

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JULY 15, 2019
5:00 P.M.**

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

Public Hearing

- B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6222**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Apartment Complex (YE Urban Lofts) in a C-1 (Retail Business) District in the 4800-4900 blocks of Knollwood Road, being Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275 (Young Enterprises, LP, Owner; David Baca Studio, Architect; and Helvey-Wagner Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6223**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Ground Mounted Solar Panels in an R-A (Single Family Agricultural) District at 3335 Carriage Circle, being Lot 24, Lamberth Road Estates (Ricardo and Odilia Ayala, Owners; Sun City Solar Energy, Solar Contractor; and Synaptic Solar, Subcontractor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6224**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District at 1129 South Montgomery Street, being Lot 8, Block 7, Jones & Wainrights Addition (Ali Umair, Owner; Danish Samad, Prospective Buyer; and Copley Land Surveying, Surveyor)
- B. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6225**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41, South Side Addition (Barton Capital, LTD, Owners; Ron Barton, Representative; and Marshall Sartin, Surveyor)
- B. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6226**
Adopting a Revised Official Zoning Map

Close Public Hearing and Consider Adoption of Ordinances

B. 6. ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Number: 6222, 6223, 6224, 6225 and 6226

B. 7. CONSENT AGENDA

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

Resolutions

C. 1. RESOLUTION NO. 6498

Supporting the City of Sherman Parks and Recreation's Application to the Texas Department of Transportation's 2019 Transportation Alternatives Set-Aside (TASA)/Safe Routes to School-Infrastructure (SRTS) Call for Projects

C. 2. RESOLUTION NO. 6499

Awarding a Bid to and Authorizing Execution of a Contract with Moore Contracting for Construction of the Firearms Training Facility Site Improvements

C. 3. * RESOLUTION NO. 6500

Appointing and Authorizing the Execution of an Agreement with Pattillo, Brown & Hill, L.L.P. to Perform the Fiscal Year 2019 Audit

Requests to Advertise

D. 1. REQUEST TO ADVERTISE

Construction of Flanary Road Wastewater Extension

Other Business

E. 1. OTHER BUSINESS

Consider Calling a Special Meeting of the City Council for Tuesday, September 3, 2019, due to Conflict with a Federal Holiday

E. 2. * OTHER BUSINESS

Replat Approval of Lot 20 and a Portion of Lot 21, Dos Lagos Subdivision, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085; Daniel Montano, Owner; David Downtain, Developer; and Helvey-Wagner Surveying, Surveyor (5313 Arroyo Trail)

E. 3. * OTHER BUSINESS

Replat Approval of Tobar Addition, Phase 3, a Replat of a Part of Lots 3, 6 and 7, Block 9, G.W. Bond's Second Addition, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763; Tobar Properties, LLC, Owners; and Helvey-Wagner Surveying, Surveyor (511 North East Street)

E. 4. * OTHER BUSINESS

Final Plat Approval of Paniagua Addition, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200; Yesenia Paniagua, Owner; and Helvey-Wagner Surveying, Surveyor (2300 block of South First Street and 1200 block of Ida Road)

E. 5. * OTHER BUSINESS

Replat Approval of Meals Addition, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and All of Lot 9 and the West 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, being a Part of Lot 4, Block E, Casa Linda 3rd Addition and All of Lot 9 and the West 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963; Meals Property Solutions, LLC, Owners; and Underwood Drafting and Surveying, Inc., Surveyor (1035 South Idlewild Drive)

E. 6. * OTHER BUSINESS

Final Plat Approval of North Creek Addition, Section Four, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42; Young Enterprises, LP, Owners; and Preston Trail Land Surveying, Surveyor (4900-5000 blocks of Knollwood Road)

E. 7. * OTHER BUSINESS

Final Plat Approval of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671; Timothy and Amy Daniels, Owners; and Cox Land Surveying Company, Surveyor (1655 Mayes Drive)

F. CITIZEN REQUESTS

G. MEDIA QUESTIONS

H. COUNCIL COMMENTS

Executive Session

I. 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 551.071	Consult with the City Attorney on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter
Section 551.087	Deliberation Regarding Economic Development Negotiations: (a) Deliberate Regarding Commercial or Financial Information that the City has Received from a Business Prospect and Deliberate any Offers or Incentives to the Business Prospect

The Council reconvenes into General Session

J. 1. OPEN MEETING

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

K. 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 July 11, 2019 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of July, 2019.
City of Sherman, Texas

City Clerk

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

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

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

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

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

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

Mayor

David Plyler

Deputy Mayor

Shawn C. Teamann

Council Members

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

Sandra Melton, Council-At-Large, PL #2

Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

A.4.

Meeting Date: 07/15/2019

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 1, 2019

Attachments

July 1, 2019

STATE OF TEXAS §
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on July 1, 2019.

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

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of June 17, 2019. Council Member Howeth moved to approve the Minutes, as presented; Second by Council Member Melton; All present voted AYE. MOTION CARRIED.

PUBLIC HEARING

FINAL STATEMENT/ACTION PLAN FOR PROGRAM YEAR
2019 COMMUNITY DEVELOPMENT BLOCK GRANT

Mary Lawrence, Director of Finance, said this is the required public hearing for the annual Community Development Block Grant. The allocation this year is similar to last year's amount, with some minor exceptions.

This year, two additional public service agencies were added, CASA and Four Rivers Outreach. The demolition program is funded the same as in the past at \$100,000. Additional park improvements for Cherry Street Park are also funded.

No citizens appeared before the City Council to discuss the Final Statement/Action Plan for Program Year 2019 Community Development Block Grant.

The Public Hearing was closed.

RESOLUTIONS

RESOLUTION NO. 6497 – AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2019; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2019

CALL TO ORDER

APPROVE MINUTES

**COMMUNITY
DEVELOPMENT
BLOCK GRANT**

RES 6497
CDBG FINAL
STATEMENT &
ACTION PLAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2019; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2019.

Council Member Melton asked who decides where the money is allocated. Ms. Lawrence said that is done internally. The public service agencies submit requests and these are considered by the City staff.

Council Member Melton asked what improvements would be done at Cherry Street Park. Ms. Lawrence said there will be a new bridge, pavilion, swings, and sidewalks. The park will be nicer and more accessible.

Council Member Howeth said she was glad money was being allocated for a new bridge at Cherry Street Park. In the past, the bridge has been built by various Boy Scout Troops and Eagle Scout Candidates. She said it would be nice to have a more permanent bridge.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6497, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6492 – AUTHORIZING EXECUTION OF A MASTER AGREEMENT REGARDING MUNSON REALTY LAND BETWEEN THE CITY OF SHERMAN AND THE MUNSON REALTY COMPANY FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE MUNSON DEVELOPMENT, A 620-ACRE PLANNED DEVELOPMENT LOCATED SOUTH OF WEST TRAVIS STREET ALONG F.M. 1417 IN THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MASTER AGREEMENT REGARDING MUNSON REALTY LAND BETWEEN THE CITY OF SHERMAN AND THE MUNSON REALTY COMPANY FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE MUNSON DEVELOPMENT, A 620-ACRE PLANNED DEVELOPMENT LOCATED SOUTH OF WEST TRAVIS STREET ALONG F.M. 1417 IN THE CITY OF SHERMAN.

RES 6492
MASTER AGREEMENT
FOR MUNSON
PLANNED
DEVELOPMENT

Robby Hefton, City Manager, said Resolutions 6492, 6493, and 6494 are all related and can be considered in one motion. Resolution 6492 is the “Master Agreement” under which several other agreements will be considered, and it “sets the stage” for several development agreements.

All three agreements are a product of the staff working with the Munson Family Realty and their consultant for many months.

Resolution 6493 is an agreement for Moore Street which is listed as a future thoroughfare in the Comprehensive Master Plan. The agreement is for the design of the full width of Moore Street, which will ultimately be a four-lane, median divided thoroughfare.

The road will extend through the Munson property, but also will turn northward, to the east side of the Sherman High School site, and will extend south of FM 1417, on what is now Flannery Road. That stretch of the project will ultimately be a \$4 million to \$5 million project. The plan is to construct half of the road now and build it out when development occurs.

Resolution 6494 is the sanitary sewer agreement, which is the extension of a sanitary sewer main in the same area, and would serve the Sherman Independent School District site and the City's property on the northeast corner of West Travis Street and FM 1417, between the Sherman High School Site and FM 1417.

This sanitary sewer would serve the SHS site, the City's site, and the entire Munson Planned Development, and would extend south to serve that area. The project would cost approximately \$1 million. There should also be an agreement with the SISD for them to pay for a portion of this project.

He asked that the Council consider Resolution 6492, 6493, and 6494 together since they are tied together. There will also be a couple of other agreements at a later date, including a 380 Agreement and a Public Improvement District Agreement. The Planned Development Agreement should be submitted to the Planning and Zoning Commission on August 2019, and to City Council in September 2019.

Deputy Mayor Teamann said as for the timing, is there a reason the agreement for infrastructure is being considered before the Site Plan. Mr. Hefton said the sanitary sewer project is tied to the completion of the Sherman High School project and they need to decide if a sewer lift station will be needed to serve the campus.

