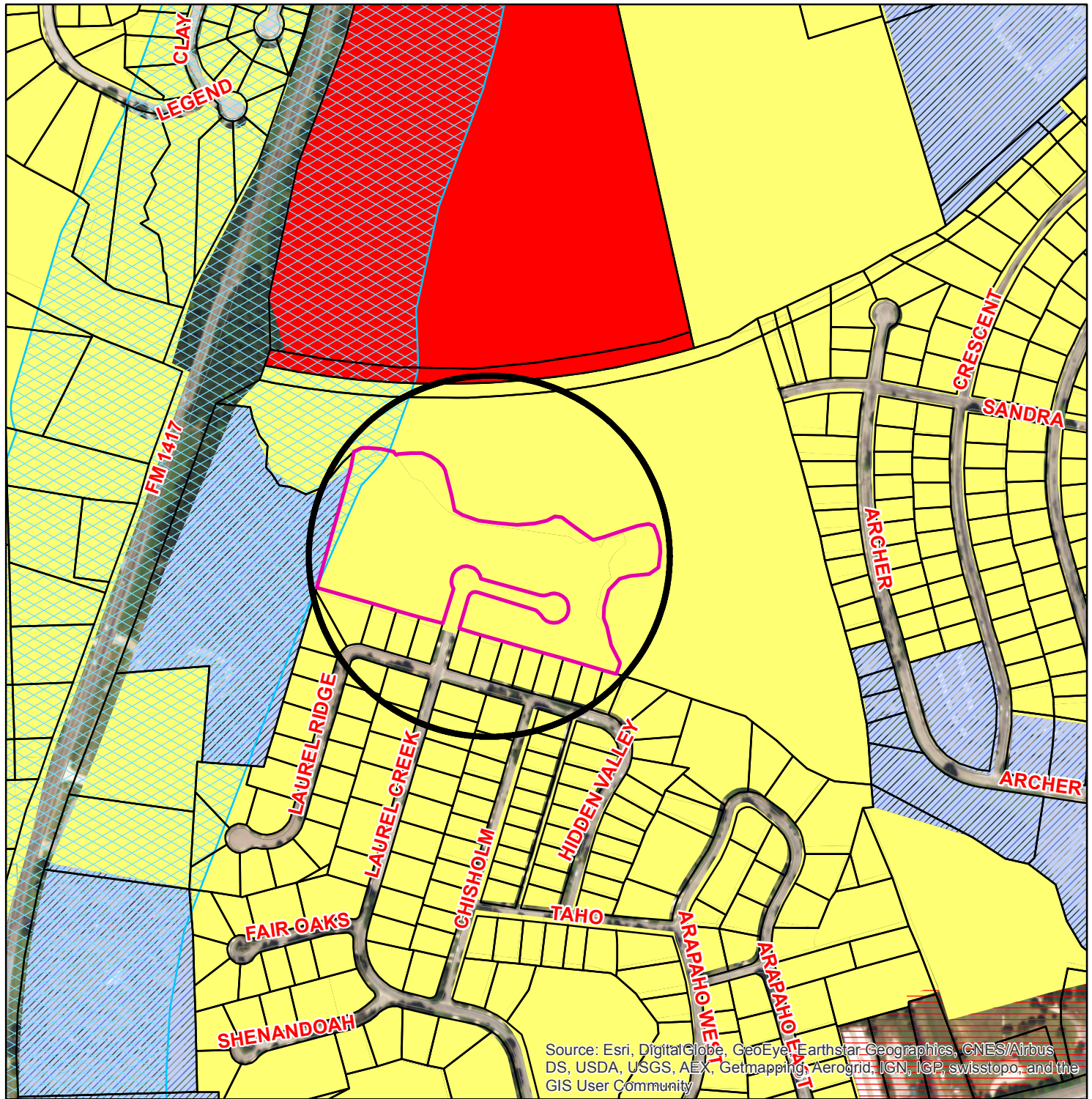
Location Map
Zoning Map
Zoning Sign Photo
Repalt
Staff Review Letter
P&Z Communication



**400-500 Blocks Laurel Creek Drive
(Replat Laurel Creek, Phase 4,
A Replat of Blks. 5&6 Laurel Creek, Section 1)**



1 in = 403 ft



Zoning - 400-500 Blks. Laurel Creek Drive

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 484 ft

400-500 Blocks Laurel Creek Dr.



STAFF REVIEW LETTER

August 9, 2017

Mitchell Enterprises, Ltd.
700 N. Crockett
Sherman, TX 75090

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Plat of Laurel Creek Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek Section 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Bank Stabilization.
7. Water and sewer shall be extended to serve development. Sewer capacity shall be verified for proposed use.
8. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
9. Development Agreement required for Public Infrastructures.
10. Show Point of Beginning on drawing.
11. Remove building line from plat.
12. Require reverser curves on Cul-de-sacs.
13. Show dimensions on Cul-de-sacs.
14. Minimum lot frontage is 60.'
15. Minimum lot area is 6,000 square feet.
16. Drainage Easements as required by Engineering review.
17. 10' Utility Easement required along all street frontage of all lots.
18. 20' Drainage Easement required along the rear of all lots adjacent to Sand Creek.
19. Metes and bounds calls and drawing must match.
20. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

21. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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, Assistant City Manager



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

Agenda Item No. 5.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

400-500 BLOCKS LAUREL CREEK DRIVE

The request of Mitchell Enterprises, LTD (Owners), Steve Mitchell (Representative) and Vilbig & Associates, Inc. (Civil Engineer) and Sartin & Associates, Inc. (Surveyor) concerning the property in the 400-500 Blocks of Laurel Creek Drive, being 9.92 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Blocks 5 and 6 of Laurel Creek Addition, Section One, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 5, Block A – 46.29', Lot 6, Block A – 40', Lot 7, Block A – 56.32', Lot 8, Block A, – 53.25', Lot 9, Block A, – 40.10', Lot 10, Block A, – 40', Lot 11, Block A, – 40', Lot 19, Block A, – 40.02', Lot 20, Block A, – 40.03', Lot 21, Block A, – 40', Lot 22, Block A, – 40.14', in the proposed Laurel Creek, Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek, Section One in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Replat approval of Laurel Creek, Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek, Section 1

Background:

The property is located in the 400-500 blocks of Laurel Creek Drive off of West Houston Street. The owner would like to replat the property into twenty-six lots for residential development. The owner is requesting a variance for lot widths on the following lots:

Lot 5 - 46.29'	Lot 8 - 53.25'	Lot 11 - 40'	Lot 21 - 40'
Lot 6 - 40'	Lot 9 - 40.10'	Lot 19 - 40.02'	Lot 22 - 40.14'
Lot 7 - 56.32'	Lot 10 - 40'	Lot 20 - 40.03'	

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Mitchell Enterprises, LTD (Owners)
Steve Mitchell (Representative)
Vilbig & Associates, Inc. (Civil Engineer)
Sartin & Associates, Inc. (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:

50

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

G.6.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Kings Ridge Addition, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition; Bob Tate and Tate Construction, Owners; GLMSS Properties, LLC, Prospective Buyers; and Helvey-Wagner Surveying, Inc., Surveyor (1800-2000 Blocks of Norwood Street)

Issue:

To consider Replat approval of Kings Ridge Addition, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition, located in the 1800-2000 blocks of Norwood Street

Background:

The property is located in the 1800-2000 blocks of Norwood Street, which is south of U.S. Highway 82 and west of F.M. 1417 (Heritage Parkway) adjacent to the Carriage Estates subdivision. The property was annexed into the city limits at the August 21, 2017 City Council Meeting. The owners would like to replat twenty lots into eight lots for residential development.