The Moore Street project is already in the Master Thoroughfare Plan and has been tentatively approved. The timing of this project is also in conjunction with the Sherman High School opening as well.

Council Member Steele verified that no City funding was being appropriated for these projects at this time. Mr. Hefton said the sanitary sewer is currently being designed. A contract for construction will be presented for Council consideration at the appropriate time. The design should be completed by the end of the summer of 2019, and Council may consider construction in the fall 2019.

He added that Moore Avenue has also not been designed, so the City would be contracting for the design. It is hoped that the projects could be tied together to help save some money.

RESOLUTION NO. 6493 – AUTHORIZING EXECUTION OF A MOORE STREET AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE MUNSON REALTY COMPANY FOR THE CONSTRUCTION OF WEST MOORE STREET FROM WEST TRAVIS STREET TO F.M. 1417 IN THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MOORE STREET AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE MUNSON REALTY COMPANY FOR THE CONSTRUCTION OF WEST MOORE STREET FROM WEST TRAVIS STREET TO F.M. 1417 IN THE CITY OF SHERMAN.

RES 6493
MOORE STREET
AGREEMENT

RESOLUTION NO. 6494 – AUTHORIZING EXECUTION OF A SANITARY SEWER AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE MUNSON REALTY COMPANY FOR THE CONSTRUCTION OF PHASE ONE IMPROVEMENTS, BEING A SANITARY SEWER MAIN FROM TRAVIS STREET TO F.M. 1417 IN THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A SANITARY SEWER AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE MUNSON REALTY COMPANY FOR THE CONSTRUCTION OF PHASE ONE IMPROVEMENTS, BEING A SANITARY SEWER MAIN FROM TRAVIS STREET TO F.M. 1417 IN THE CITY OF SHERMAN.

RES 6494
SANITARY SEWER
AGREEMENT WITH
MUNSON REALTY
(TRAVIS TO FM 1417)

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution Nos. 6492, 6493, and 6494, as presented.

Second by Council Member Melton.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6495 – AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR INTERSECTION AND OPERATIONAL IMPROVEMENTS ON-SYSTEM [HERITAGE PARKWAY (FM 1417), WEST TRAVIS STREET AND O.B. GRONER ROAD IMPROVEMENTS]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR INTERSECTION AND OPERATIONAL IMPROVEMENTS ON-SYSTEM [HERITAGE PARKWAY (FM 1417), WEST TRAVIS STREET AND O.B. GRONER ROAD IMPROVEMENTS].

RES 6495
ADVANCE FUNDING
AGREEMENT FOR
IMPROVEMENTS ON
(FM 1417, W. TRAVIS,
& O. B. GRONER)

COUNCIL MINUTES – JULY 1, 2019

Clint Philpott, Director of Engineering, said this is an Advance Funding Agreement with the Texas Department of Transportation to improve the intersection of FM 1417 and West Travis Street, which will be a four-lane median divided road. It will also include a traffic signal, acceleration and deceleration, and turn lanes near the site of the new high school.

The project will be fully funded by the City of Sherman and the design is about 90% complete. Total construction cost will be about \$1.6 million, and is funded by the 2019 Certificates of Obligation that were issued a couple of months ago. Construction should begin toward the first part of 2020.

Council Member Holland confirmed that this project will control traffic coming off of O.B. Groner Road and FM 1417. Council Member Howeth confirmed that the project would also have an impact on traffic in the area of the new high school. Mr. Philpott said this would probably be the main intersection for the high school.

Council Member Steele said the FM 1417 improvements are cautionary and he asked why the City was paying for the entire project. Mr. Hefton said if the high school had not been under construction, this intersection would have been upgraded when FM 1417 was improved. Currently there is no State funding for the project.

Since the City wanted more traffic control because of the new high school, the only way to schedule the project with TxDOT was for the City to pay for it. This money would have to be spent eventually on the project anyway. It just moved forward because of the timing of the new high school. Council Member Stevenson verified that the timeline of the project is prior to the opening of the school in August 2020.

Deputy Mayor Teamann verified that the street would also be wide enough for future expansion. Mr. Philpott said the ultimate design of all of FM 1417 will be six lanes with a median. The current construction from SH 56 to US Hwy 82 is four lanes with a 41 foot median. Additional lanes will be constructed in the future, as traffic demands. The same design engineers are being used for this intersection as for the rest of FM 1417. Council Member Stevenson verified that TxDOT will be responsible for the traffic control system running the light.

ACTION TAKEN.

Motion by Council Member Steele to approve Resolution No. 6495, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6496 – AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR A FEDERAL-AID HIGHWAY PROJECT TO REPLACE A BRIDGE OFF THE STATE SYSTEM (SOUTH TRAVIS STREET BRIDGE)

**RES 6496
ADVANCE FUNDING
AGREEMENT FOR
REPLACING THE
SOUTH TRAVIS
ST. BRIDGE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT BETWEEN THE CITY OF SHERMAN AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR A FEDERAL-AID HIGHWAY PROJECT TO REPLACE A BRIDGE OFF THE STATE SYSTEM (SOUTH TRAVIS STREET BRIDGE).

Mr. Philpott said this Advance Funding Agreement is with TxDOT to replace a bridge on South Travis Street where Post Oak Creek crosses. The bridge is over 100 years old.

The project was originally in the City's Capital Improvement Program budget for some repairs and safety improvements, but it was determined that a full replacement made more sense.

Because of the size of the bridge, it was discovered that it actually qualifies for Federal highway and bridge money. Approval has been received from TxDOT that the bridge qualifies to be fully replaced, with the Federal government paying 90% of the cost and the City paying 10% of the cost.

He said the design and construction will be done by TxDOT, and the City's portion of the project will cost about \$270,000. The entire project will cost about \$2.7 million. It will increase the elevation of the bridge so it will be passable during a 100-year flood event, and it will be wider than it currently is.

Mr. Philpott said the budget for the project was pre-approved through the 2017 Certificates of Obligation, and it was a 2018-2019 CIP project.

Council Member Howeth asked about the timeline for the project and how long the street would be closed. Mr. Philpott said they don't know the details yet, but he hoped the new bridge would be constructed parallel to the existing bridge to allow for access during the main construction phase. He added that the design would be done this year and construction should take place next year. He added that this project would not be complete prior to the opening of the new high school.

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve Resolution No. 6496, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

REQUEST TO ADVERTISE

CONSTRUCTION OF LAMBERTH ROAD DRAINAGE IMPROVEMENTS

Mr. Philpott said this project was discussed as part of the Stormwater Program as a project that could increase the capacity of water flowing underneath the road. The project would increase the culvert size in two different locations and increase the elevation at one location by about four feet. The project also includes repaving the section of Lamberth Road from US Hwy 75 to North Travis Street.

He said the project is expected to take about nine months and cost about \$1.7 million, which will be funded with debt from the Certificates of Obligation.

ACTION TAKEN.

Motion by Council Member Howeth to approve the request to advertise for the construction of Lamberth Road Drainage Improvements, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

CONSTRUCTION OF AN ADA COMPLIANT ACCESS RAMP AT LUCY KIDD-KEY PARK/AUDITORIUM

Ms. Lawrence said this request is related to this year's Community Development Block Grant. A handicap access ramp will be constructed on the north portion of the east side of Kidd-Key Auditorium. Currently there is no handicapped access to the Auditorium.

There is about \$55,000 funding for the project and she said they are "going to spend until the money is gone" for the access ramp and other corresponding items.

Council Member Stevenson asked if the ramp would be designed to match the current style of the building. Ms. Lawrence said it would be "trimmed out" to match the building, as well as a ramp can match.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the request to advertise for the construction of an ADA Compliant Access Ramp at Lucy Kidd-Key Park/Auditorium, as presented. Second by Deputy Mayor Teamann.

REQ TO ADVERTISE

LAMBERTH RD

DRAINAGE

IMPROVEMENTS

LUCY KIDD-KEY

PARK & AUDITORIUM

ADA ACCESS RAMP

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

CONSIDER SCHEDULING A JOINT MEETING OF THE CITY COUNCIL AND THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS FOR 12:00 P.M. ON TUESDAY, SEPTEMBER 10, 2019, TO REVIEW AND APPROVE SEDCO'S ANNUAL BUDGET AND WORK PLAN

JOINT MEETING WITH
SEDCO FOR ANNUAL
BUDGET & WORK
PLAN

Mr. Hefton said this item would schedule the annual meeting with the Sherman Economic Development Corporation to discuss their Work Plan and Budget for the upcoming fiscal year and recap their accomplishments from this year.

ACTION TAKEN.

Motion by Council Member Howeth to schedule a Joint Meeting with the Sherman Economic Development Corporation Board of Directors for September 10, 2019, at 12:00 p.m., to review SEDCO's Annual Budget and Work Plan, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

CONSIDER REQUEST OF SHERMAN FIRE-RESCUE SERVICES TO AUTHORIZE A BUSINESS RELATIONSHIP WITH SHERMAN FIRE FIGHTER DALTON GRIFFIN D/B/A GRIFFIN DOORS AS REQUIRED BY ARTICLE X, SECTION 1(C)(1) OF THE SHERMAN CITY CHARTER

BUSINESS
RELATIONSHIP
WITH FIREFIGHTER

Brandon Shelby, City Attorney, explained that the Fire Department was having trouble getting responses from vendors to do repairs on the overhead doors at the Fire Station. One of the firefighters actually has a business doing overhead doors.

In order to contract with him, the City would need approval from the City Council because it is prohibited by the City Charter.

Council Member Melton said she thought it was wonderful that the City could put their employees to work, but asked what would happen if there was a problem with the doors while the employee was on City time. She asked if he had other employees.

Mr. Hefton said the reason the City was asking for this authorization is that the staff could not get anyone else to respond during business hours. He said there was more than one company they were working with that was not responsive to their needs.

Dalton Griffin, owner of Griffin Doors, said he does have one employee, a fireman from another City, that works with him

and is on the opposite shift. His Dad also helps with the calls and could respond if Mr. Griffin is on duty. He said he would not be involved in repairing the doors on City time, but that the business would be “covered” at any time.

Deputy Mayor Teamann confirmed that the overhead doors “break often” at the fire stations.

Council Member Howeth confirmed that all provisions of State law were met so it did not need to be bid out. Mr. Hefton added that it is not an exclusive contract and this action allows the City to consider using him when the need arises. They may end up having a contract with the company, but it would only need Council approval if it is over \$50,000.

ACTION TAKEN.

Motion by Council Member Melton to authorize a business relationship with Sherman Fire Fighter Dalton Griffin d/b/a Griffin Doors, as required by the City Charter, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

CITIZENS REQUESTS

MOORE STREET IMPROVEMENTS

Ronald Aycock, 220 E. Houston, said Moore Street goes across the north part of the Munson property. He asked what was planned for the south side of the Munson property. Mayor Plyler explained that when development is planned, that’s when the roads would also be planned.

**MOORE STREET
IMPROVEMENTS**

Mr. Aycock said the 2009 Master Plan shows that FM 1417 will go to SH 289. Mr. Hefton said that’s a State highway and the City would not be extending anything related to FM 1417. He said the Master Plan is a County-wide Master Thoroughfare Plan, that the County, the State, and the City work on together. The City only does things that are not State or County roads. FM 1417 is not a City road, so the City would not be extending it.

Mr. Hefton said the City has a separate plan and offered to provide a copy to Mr. Aycock. Deputy Mayor Teamann said he was looking at the map and it did not show FM 1417 “cutting through,” but it does show a City street that could potentially be there in the future, called Preston Meadows.

Mr. Aycock said he would bring the map from the Master Plan to the next meeting. He asked for clarification that there was no plan to go from US Hwy 75 to SH 289, straight down FM 1417. Mayor Plyler said FM 1417 was designed to be a loop around Sherman. He reiterated that it is a State highway and the City can’t forecast what the State will do.

COUNCIL MINUTES – JULY 1, 2019

Mr. Aycock asked about the development of O.B. Groner Road. Council Members said that street is a City street and is in conjunction with the new high school construction.

Mr. Aycock asked if FM 1417 was planned to go to SH 289 in the future. Council Members said not that they were aware of. Mayor Plyler said that question should probably be directed to Clay Barnett, Grayson County Engineer.

CHERRY STREET PARK

Mr. Aycock addressed the bridge in Cherry Street Park that was originally constructed by a Boy Scout Troop. He said in the 1950's there was a wading pool at the park and asked why the dirt couldn't be dug out and water refilled for the children to play in. The pool has been filled in with dirt.

Mayor Plyler said those types of pools are generally liability issues. Today there are splash pads. He added that there are 27 other parks and that would be "quite an investment." He said there are water facilities at Fairview Park and Hawn Park, and there will be one at Pecan Grove Park.

Mr. Aycock said the dirt could be dug out and the pool filled with water. Mayor Plyler said the concrete is probably cracked and would need to be replaced.

Council Member Howeth said park recommendations are generally left to the Parks and Recreation Department to recommend. Mr. Aycock addressed parks on the east side of Sherman.

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

There were no Council comments.

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Lights on the Lake will be held July 3, 2019, at Pecan Grove Park West. KC and the Sunshine Band will be performing.
- Hot Summer Nights will be held on July 11, 2019, and will feature a Chicago tribute band called Windy City.
- The Parks and Recreation Department will sponsor the Annual Water Balloon Fight on July 27, 2019, at Fairview Park.

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

CHERRY STREET PARK

MEDIA QUESTIONS

COUNCIL COMMENTS

ANNOUNCEMENTS

EXECUTIVE SESSION

WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

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

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

SECTION 551.074 -- PERSONNEL MATTERS: CONSIDER THE QUALIFICATIONS, APPOINTMENT AND REMOVAL OF MEMBERS TO BOARDS AND COMMISSIONS: RED RIVER GROUNDWATER CONSERVATION DISTRICT BOARD OF DIRECTORS (1)

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

Mayor Plyler said an Executive Session was not needed by the City Council.

CONSIDER THE QUALIFICATIONS, APPOINTMENT AND REMOVAL OF MEMBERS TO BOARDS AND COMMISSIONS: RED RIVER GROUNDWATER CONSERVATION DISTRICT BOARD OF DIRECTORS (1)

ACTION TAKEN.

Motion by Deputy Mayor Teamann to reappoint Mark Gibson to the Red River Groundwater Conservation District Board of Directors, for a term from August 31, 2019 to August 31, 2023. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RED RIVER
GROUNDWATER
CONSERVATION
DISTRICT BOARD
OF DIRECTORS

COUNCIL MINUTES – JULY 1, 2019

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:46 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.1.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6222

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Apartment Complex (YE Urban Lofts) in a C-1 (Retail Business) District in the 4800-4900 blocks of Knollwood Road, being Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275 (Young Enterprises, LP, Owner; David Baca Studio, Architect; and Helvey-Wagner Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Young Enterprises, LP (Owner), David Baca Studio (Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 4800-4900 blocks of Knollwood Road, being Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275, for a Specific Use Permit to allow an apartment complex (YE Urban Lofts) in a C-1 (Retail Business) District

Background:

The property is located in the 4800-4900 blocks of Knollwood Road (formally Sherman Oaks Drive); the southeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District on February 16, 1987 (Ordinance No. 4014).

The owner would like to construct the YE Urban Lofts, a sixty-six (66) unit, three-story apartment complex at this location. The exterior finish on the apartment complex will be stone veneer, concrete fiber board siding with metal siding accents. The Planning and Zoning Commission granted variances to allow a sixty-two (62) foot tower on a portion of the building, subject to it being an aesthetic feature only; to allow a wrought iron fence in lieu of the required masonry perimeter wall and to reduce the number of parking spaces to 113 spaces in lieu of 132 spaces required.

Origination:

Young Enterprises, LP (Owner)
David Baca Studio (Architect)
Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted 7/0 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. 6222
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6222

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 APARTMENT COMPLEX (YE URBAN LOFTS) IN A C-1 (RETAIL BUSINESS) DISTRICT IN THE 4800-4900 BLOCKS OF KNOLLWOOD ROAD, BEING LOT 1, BLOCK 2, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION 1 AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1, CONTAINING 2.302 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 (YOUNG ENTERPRISES, LP, OWNER; DAVID BACA STUDIO, ARCHITECT; AND HELVEY-WAGNER SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

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

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

SECTION 1. That, from and after the passage of this ordinance, Young Enterprises, LP (Owner), David Baca Studio (Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 4800-4900 blocks of Knollwood Road and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 45 feet in height unless an exception is granted.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into Travis Street, Knollwood Road or Hilre Drive right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. All finishes shall be masonry or masonry veneer, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding (including carports/garages) unless an exception is approved.
10. An exception would need to be approved for any freestanding signage; only wall signs are allowed.
11. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
12. Review the zoning and development ordinance for additional requirements.
13. 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:

14. Replat of subject property required.
15. All requirements of the Floodplain Ordinance should be followed.
16. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
17. Water and Sewer Pro-Rata will be due at the time of development.
18. Internal water and sewer lines will be privately owned and maintained.
19. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to City Engineering Department for approval.
20. Privately owned and maintained detention in accordance with City criteria will be required as the site develops.
21. Verify fire lane requirements with Fire Marshall.
22. Location of trash receptors must be approved by the Public Works Department.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