Origination:

Bob Tate and Tate Construction (Owners)
GLMSS Properties, LLC (Prospective Buyers)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

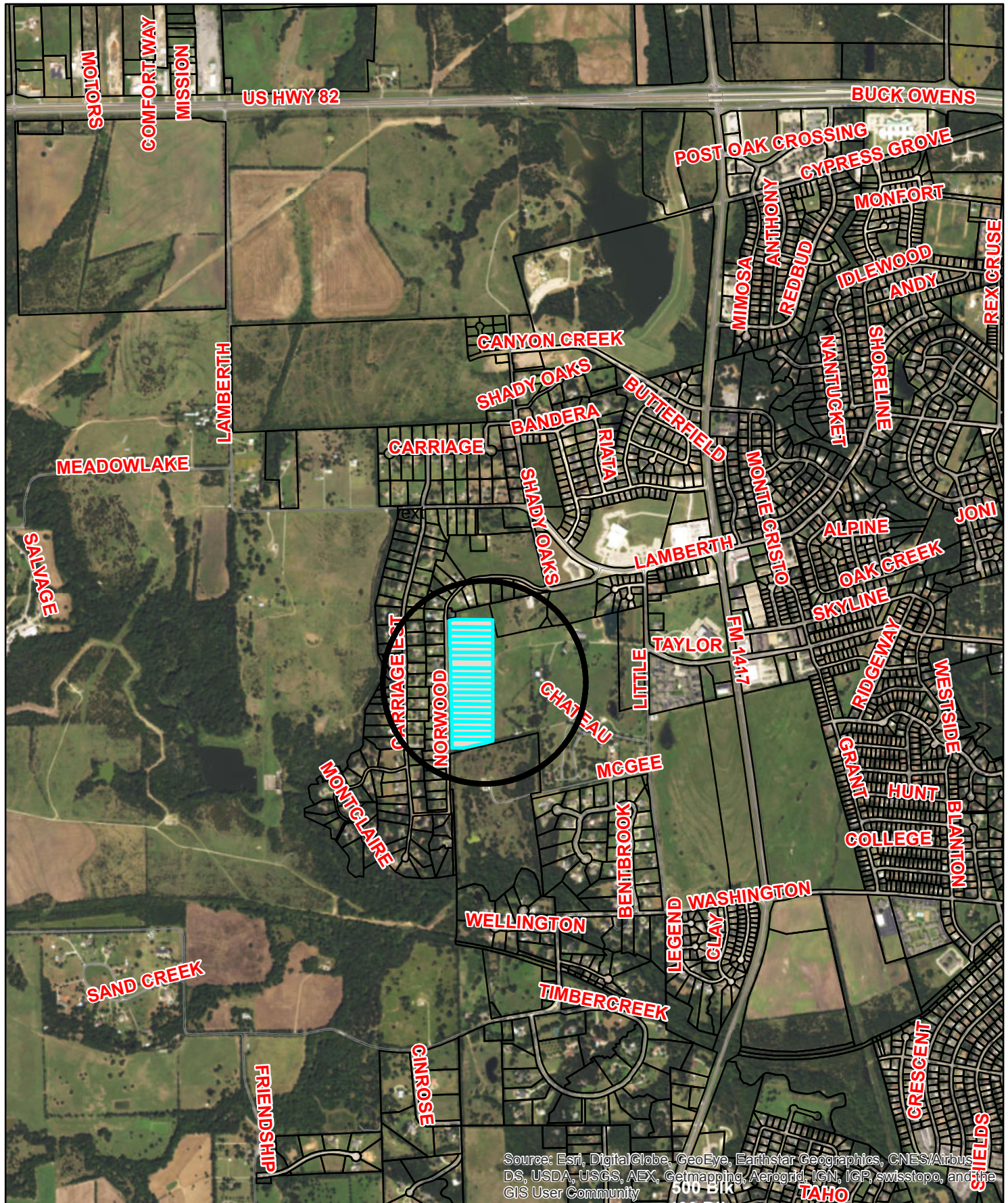
At the August 22, 2017 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

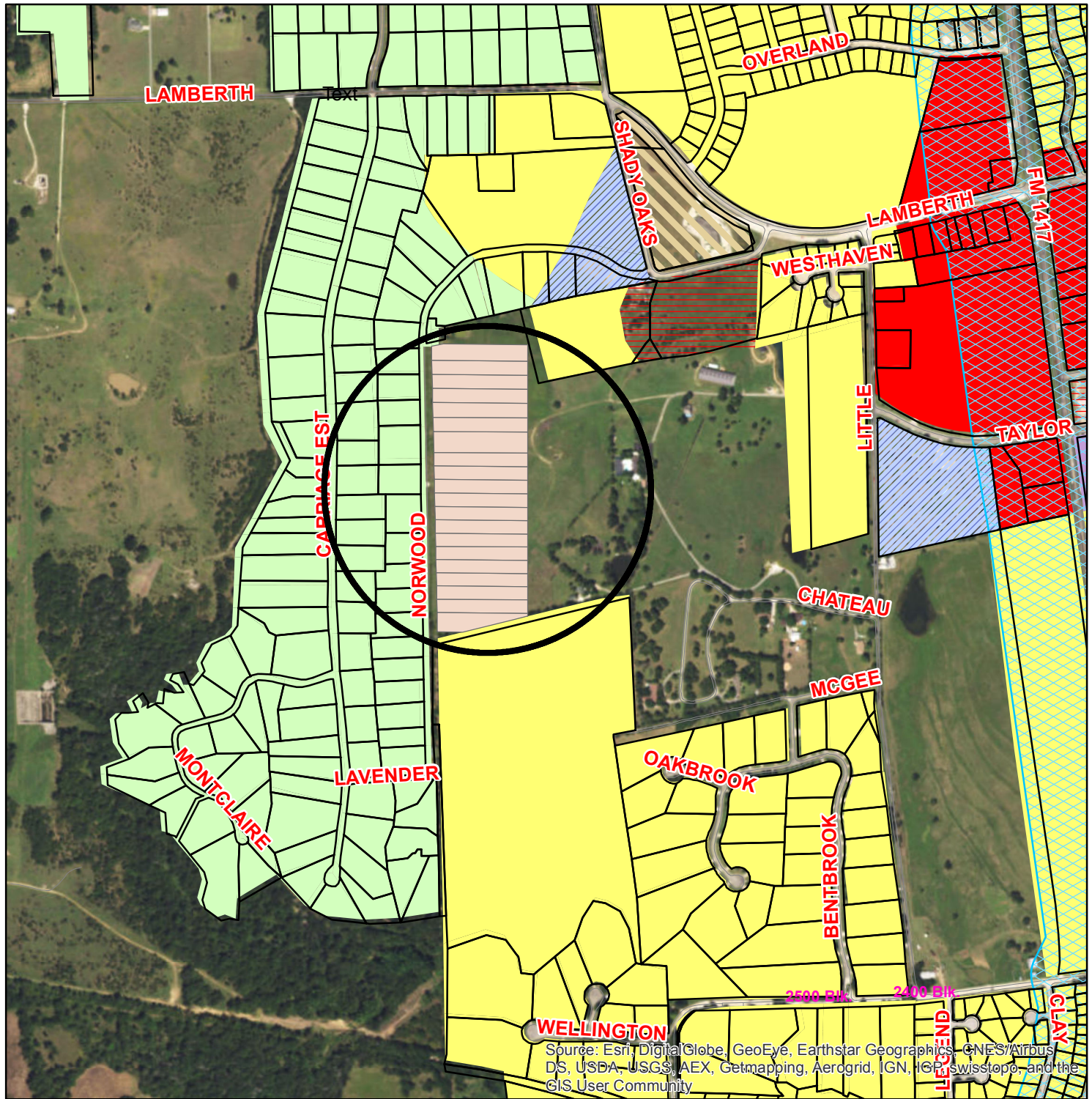
Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter
P&Z Communication



1800-2000 Blks. Norwood Street



1 in = 1,667 ft



Zoning -1800-2000 Blocks Norwood Street (ETJ)

Legend

Special Districts Overlay - Arts and Cultural District - Ballock Commercial Overlay District - Central Business District - College Park District - Downtown Overlay District - Historic Preservation District	Transportation Corridor Zoning Districts - FM 1417 - Sam Rayburn Freeway - US Hwy 82 and 75 - SH 289 - FM 691	Unknown - BIP Ballock 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
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City of Sherman, Texas
Developmental Services Department

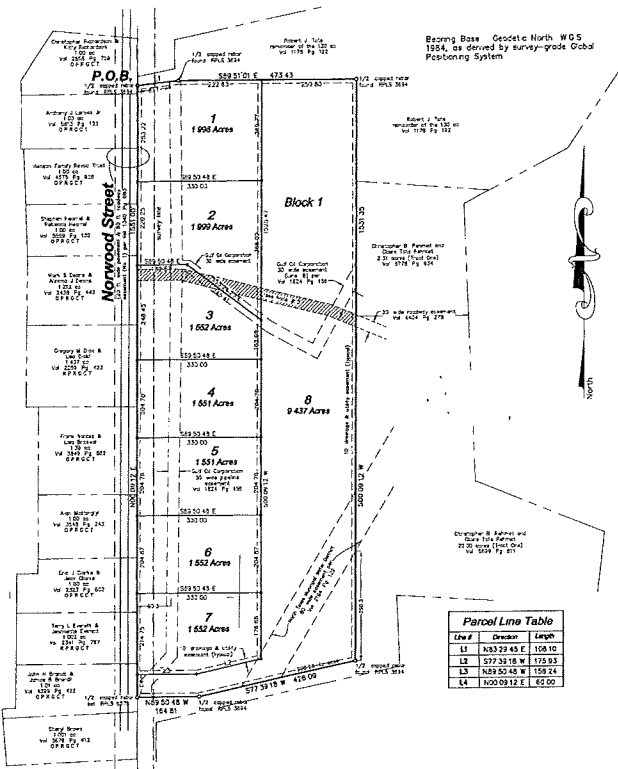


NOT TO SCALE

1 in = 807 ft

1800-2000 Blocks Norwood St





Line #	Direction	Length
L1	S45°23'45"E	108.10
L2	S77°32'18"W	175.93
L3	N89°50'45"W	159.24
L4	N50°09'12"E	45.00

Replat of Kings Ridge an Addition to the City of Sherman, Texas **21.191 Acres** in the **Fielding Bacon Survey, Abstract No. 120 and** **the William Thompson Survey, Abstract No. 1209**

General Notes

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facilities as approved by Grayson County.
3. Electrical service to be provided by Oncor Electric Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and any use or obstruction of the roadway is prohibited.
5. Any existing easels or drainage channels traversing along or across the addition will remain in place and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage easement along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on this plat herein has within a "Z" (Zone) determined to be within 500-year floodplain. Grayson County, as shown on the Flood Insurance Risk Map for Grayson County, Texas and Incorporated Areas Map No. 431610273P, Revised Date September 25, 2010.
8. Further, Grayson County 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 owner and holder must comply with all other state and federal regulations regarding developments of this type.
10. That portion of the 30 ft. wide roadway easement (Enclave A) in Vol. 4404, Pg. 218 as shown herein to be abandoned per this replat.

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100

1915 Texas - Natural TX 15090

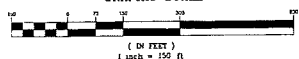
Phone (936)892-8061 Fax (936)463-4281 Email: sartin@earthlink.net

S:\Land Projects\R2\Lots 1-2 3-4-Block 1-Kings Ridge Addition\Civil 30\KingsRidge-L1-4.dwg Layout: Plat Plot Date Jul 28 17 Time 10:20 AM

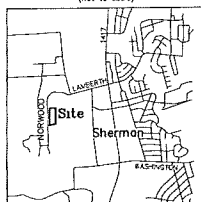
Owners
Bob Tate (Lots 1 thru 15)
2902 N US Hwy 75
Sherman, Texas 75090

Tate Construction (Lots 16 thru 20)
c/o Clare Tate
P.O. Box 551
Sherman, Texas 75091

PROJECT # 17SC1507
GRAPHIC SCALE



Vicinity Map
(not to scale)



FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the Fielding Bacon Survey, Abstract No. 120, and the William Thompson Survey, Abstract No. 1209 and being a replat of Lots 1 through 20, Block 1, Kings Ridge, an Addition to Grayson County, Texas, and recorded in Volume 20, Page 142 and 143, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at 1/2 inch capped rebar found stamped "SARTIN 3694" in the East line of Norwood Street (a 60 ft wide roadway easement (No. 1) per Vol. 1340, Pg. 683) at the Northwest corner of said Lot 1 and the Southwest corner of the 130 acre tract of land conveyed to Robert L. Tate in Volume 1176, Page 192, Deed Records, Grayson County, Texas, 540 rebar being South 00 deg 09 min 12 sec West, 2384 ft. from a 1/2 inch rebar found stamped "SARTIN 3694", the Southwest corner of Anna L. Coates 0.221 acre tract of land conveyed in Volume 4424, Page 524, Official Public Records, Grayson County, Texas.