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

CITY OF SHERMAN, TEXAS

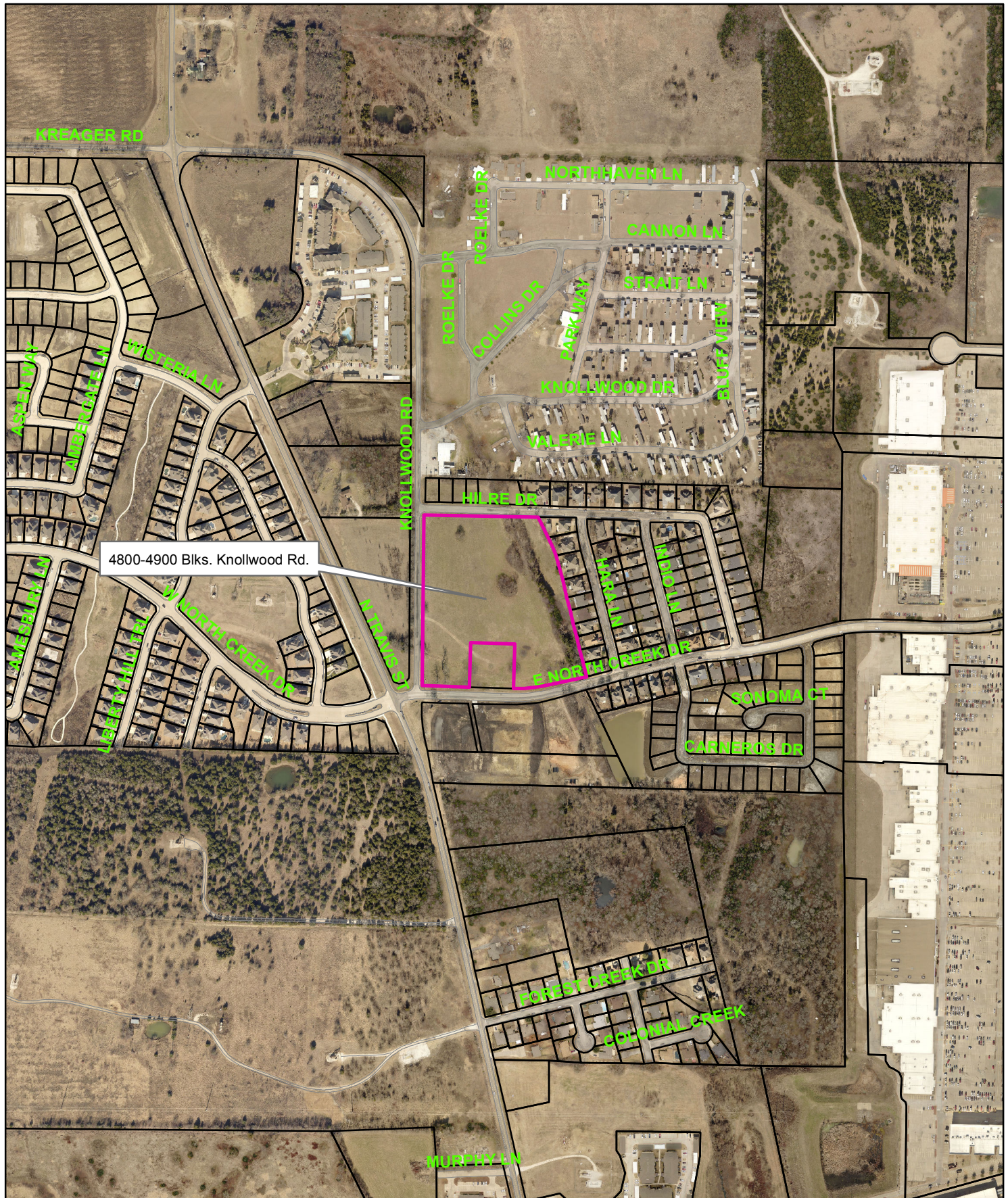
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

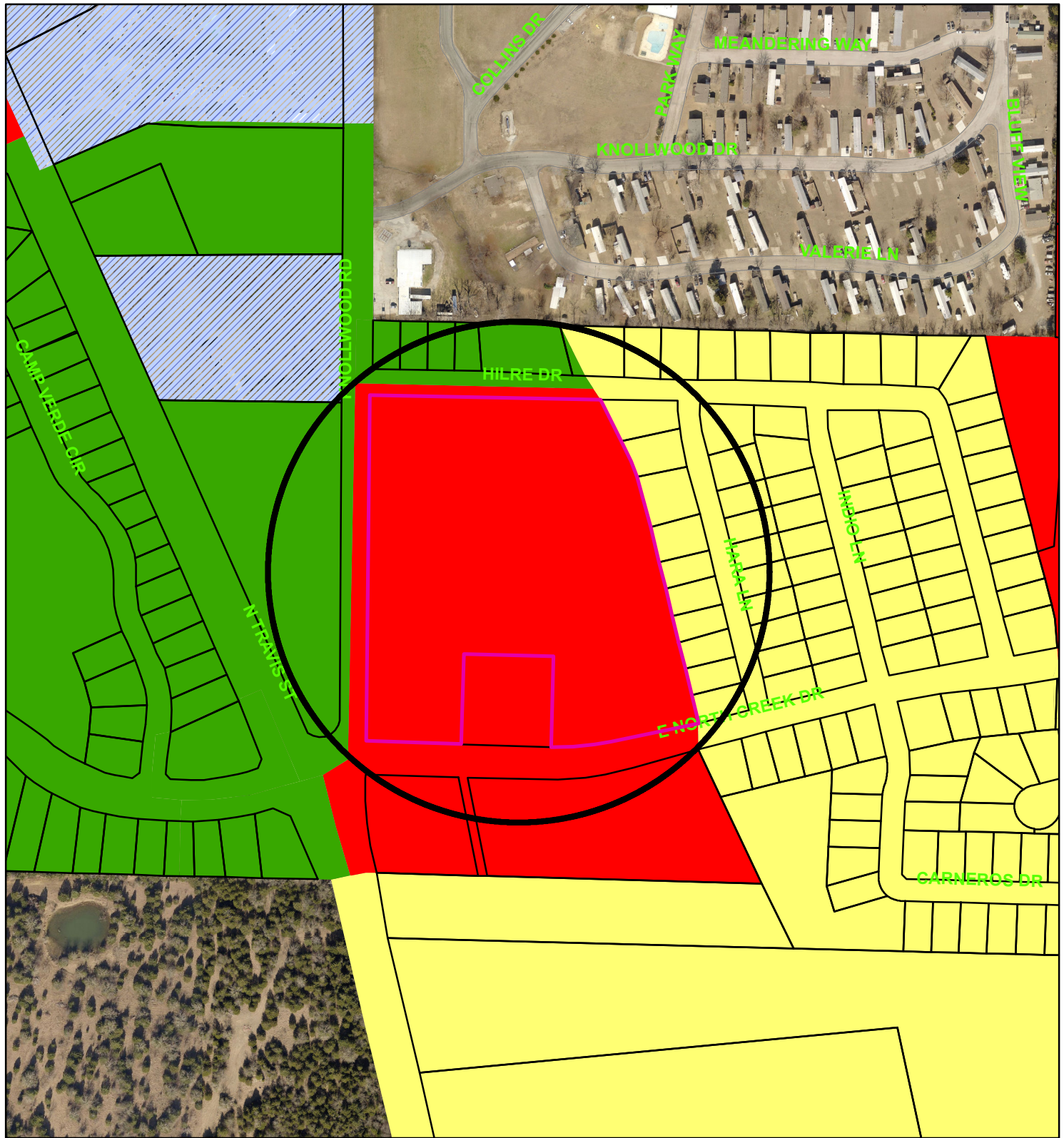
BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



4800-4900 Blocks Knollwood Road



1 in = 576 ft



Zoning - 4800-4900 Blocks Knollwood Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4800-4900 Blocks Knollwood Road



ALEXANDER & RICHARDS SURVEY
ABSTRACT NO. 42
GRAYSON COUNTY, TX

LOT 1, BLOCK 2
NORTH CREEK ADDITION

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY HELVEY-WAGNER SURVEYING, INC., 222 W. MAIN ST., DENISON, TEXAS 75020 (903.463.6191)
2. PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN HATCHED, TYPICAL.
3. LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
4. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.
5. REFER TO CIVIL ENGINEERED DRAWINGS FOR ALL PAVEMENT THICKNESSES, DESIGN, DRAINAGE, ETC.

SITE PLAN STATISTICS:

ZONING:	C-1, GENERAL RETAIL DISTRICT
GROSS AREA:	2.302 ACRES (100,275 S.F.)
BUILDING AREA:	18,060 S.F.
IMPERVIOUS PAVING AREA:	49,571 S.F.
LANDSCAPED AREA:	32,644 S.F.
PARKING REQUIRED: 66 UNITS * MIN. 2 SPACES/UNIT=	132 SPACES
PARKING PROVIDED:	
(60) 1-BED UNITS * 1.5 SPACES/UNIT	90
(6) 2-BED UNITS * 2 SPACES/UNIT	12
10% SPACES FOR GUESTS	10
TOTAL PROVIDED =	113 SPACES (6 H.C.)

SITE SETBACKS & EASEMENTS KEY:

- ① 25' FRONT SETBACK
- ② 16' SIDE SETBACK
- ③ 7' SIDE SETBACK (SUM OF BOTH = 23')
- ④ 25' REAR SETBACK
- ⑤ 10'-0" WATERLINE EASEMENT
- ⑥ 10'-0" DRAINAGE & UTILITY EASEMENT
- ⑦ 10'-0" SANITARY SEWER EASEMENT
- ⑧ EASEMENT ALONG UTILITY POLES, UNSPECIFIED WIDTH

N00°04'38"E 23.27'

4' CONC. SIDEWALK

KNOLLWOOD DRIVE

⑧

EXIT-ONLY GATE

HILRE DRIVE

S88°09'26"E 213.97'

4' CONC. SIDEWALK

LANDSCAPED
AREA, TYP.