THENCE North 83 deg 29 min 45 sec East, with the North line of said Lot 1 and the South line of said Tate tract, crossing the East line of said Thompson Survey and the West line of said Bacon Survey for a total distance of 108.10 ft. to 1/2 inch capped rebar found stamped "SARTIN 3694", an angle point.

THENCE South 89 deg 51 min 01 sec East, continuing with North line of said Lot 1, a distance of 473.43 ft., to a 1/2" rebar capped rebar found stamped "SARTIN 3694", the Northeast corner of said Lot 1, an El corner of said Tate tract.

THENCE South 00 deg 09 min 12 sec West, with the East line of said Lots 1 thru 20 and the West line of said Tate tract, passing the Northwest corner of the 231 acre tract of land (Tract One) conveyed to Christopher B. Rehmet and Clare Tate Rehmet in Volume 5776, Page 934, said Official Public Records, continuing and passing the Southwest corner of said Rehmet 2.31 ac. and the Northwest corner of the 20.00 acre tract of land (Tract One) conveyed to Christopher B. Rehmet and Clare Tate Rehmet in Volume 5699, Page 611, said Official Public Records, continuing for a total distance of 1531.35 ft. to a 1/2" distance of 1531.35 ft. to a 1/2 inch capped rebar found stamped "SARTIN 3694" at an El corner of said Rehmet 20.00 ac. and the Southwest corner of said Lot 20.

THENCE South 77 deg 39 min 18 sec West, with the South line of said Lot 20 and the North line of said Rehmet 20.00 ac., a distance of 426.09 ft. to a 1/2 inch capped rebar found stamped "SARTIN 3694" at an angle point.

THENCE North 89 deg 50 min 48 sec West, continuing with the South line of said Lot 20 and the North line of said Rehmet 20.00 ac., a distance of 164.81 ft. to a 1/2 inch capped rebar found stamped "SARTIN 3694" in the East line of said Norwood Street, at a Northeast corner of said Rehmet 20.00 ac. and the Southwest corner of said Lot 20.

THENCE North 00 deg 09 min 12 sec East, with the East line of said Norwood Street and the West line of said Lots 1 thru 20, a distance of 1,551.00 ft., to the PLACE OF BEGINNING and containing 21.191 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 and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.



Kate A. Wagner, R.P.L.S. No. 6578 Date _____

I, Robert Tate and Clare Tate, Authorized Representative for Tate Construction, owners of Replat of Kings Ridge, an Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown herein to the public use forever.

Robert Tate Clare Tate, Authorized Representative for Tate Construction

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Robert Tate, 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 _____ day of _____, 2017

Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Clare Tate, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2017

Notary Public, Grayson County, Texas

City of Sherman

This, the final plat of Replat of Kings Ridge to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Kings Ridge to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS 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 Replat of Kings Ridge to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2017, and that the City Council, by formal action, then and there accepted the dedication of 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 _____ DAY OF _____, 2017, BY CITY CLERK, CITY OF SHERMAN, TEXAS

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100

1915 Texas - Natural TX 15090

Phone (936)892-8061 Fax (936)463-4281 Email: sartin@earthlink.net

S:\Land Projects\R2\Lots 1-2 3-4-Block 1-Kings Ridge Addition\Civil 30\KingsRidge-L1 4.dwg Layout: Plat Plot Date Jul 28 17 Time 10:20 AM

STAFF REVIEW LETTER

August 9, 2017

Bob Tate
2902 N. US Hwy. 75
Sherman, TX 75090

Tate Construction
c/o Claire Tate
P.O. Box 551
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Replat of Kings Ridge Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. 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 Pro-Rata will be due at the time of development.
7. All lots will have privately owned and maintained on-site sewage facilities.
8. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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, Assistant City Manager



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

Agenda Item No. 20.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1800-2000 BLOCKS NORWOOD STREET**

The request of Bob Tate and Tate Construction (Owners), GLMSS Properties, LLC (Prospective Buyers) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 1800-2000 blocks of Norwood Street, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition, as follows:

Planning and Zoning Board

Replat approval of Kings Ridge Addition located in the extra territorial jurisdiction (ETJ) of the City of Sherman.

Background:

The property is located in the 1800-2000 blocks of Norwood Street, which is south of U.S. Highway 82 and west of FM 1417 (Heritage Parkway) adjacent to the Carriage Estates subdivision. The property owners in the Kings Ridge Addition have requested annexation into the city limits and will have the final public hearing at the August 21, 2017, City Council Meeting. The owners would like to replat twenty lots into eight lots for residential development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

Origination:

Bob Tate and Tate Construction (Owners)

GLMSS Properties, LLC (Prospective Buyers)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in the Master Plan; in process of being annexed.

Number of notices mailed:

21

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

G.7.

Meeting Date: 09/18/2017

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Lot 1, Block 1, Leo's Addition located in the Extra Territorial Jurisdiction of Sherman, being 0.588 acres in the John McClenihan Survey, Abstract No. 789; Patricia Reeves, Owner; and Underwood Drafting and Surveying, Surveyor (5184 Dripping Springs Road)

Issue:

To consider final plat approval of Lot 1, Block 1, Leo's Addition located in the extra territorial jurisdiction (ETJ) of Sherman, being 0.588 acres in the John McClenihan Survey, Abstract No. 789, located at 5184 Dripping Springs Road

Background:

The property is located at 5184 Dripping Springs Road in the City of Sherman's ETJ. The owner would like to plat the property into one lot to sell.

Origination:

Patricia Reeves (Owner)

Underwood Drafting & Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the August 22, 2017 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