THREE STORY
APT. BUILDING
(66 UNITS)

TERRACE

POOL

GRILLING AREA

DUMPSTER
ENCLOSURE

100-YEAR FLOOD
HAZARD AREA

DUMPSTER
ENCLOSURE

N88°09'26"W 213.70'

24'-0" FIRELANE, TYPICAL

S45°56'14"W 98.11'

S00°39'38"W 230.37'

99'-1"

52'-4"

204'-1"

132'-0"

84'-4"

S43°30'04"E 100.01'



1

SITE PLAN

SCALE: 1" = 50'



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

SCHEMATIC
DESIGN
REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

YOUNG ENTERPRISES - URBAN LOFTS

PROJECT NUMBER

1905

DATE

05.23.19

SHEET NUMBER

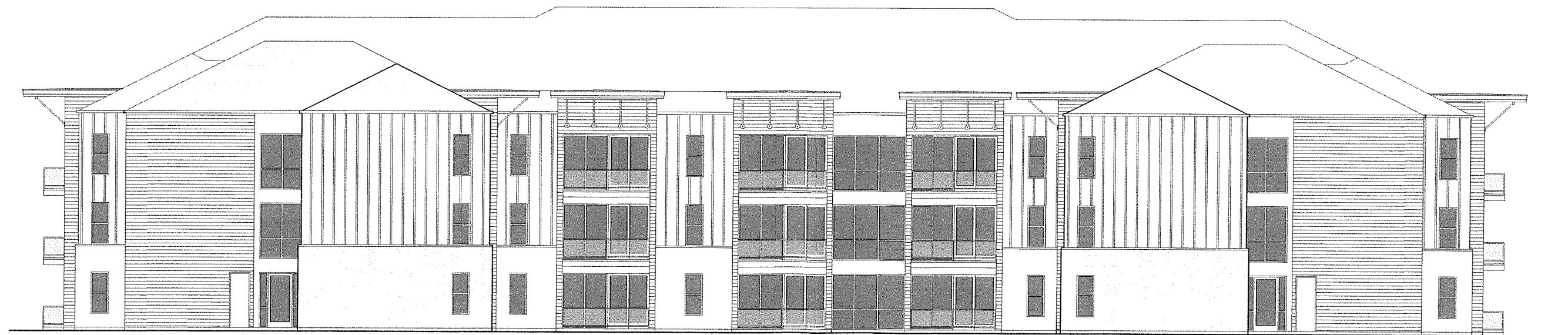
SP-1

site plan





1 **FRONT (WEST) ELEVATION**
SCALE: 1/16" = 1'-0"



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



100 NORTH TRAVIS STREET
SUITE NO. 600A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

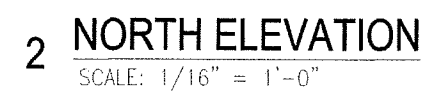
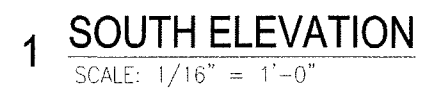
**SCHEMATIC
DESIGN
REVIEW**
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

YOUNG ENTERPRISES - URBAN LOFTS

exterior elevations

PROJECT NUMBER
1905
DATE
05.23.19
SHEET NUMBER
SP-2



STAFF REVIEW LETTER

June 11, 2019

Young Enterprises
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

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

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an apartment complex (YE Urban Lofts) in a C-1 (Retail Business) District for the property located in the 4800-4900 blocks of Knollwood Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 45 feet in height unless an exception is granted.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into Travis Street, Knollwood Road or Hilde Drive right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. All finishes shall be masonry or masonry veneer, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding (including carports/garages) unless an exception is approved.
10. An exception would need to be approved for any freestanding signage; only wall signs are allowed.
11. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
12. Review the zoning and development ordinance for additional requirements.
13. 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:

14. Replat of subject property required.
15. All requirements of the Floodplain Ordinance should be followed.
16. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

17. Water and Sewer Pro-Rata will be due at the time of development.
18. Internal water and sewer lines will be privately owned and maintained.
19. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to City Engineering Department for approval.
20. Privately owned and maintained detention in accordance with City criteria will be required as the site develops.
21. Verify fire lane requirements with Fire Marshall.
22. Location of trash receptors must be approved by the Public Works 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,



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

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

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



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 17.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4800-4900 BLOCKS KNOLLWOOD ROAD

The request of Young Enterprises, LP (Owner), David Baca Studio (Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 4800-4900 blocks Knollwood Road, being Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.4, Subsection (5)(c) to allow a 62' tall building for an apartment complex in lieu of the permitted 45' in a C-1 (Retail Business) District.
- Variance under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 113 parking spaces in lieu of the required 132 for an apartment complex in a C-1 (Retail Business) District.
- Variance under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wrought iron fence in lieu of the required masonry perimeter wall surrounding an apartment complex in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an apartment complex (YE Urban Lofts) in a C-1 (Retail Business) District.

Background:

The property is located in the 4800-4900 blocks of Knollwood Road (formally Sherman Oaks Drive); the southeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District, February 16, 1987 (Ordinance No. 4014).

The owner would like to construct the YE Urban Lofts, a sixty-six (66) unit, three-story apartment complex at this location. They are requesting variances to allow a sixty-two (62) foot tower on a portion of the building; to a wrought iron fence and to reduce the number of parking spaces to 113 spaces in lieu of 132 spaces required. The exterior finish on the apartment complex will be stone veneer, concrete fiber board siding with metal siding accents.

Adjacent Zoning:

SF-1 (Single Family Residential) District
R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owner)
David Baca Studio (Architect)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

32

Objections Received:

0

Attachments

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.2.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6223

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Ground Mounted Solar Panels in an R-A (Single Family Agricultural) District at 3335 Carriage Circle, being Lot 24, Lamberth Road Estates (Ricardo and Odilia Ayala, Owners; Sun City Solar Energy, Solar Contractor; and Synaptic Solar, Subcontractor); 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 Ricardo and Odilia Ayala (Owners), Sun City Solar Energy (Solar Contractor) and Synaptic Solar (Subcontractor) concerning the property located at 3335 Carriage Circle, being Lot 24, Lamberth Road Estates for a Specific Use Permit to allow Ground Mounted Solar Panels in an R-A (Single Family Agricultural) District.

Background:

The property is located at 3335 Carriage Circle in the Carriage Estates Subdivision off West Lamberth Road. The property was annexed into the City of Sherman on December 7, 2015 and is zoned an R-A (Single Family Agricultural) District.

Mr. Ayala would like to install a ground mounted solar panel system at his home. The solar panels are a 10,000-kilowatt system; 48' x 14'. He owns a little over an acre of land; and the neighbors are wide spread. A baseball field is located in the back of his property. The solar panels will be located on the north side of his property enclosed by a wood fence on the side of the property and a chain link fence in the back.

Origination:

Ricardo and Odilia Ayala (Owners)
Sun City Solar Energy (Solar Contractor)
Synaptic Solar (Subcontractor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted 7/0 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. 6223

Location Map

Zoning Map

Zoning Sign Photo

Plat - Lamberth Road Estates

Site Plan

Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6223

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 GROUND MOUNTED SOLAR PANELS IN AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT AT 3335 CARRIAGE CIRCLE, BEING LOT 24, LAMBERTH ROAD ESTATES (RICARDO AND ODILIA AYALA, OWNERS; SUN CITY SOLAR ENERGY, SOLAR CONTRACTOR; AND SYNAPTIC SOLAR, SUBCONTRACTOR); 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, Ricardo and Odilia Ayala (Owners), Sun City Solar Energy (Solar Contractor), and Synaptic Solar (Subcontractor) concerning the property located at 3335 Carriage Circle and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 24, Lamberth Road Estates

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

Zoning

1. All aspects of the R-A (Single Family Agricultural) District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The solar panels shall not exceed eight feet in height.

4. The minimum setback requirement shall be 60' from the front property line, 5' from the side and rear property line and 6' from any other structures and cannot be located inside any drainage or utility easements.
5. Shall comply with all zoning district setback and lot coverage requirements.
6. A building permit shall be approved before the solar panel system shall be erected, constructed or installed.
7. A building permit shall also be required for any physical modification to an existing solar panel system.
8. The solar panel system must comply with applicable adopted construction codes and amendments including but not limited to the 2015 International Energy Conservation Code, the 2009 International Residential Code, the 2017 National Electrical Code and the 2009 International Fire Code.
9. The solar panel system shall meet or exceed current standards and regulations of the FAA and any other agency of the State or Federal Government with the authority to regulate solar panel systems.
10. The solar panel system shall be maintained by the owner at all times so that it does not create a nuisance or a safety issue for surrounding property owners.
11. The solar panels shall be designed and located to avoid glare or reflection onto adjacent properties and roadways and shall not interfere with traffic or create a safety hazard.
12. If the solar panel system has been inactive for a continuous 12-month period, it shall be removed.
13. Screening of the solar panel system is required by a solid screening fence or wall that meets City Code.
14. Engineered drawings shall be provided for the solar panels and the electrical work to obtain a building permit.
15. The solar panel system shall be installed by qualified licensed installers.
16. Review the zoning and development ordinance for additional requirements.
17. 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.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