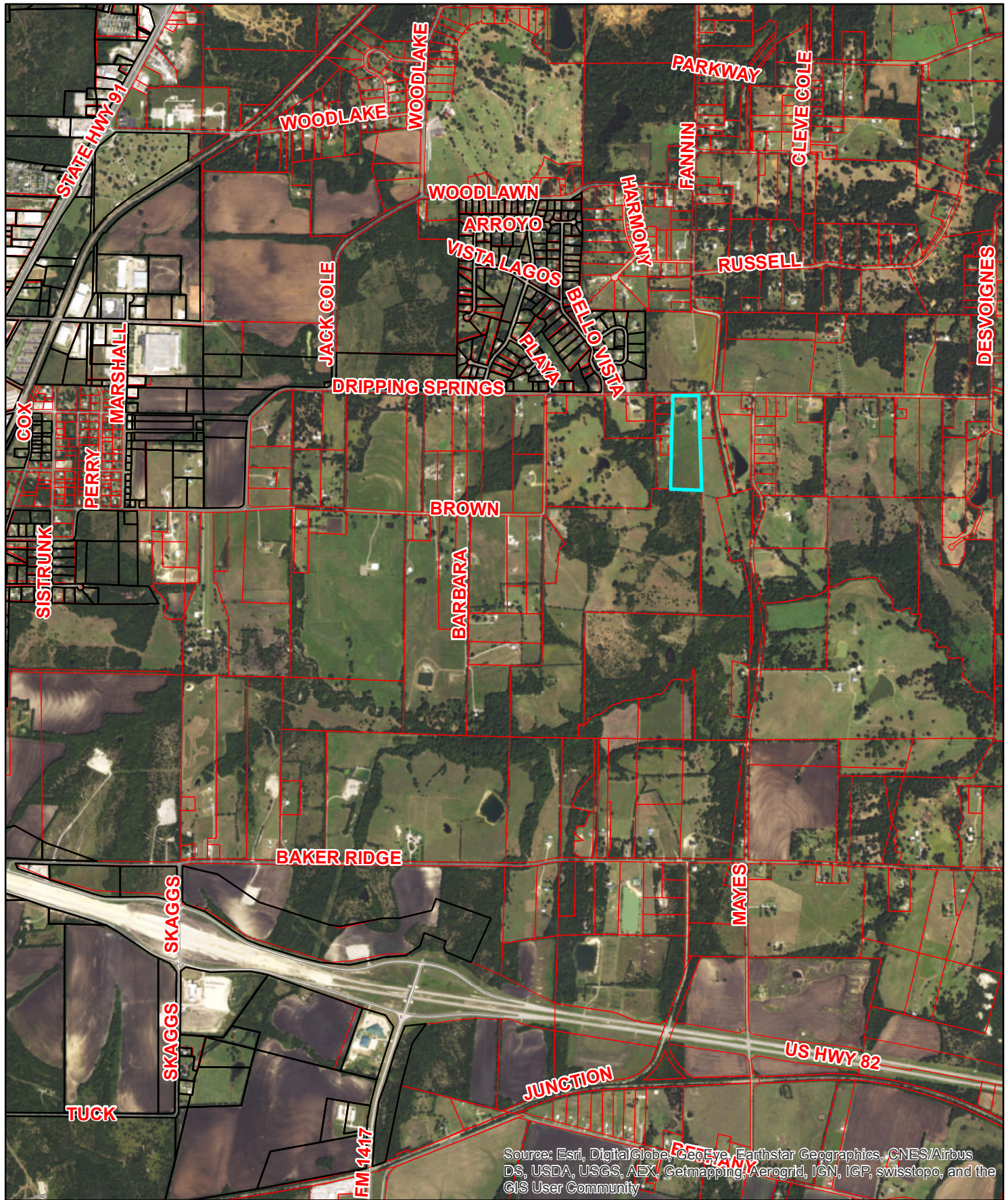
Location Map

Zoning Map

Final Plat

Staff Review Letter

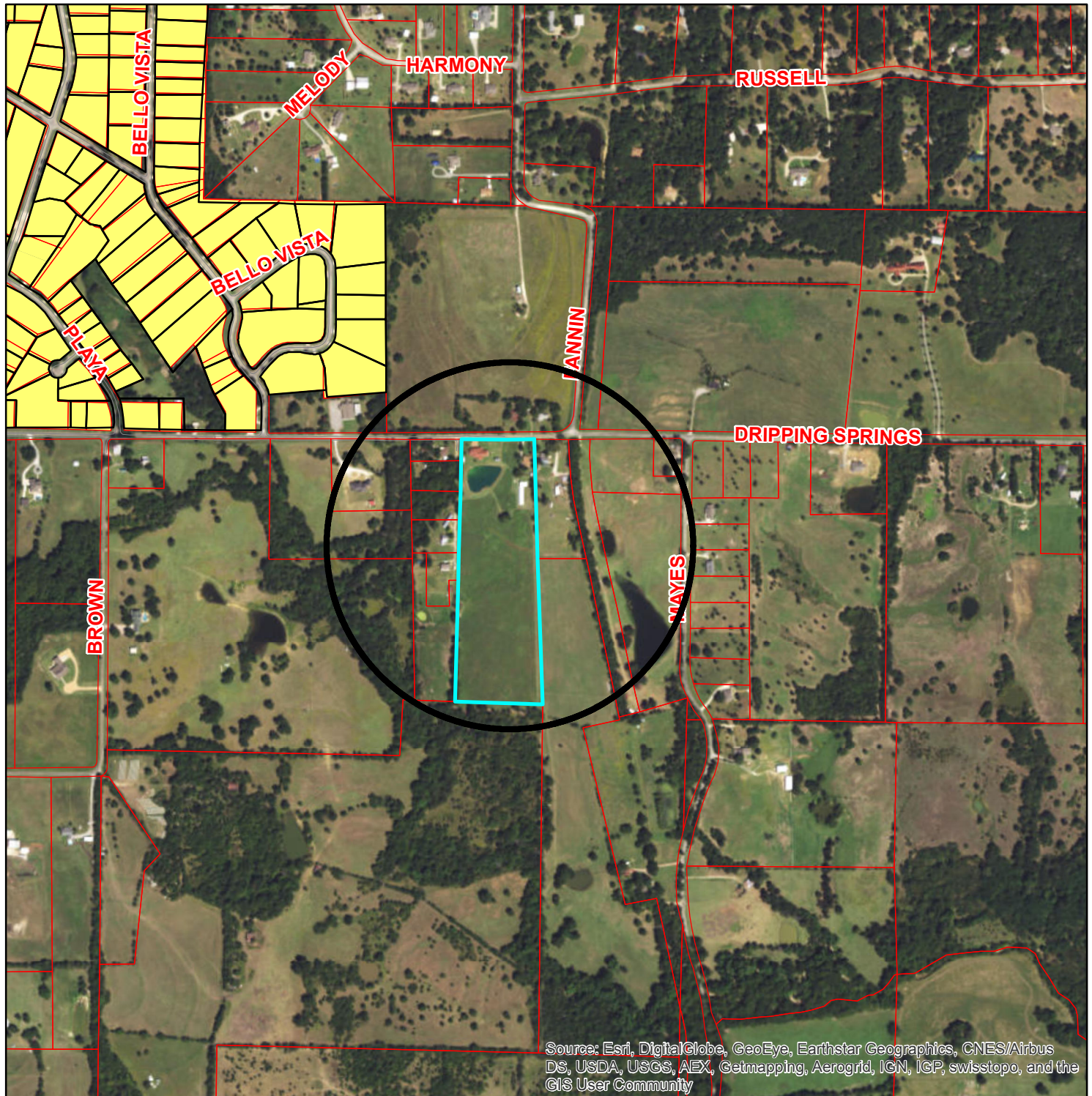
P&Z Communication



5184 Dripping Springs Road (ETJ) (Leo's Addition)



1 in = 2,000 ft



Zoning - 5184 Dripping Springs Road (ETJ) (Leo's Addition)

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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

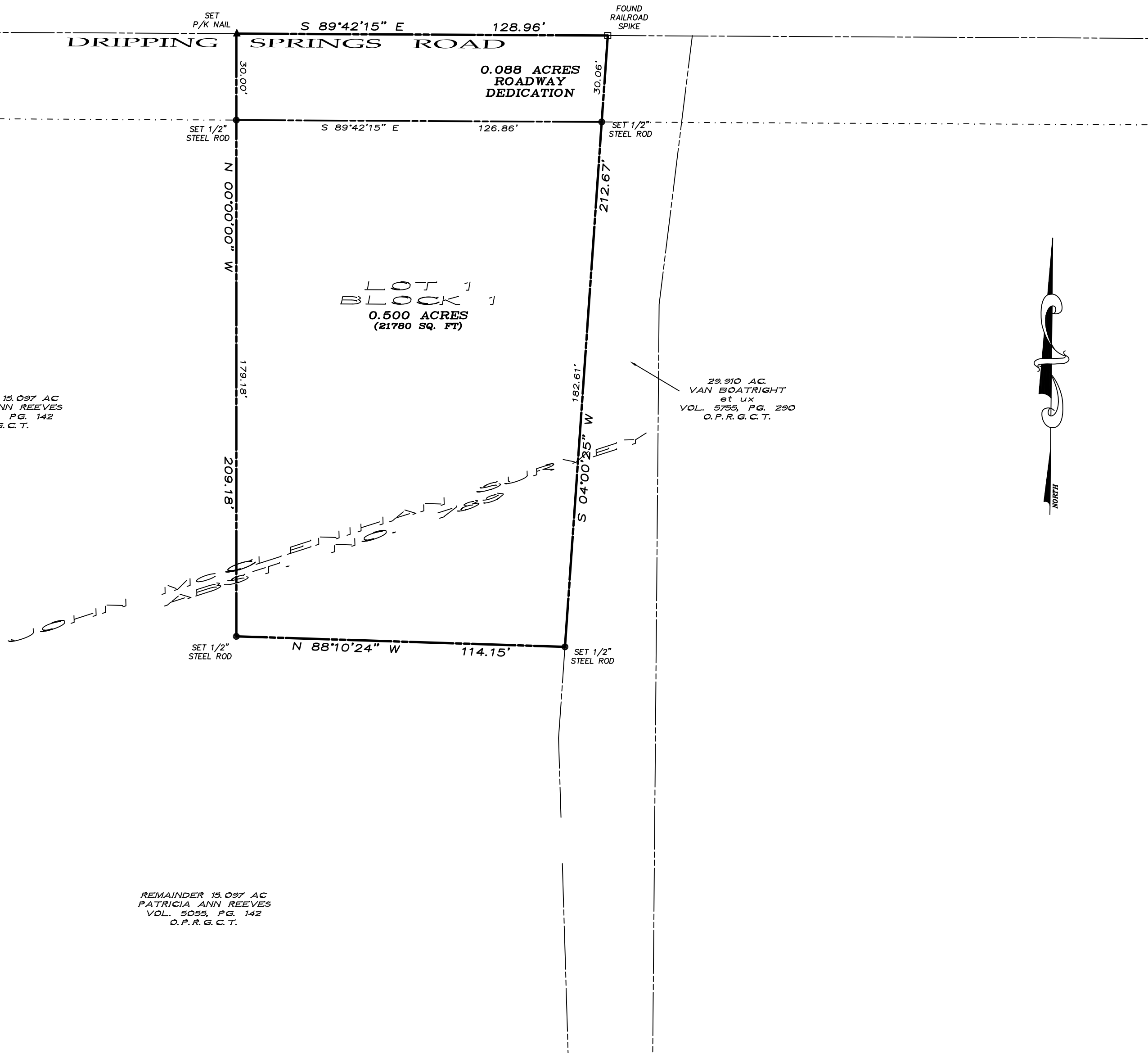


City of Sherman, Texas
Developmental Services Department



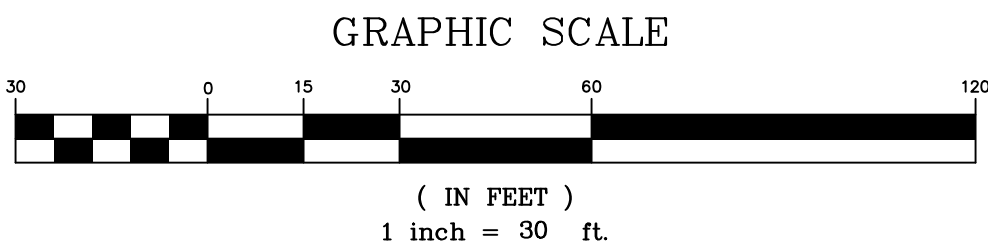
NOT TO SCALE

1 in = 775 ft

IGNACIO CARRICO SURVEY
ABST. NO. 285CALLED 32 AC.
ROBERT K. OGLESBY, SR.
WILLORA A. OGLESBY
TRUSTEES
VOL. 5055, PG. 804
O.P.R.G.C.T.REMAINDER 15.097 AC
PATRICIA ANN REEVES
VOL. 5055, PG. 142
O.P.R.G.C.T.REMAINDER 15.097 AC
PATRICIA ANN REEVES
VOL. 5055, PG. 142
O.P.R.G.C.T.~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

FINAL PLAT
LOT 1, BLOCK 1
LEO'S ADDITION
BEING 0.588 ACRES IN THE
JOHN McCLENIHAN SURVEY, ABSTRACT NO. 789
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

OWNERS / DEVELOPER
PATRICIA ANN REEVES
5011 TEXOMA PARKWAY
SHERMAN, TEXAS 75090SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXASUNDERWOOD
DRAFTING & SURVEYING

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

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the John McClenihan Survey, Abstract No. 789, and being a part of the 15.097 acre tract of land conveyed to Patricia Ann Reeves by deed of record in Volume 5055, Page 142, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found in Dripping Springs Road (a public road) maintaining the northwest corner of a 29.910 acre tract of land conveyed to Van Boatright et ux by deed of record in Volume 5755, Page 290, of said Official Public Records, said spike also maintaining the northeast corner of said 15.097 acre tract;

Thence South 04°00'25" West, along the west line of said 29.910 acre tract, a distance of 212.67 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

Thence over and across said 15.097 acre tract the following calls and distances:

North 88°10'24" West a distance of 114.15 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

North 00°00'00" West a distance of 209.18 feet to a P/K nail set in the center of said Dripping Springs Road;

Thence South 89°42'15" East along the north line of said 15.097 acre tract, a distance of 128.96 feet to the Point-of-Beginning and containing 0.588 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, PATRICIA ANN REEVES, do hereby adopt this plat designating the hereinabove property as the LOT 1, BLOCK 1, LEO'S ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

PATRICIA ANN REEVES

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 PATRICIA ANN REEVES 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 _____, 2017.

Notary Public in and for
the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2017, 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, Final Plat of LOT 1, BLOCK 1, LEO'S ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, 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 _____, 2017.