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

CITY OF SHERMAN, TEXAS

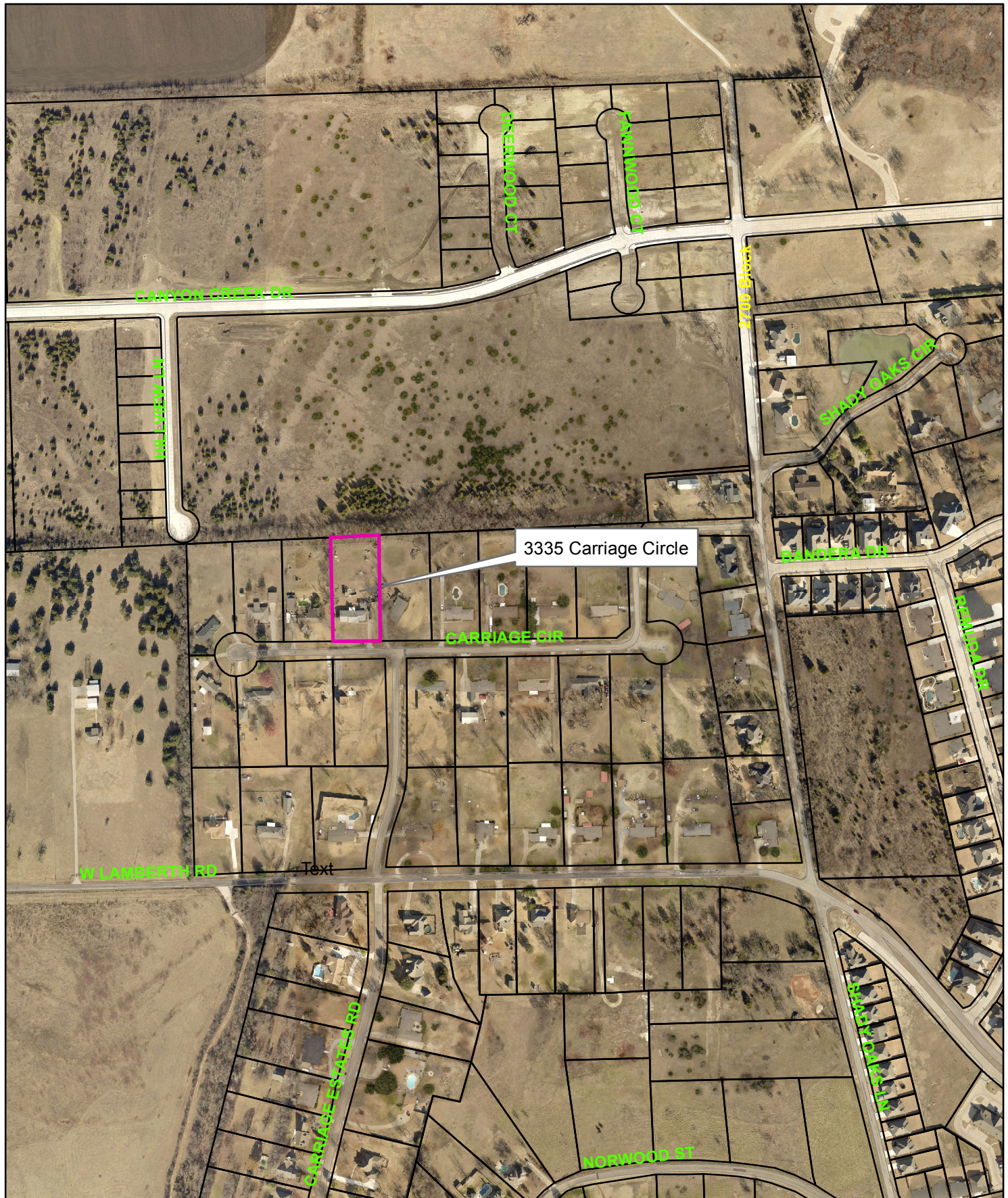
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