Clerk, City of Sherman, Texas

FINAL PLAT
LOT 1, BLOCK 1
LEO'S ADDITION
BEING 0.588 ACRES IN THE
JOHN McCLENIHAN SURVEY, ABSTRACT NO. 789
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

OWNERS / DEVELOPER
PATRICIA ANN REEVES
5011 TEXOMA PARKWAY
SHERMAN, TEXAS 75090SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXASUNDERWOOD
DRAFTING & SURVEYING

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

SHEET 2 OF 2

STAFF REVIEW LETTER

August 9, 2017

Patricia Ann Reeves
5011 Texoma Parkway
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Leo's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Additional Utility Easement may be required along street frontage.
6. Additional Right-of-Way may be required to meet Minor Arterial requirements along Dripping Springs Road.
7. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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, Assistant City Manager



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

Agenda Item No. 15.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 5184 DRIPPING SPRINGS ROAD**

The request of Patricia Reeves (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 5184 Dripping Springs Road, being 0.6 acres in the John McClenihan Survey, Abstract No. 789, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Lot 1, Block 1, Leo's Addition located in the extra territorial jurisdiction (ETJ) of the City of Sherman.

Background:

The property is located at 5184 Dripping Springs Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owner would like to plat the property into one lot to sell the lot.

Adjacent Zoning:

Not zoned.

Origination:

Patricia Reeves (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G.8.

Meeting Date: 09/18/2017

Prepared By: Steve Ayers, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Consider Request of the Texoma Council of Governments to Temporarily Close Certain Streets for the Inaugural "Grayson County Veterans 5K" on Saturday, November 4, 2017

Issue:

The Texoma Council of Governments (TCOG) is planning to hold the inaugural "Grayson County Veterans 5K" on Saturday, November 4th to raise funds to benefit the VASH-HUD program and is requesting the City of Sherman's assistance with traffic control along the route.

Background:

The event will begin at 5:00 p.m. and will follow the route outlined on the attached map. The event will require barricade placement and removal as well as police officers to maintain safety at certain points along the route.

Origination:

Austin Foley, "Grayson County Veterans 5K" Chairperson

Financial Consideration:

Barricade placement and removal and police support provided by the City

Staff Recommendation:

It is recommended that the City Council approve this request and authorize the necessary assistance to accommodate the event.

Alternatives:

As directed by the Council

Attachments

"Grayson County Veterans 5K" Request Letter

Event Route Map

To whom it may concern,

We are hoping to host the first annual Grayson County Veterans 5K on Saturday, November 4th, beginning at 5 PM. It will be hosted at the 903 Brewers Schoolhouse on Walnut St. We would need to close down portions of Walnut, Travis, Crockett, Houston Lamar, Pecan, Mulberry, Brockett, Pacific, and Willow streets. This event will benefit the VASH-HUD program run by TCOG, which works to house homeless veterans in Grayson County. After the 5K, there will be a concert at the 903 Schoolhouse location. This event would be the first of its kind for Sherman, and I believe it will be incredibly successful and encourage many locals to come out and support a great organization. I believe this event will be beneficial for all parties involved, and will do a great deal to help out the many homeless veterans who are still on the wait list for housing. I look forward to progressing this event and spreading information to the community in the coming months.

Sincerely,

Austin Foley

AUTO
PLOT

OFF

BY ROAD

ON FOOT

BY BIKE

DRAG
MODE

OFF

ON

MAP
TYPE

MAP

SAT

PATHS



☐ Show Terrain

3.080 miles

[SHOW TIMER](#)



Michoacana
Eat Market

Washington
Park

Sherman Public Library

Presco Products

Fielder Park

UNDO

HILLS

DIR' NS

PHOTOS

TIMER

SAVE

PRINT

SHARE

D'LOAD



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G.9.

Meeting Date: 09/18/2017

Prepared By: Steve Ayers, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Consider Request of the Herald Democrat to Temporarily Close Certain Streets for the "Battle of the Axe VIP Tailgate Experience" on Friday, November 10, 2017

Issue:

The Herald Democrat is planning to hold the "Battle of the Axe VIP Tailgate Experience" on Friday, November 10th as part of their fundraising campaign and is requesting the City of Sherman's assistance with the use of Kidd-Key and traffic support.

Background:

The event will begin at 5:30 p.m. and will take place on the east side steps of Kidd-Key Auditorium, running down Elm Street between Pecan and Mulberry Streets, as outlined on the attached map. The event will require barricade placement and removal as well as police officers to maintain safety for the event.

Origination:

Nate Rodriguez with Texoma Marketing and Media Group, publisher of The Herald Democrat

Financial Consideration:

Barricade placement and removal and police support provided by the City

Staff Recommendation:

It is recommended that the City Council approve this request and authorize the necessary assistance to accommodate the event.

Alternatives:

As directed by the Council

Attachments

The Herald Democrat 's Request dated November 10, 2017
Event Map

Event: Battle of the Axe Tailgate-Experience

Date: Friday November 10, 2017

Time: 5:30-11pm

Location: Steps of Kid-Key Auditorium, W. Mulberry and N. Elm st.

Requestor: Texoma Marketing and Media Group, *publisher of* **The Herald Democrat**

We are looking to expand our 2nd annual Battle of the Axe tailgate party to become The Battle of the Axe Tailgate-*Experience*. Last year, our inaugural year, was met with great reception. It was invitation only and invitations were hand delivered and personal phone calls were made to invite The Herald Democrat's top business partners and our community leaders. We had over 400 attendees. The attendees were treated to a complimentary BBQ dinner (Cackle and Oink), 903 brewers beer (attendees could choose their favorite team's branded cup and a custom beer named after the favorite team, The Bearcat's or Yellow Jacket's Brew). Live entertainment by Timmy and the Naturals and a mechanical bull for some added fun. It was held on the parking lot of the Herald Democrat's Denison location.

This year we will maintain our VIP experience by having a VIP tent that will again be by invitation only. In the tent will be complimentary food and drinks. There will also be VIP parking and a VIP section in front the band that will playing on the front steps of Kid-Key Auditorium.

We are also going to expand this year to include complimentary admission for the general public. Inclusion with this year's plan is a Food truck Alley, Wine and beer garden, a Merchant row for selling related merchandise, and an entertainment area that will include a bounce house. We will continue with successes from last year to include the live band and mechanical bull.

One of our missions is to unite all communities in Grayson County. Your approval of our request will allow us to continue this mission, but also give the city the opportunity to earn tax dollars from business that will attend from outside of Sherman.



PARKING

BAND

VIP
TENT

POTTA
Potty (6)

Food and
Drink Alley

Merchant
Row

PARKING

PARKING



Last year's event was invitation only and was held in the back parking lot of the Denison location of the Herald Democrat. Attendance topped 400 and included the affluent and influential in both Sherman and Denison.