3335 Carriage Circle

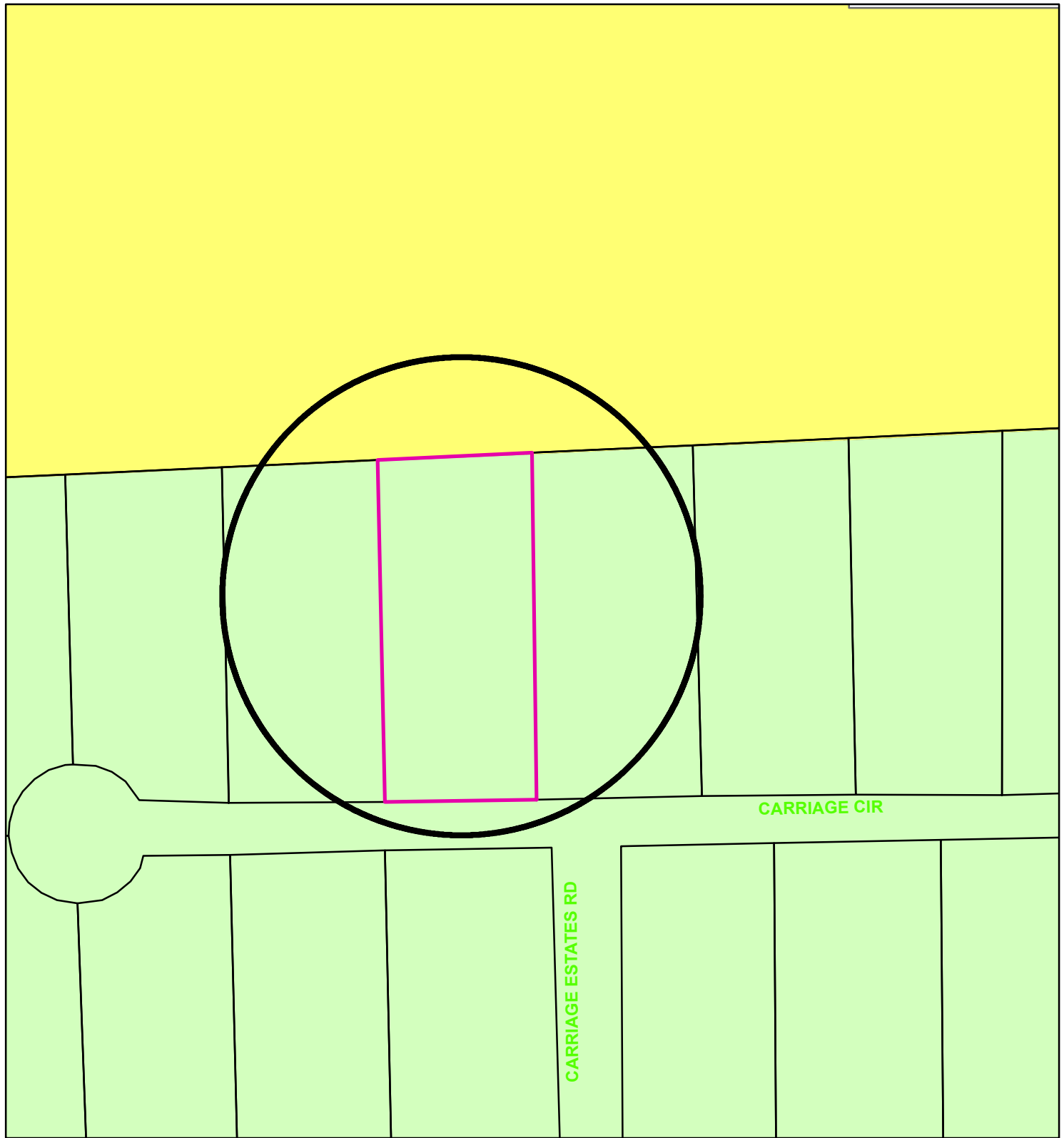
3335 Carriage Circle

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3335 Carriage Circle

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department

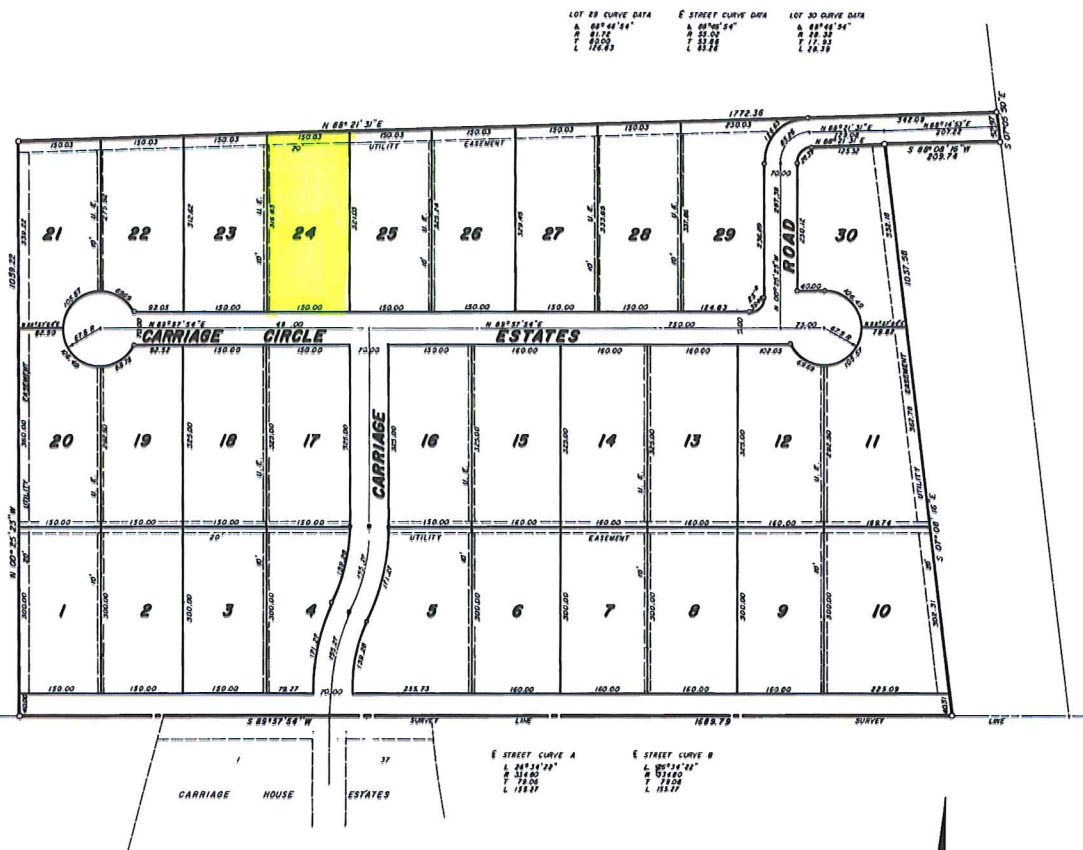


NOT TO SCALE

1 in = 132 ft

3335 Carriage Circle





**LAMBERTH ROAD ESTATES
TO
GRAYSON COUNTY, TEXAS**

FILED FOR RECORD
 March 16, 1976
 at 12:50 o'clock P.M.
 Entered in Vol. 5 Page 24
 Paul E. Lee
 County Clerk, Garcon Co., Texas
 By Dortha M. Miller
 Deputy

10018

FIELD NOTES

[illegible]

By Bobby G. Crow 1-30-76
Bobby G. Crow NRS Date

I Robert J. Tate owner and developer of Lamberth Road Estates being no part of my homestead, hereby dedicate to the public use forever the Streets and Easements shown on this plat of said Addition.

WITNESS MY HAND this 30 day of 1 1984, 1976

K. L. J. Tala

THE STATE OF TEXAS
COUNTY OF GRAYSON

Before me the undersigned a Notary Public in and for said County and State, on this day personally appeared Robert J. 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.

Given under my Hand and Seal of Office, this 30th day of January, 1970

Jean Kunitz
History Falls in and for Oregon County Mo.
Jean Kunitz

Approved this 7 day of April, 1976 by the City Planning and Zoning Commission to the City of
Shawnee, Texas.

John P. Newman
VICE Chairman

Summary

Accepted by the City Council of the City of Sherman on this 15TH day of MARCH, 1976.



Jack Spears
City Clerk, City of Sherman

Mayor Baker
Mayor City of Sharmen

SCALE 1"=100'

GENERAL NOTES

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 ARRIAGE CIRCLE

SHERMAN, TX 75092

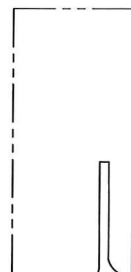
ASSESSOR'S #: 137A6612024



01

AERIAL PHOTO

NOT TO SCALE



CARRIAGE CIRCLE

02

PLAT MAP

NOT TO SCALE



SHEET LIST

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
E-601	LINE DIAGRAM
E-602	DESIGN TABLES
E-603	PLACARDS
S-501	ASSEMBLY DETAILS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT
R-006	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER	
NAME:	RICARDO AYALA
PROJECT MANAGER	
NAME:	RICARDO AYALA
PHONE:	903-487-0834
CONTRACTOR	
NAME:	SUN CITY SOLAR ENERGY - NORTH TEXAS LLC
PHONE:	903-487-0834

AUTHORITIES HAVING JURISDICTION

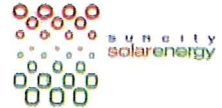
BUILDING:	SHERMAN, TX
ZONING:	SHERMAN, TX
UTILITY:	ONCOR

DESIGN SPECIFICATIONS

OCCUPANCY:	II
CONSTRUCTION:	SINGLE-FAMILY
ZONING:	RESIDENTIAL GRID-TIED
GROUND SNOW LOAD:	5 PSF
WIND EXPOSURE:	C
WIND SPEED:	115 MPH

APPLICABLE CODES & STANDARDS

BUILDING:	IBC 2015, IRC 2015
ELECTRICAL:	NEC 2017
FIRE:	IFC 2015



CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH TEXAS LLC

PHONE: 903-487-0834

ADDRESS: 3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

LIC. NO.: 32406

HIC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
PERMISSION FROM CONTRACTOR IS IN
VIOLATION OF U.S. COPYRIGHT LAWS
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

DATE: 04.16.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

T-001.00

(SHEET 1)

1.1.1 PROJECT NOTES:
1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION

1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY

1.1.8 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC, IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.1.9 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.1.10 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

1.2.1 SCOPE OF WORK:

1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE GROUND MOUNT ARRAY PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 WORK INCLUDES:

1.3.2 GROUND MOUNT RACKING - IRONRIDGE GROUND MOUNT
1.3.3 PV MODULE AND INVERTER INSTALLATION - PANASONIC VBHN330SA16 / ENPHASE IQ7X-96-2-US

1.3.4 PV EQUIPMENT GROUNDING

1.3.5 PV INSTALLING SYSTEM MONITORING EQUIPMENT

1.3.6 PV LOAD CENTERS (IF NEC)

1.3.7 PV METERING (IF NEC)

1.3.8 PV DISCONNECTS

1.3.9 PV GROUNDING ELECTRODE & BONDING TO (E) GEC

1.3.10 PV FINAL COMMISSIONING

1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

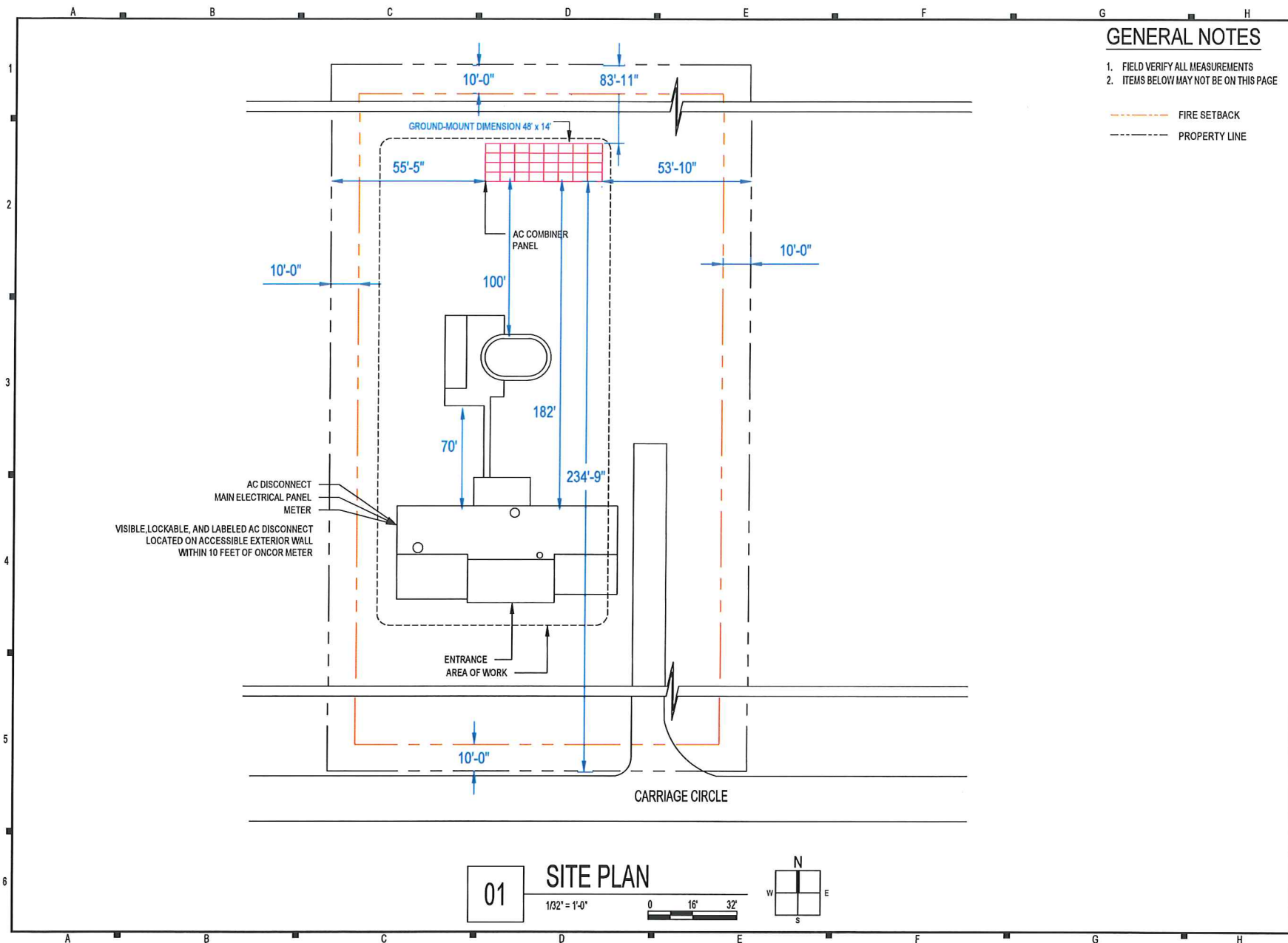
1.3.12 TRENCHING (IF NECESSARY)