2016 Battle of the Axe Tailgate Party- Denison, TX



Google

Stevens City State

Stevens City State

Stevens City State

W 2nd St

W 2nd St

W 2nd St

W 2nd St

W 1st St

W 1st St

W 1st St

W 1st St

W 1st St



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G.10.

Meeting Date: 09/18/2017

Prepared By: Steve Ayers, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

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 2, 2017

Issue:

St. Mary's Catholic School is planning to hold the 7th Annual "Run Run Rudolph 5K and Family Fun Run/Walk" on Saturday, December 2nd as part of their fundraising campaign and is requesting the City of Sherman's assistance with traffic control along the route.

Background:

The event will begin at 8:45 a.m. and will follow the route outlined on the attached map. The event will require barricade placement and removal as well as police officers to maintain safety at certain points along the route.

Origination:

Donnette Diehl, St. Mary's "Run Run Rudolph 5K Fun Run" Chairperson

Financial Consideration:

Barricade placement and removal and police support provided by the City

Staff Recommendation:

It is recommended that the City Council approve this request and authorize the necessary assistance to accommodate the event.

Alternatives:

As directed by the Council

Attachments

St. Mary's Request dated August 23, 2017

5K Course Map



August 23, 2017

Robby Hefton
City of Sherman
220 West Mulberry Street
Sherman, TX 75090-5832

Dear Mr. Hefton,

We are requesting to hold the 7th Annual St. Mary's Run Run Rudolph 5K and Family Fun Run/Walk on Saturday, December 2, 2017. We are estimating 400 runners to participate and respectfully request traffic support as well as cones to be placed along the 5K route. The Fun Run starts at 8:45 a.m. and the 5K starts at 9:15 a.m. and our route will begin and end at 713 South Travis at the St. Mary's Catholic School parking lot (course map attached).

We hold events such as these to help offset tuition costs so that we can offer an affordable Christian Education for all families who desire this for their children. I sincerely appreciate your consideration of this event. If you have any questions, please feel free to contact me at (903) 436-5502.

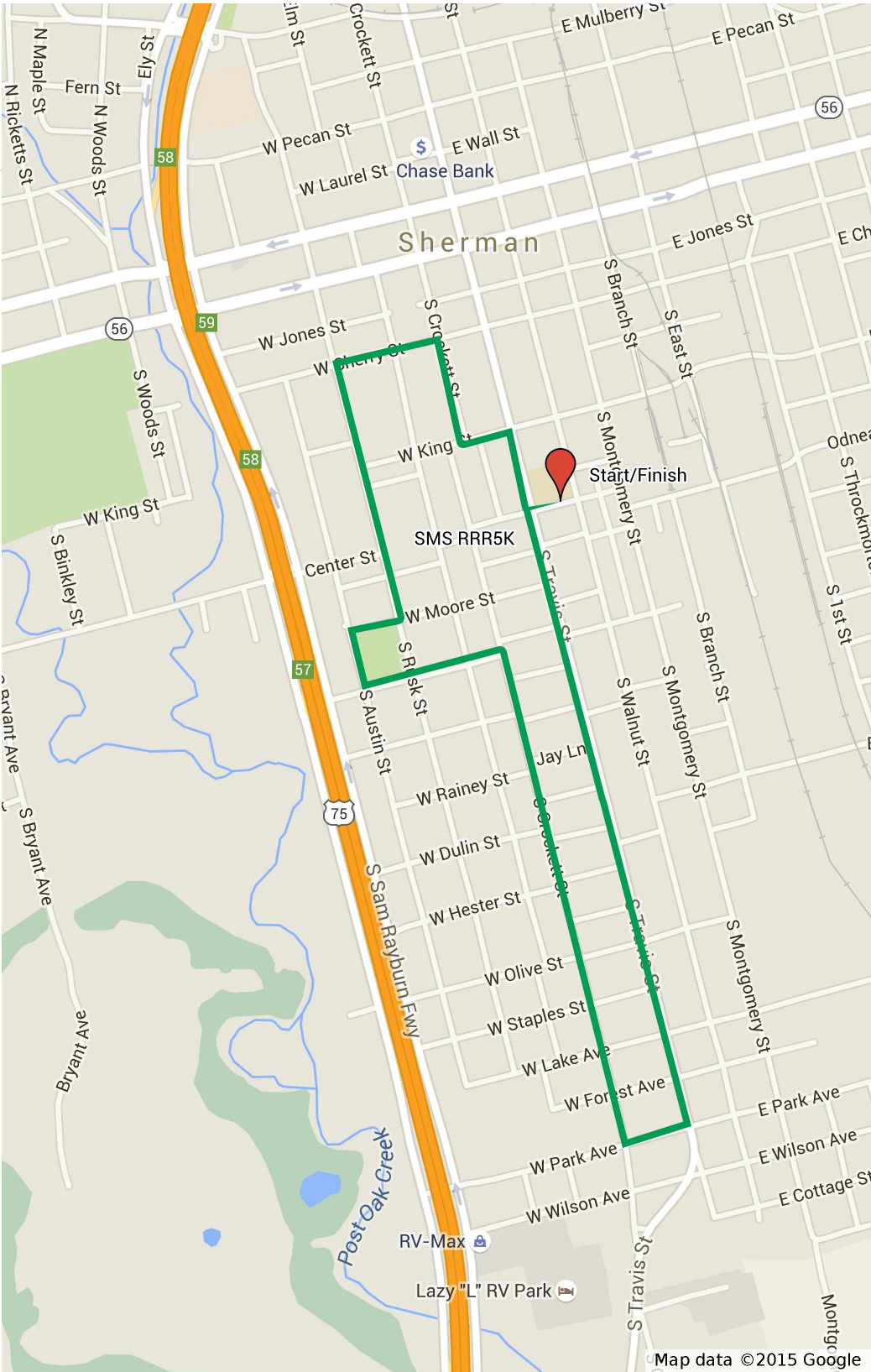
Sincerely,

Donnette Diehl
RRR5K Race Director
ddiehl@stmarys-sch.org

St. Mary's Run Run Rudolph 5K Course

St. Mary's Run Run Rudolph 5K

-  SMS RRR5K
-  Start/Finish





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 09/18/2017

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2017 Council Calendar

2017

JANUARY						
S	M	T	W	T	F	S
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31						

1/2/2017	New Years Day/Called Council Meeting on 1/3/2017 - Cancelled
3/21/2017	Called Joint Meeting with SISD Board of Trustees
4/21/2017	Called Budget Planning Mtg in Council Chambers
5/22/2017	Called Council Meeting for Introduction, PH and Adoption of Annexation Ordinance (459.6 acre tract on Preston Club Drive in ETJ)
6/15-16/2017	Called Budget Workshop in Council Chambers
7/3/2017	July 3rd Council Meeting Cancelled
7/31/2017	Called Council Meeting for 2nd PH of Annexation Ordinance (Kings Ridge on Norwood Street in ETJ)
9/4/2017	Labor Day/Called Council Meeting on 9/5/2017

[illegible]