SCOPE OF WORK

SYSTEM SIZE: STC: 32 x 330W = 10.560kW
PTC: 32 x 311.3W = 9.962W DC
(32) PANASONIC VBHN330SA16
(32) ENPHASE IQ7X-96-2-US (240V)

ATTACHMENT TYPE: IRONRIDGE GROUND MOUNT

MSP UPGRADE: YES



CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH
TEXAS LLC

PHONE: 903-487-0834

ADDRESS: 3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

LIC. NO.: 32406

HIC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
PERMISSION FROM CONTRACTOR IS IN
VIOLATION OF U.S. COPYRIGHT LAWS
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092
APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

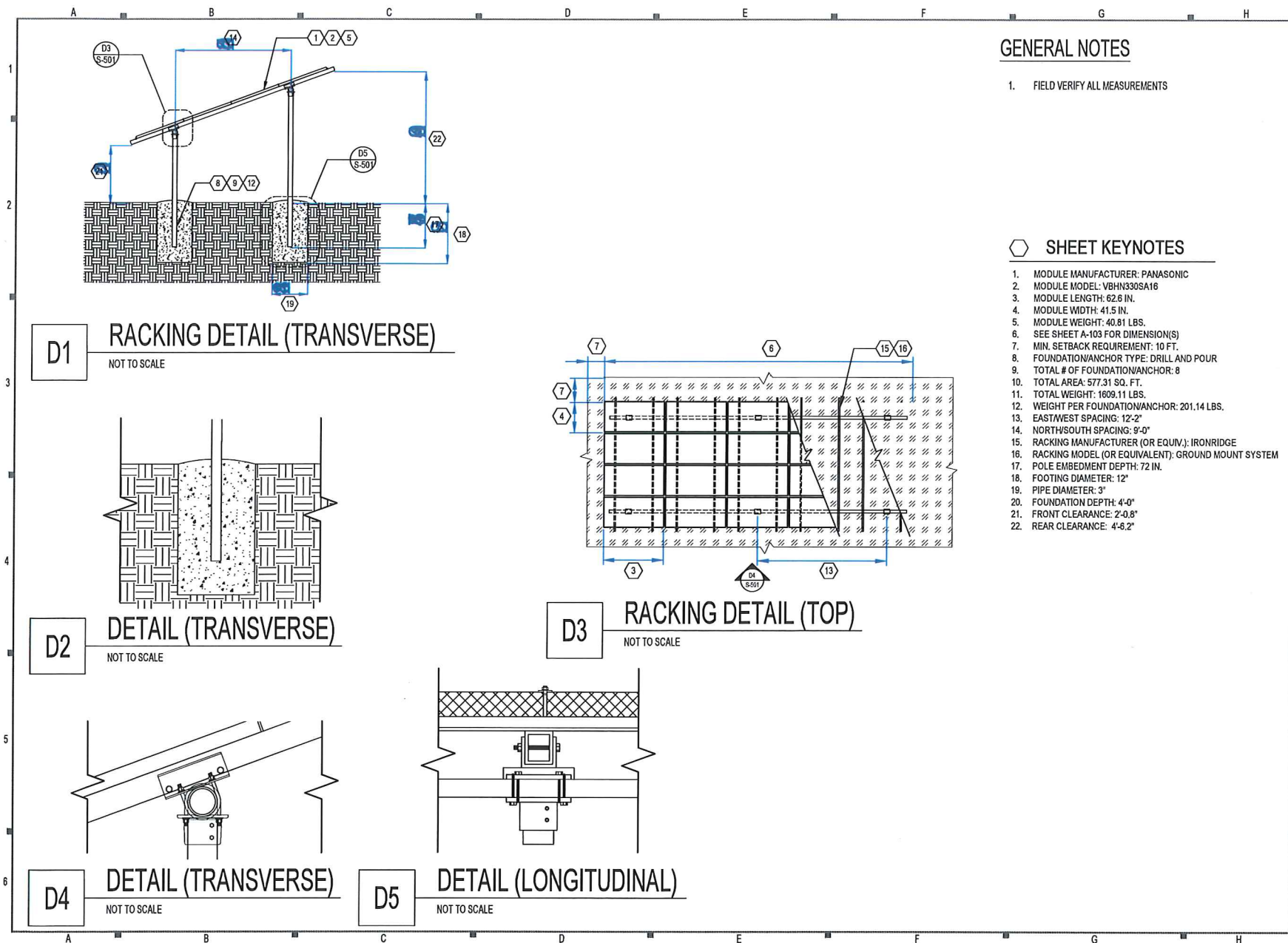
DATE: 04.16.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

A-101.00
(SHEET 3)



GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS

SHEET KEYNOTES

1. MODULE MANUFACTURER: PANASONIC
2. MODULE MODEL: VBHN330SA16
3. MODULE LENGTH: 62.6 IN.
4. MODULE WIDTH: 41.5 IN.
5. MODULE WEIGHT: 40.81 LBS.
6. SEE SHEET A-103 FOR DIMENSION(S)
7. MIN. SETBACK REQUIREMENT: 10 FT.
8. FOUNDATION/ANCHOR TYPE: DRILL AND POUR
9. TOTAL # OF FOUNDATION/ANCHOR: 8
10. TOTAL AREA: 577.31 SQ. FT.
11. TOTAL WEIGHT: 1609.11 LBS.
12. WEIGHT PER FOUNDATION/ANCHOR: 201.14 LBS.
13. EAST/WEST SPACING: 12'-2"
14. NORTH/SOUTH SPACING: 9'-0"
15. RACKING MANUFACTURER (OR EQUIV.): IRONRIDGE
16. RACKING MODEL (OR EQUIVALENT): GROUND MOUNT SYSTEM
17. POLE EMBEDMENT DEPTH: 72 IN.
18. FOOTING DIAMETER: 12"
19. PIPE DIAMETER: 3"
20. FOUNDATION DEPTH: 4'-0"
21. FRONT CLEARANCE: 2'-0.8"
22. REAR CLEARANCE: 4'-6.2"



CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH
TEXAS LLC

PHONE: 903-487-0834

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SHERMAN, TX 75092

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NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092
APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ASSEMBLY DETAILS

DATE: 04.16.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

S-501.00

(SHEET 9)



Ground Mount System

Datasheet



Mount on all terrains, in no time.

The IronRidge Ground Mount System combines our XR1000 rails with locally-sourced steel pipes or mechanical tubing, to create a cost-effective structure capable of handling any site or terrain challenge.

Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options, including concrete piers and driven piles.



Rugged Construction

Engineered steel and aluminum components ensure durability.



UL 2703 Listed System

Meets newest effective UL 2703 standard.



Flexible Architecture

Multiple foundation and array configuration options.



PE Certified

Pre-stamped engineering letters available in most states.



Design Software

Online tool generates engineering values and bill of materials.



20-Year Warranty

Twice the protection offered by competitors.



360° Product Tour
Visit ironridge.com

Substructure

Top Caps



Connect vertical and cross pipes.

Bonded Rail Connectors



Attach and bond Rail Assembly to cross pipes.

Diagonal Braces



Optional Brace provides additional support.

Cross Pipe & Piers



Steel pipes or mechanical tubing for substructure.

Rail Assembly

XR1000 Rails



Curved rails increase spanning capabilities.

UFOs



Universal Fastening Objects bond modules to rails.

Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

Accessories



Wire Clips and End Caps provide a finished look.

Resources



Design Assistant
Go from rough layout to fully engineered system. For free.
Go to ironridge.com/design



NABCEP Certified Training
Earn free continuing education credits, while learning more about our systems.
Go to ironridge.com/training

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CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH TEXAS LLC

PHONE: 903-487-0834

ADDRESS: 3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

LIC. NO.: 32406

HIC. NO.:

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DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092
APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 04.18.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

R-006.00

(SHEET 15)

STAFF REVIEW LETTER

June 11, 2019

Richardo Ayala
3335 Carriage Circle
Sherman, TX 75092

Synaptice Solar
Hector Salas
1140 International Parkway
Richardson, TX 75081

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow ground mounted solar panels in an R-A (Single Family Agricultural) District for the property located at 3335 Carriage Circle has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-A (Single Family Agricultural) District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The solar panels shall not exceed eight feet in height.
4. The minimum setback requirement shall be 60' from the front property line, 5' from the side and rear property line and 6' from any other structures and cannot be located inside any drainage or utility easements.
5. Shall comply with all zoning district setback and lot coverage requirements.
6. A building permit shall be approved before the solar panel system shall be erected, constructed or installed.
7. A building permit shall also be required for any physical modification to an existing solar panel system.
8. The solar panel system must comply with applicable adopted construction codes and amendments including but not limited to the 2015 International Energy Conservation Code, the 2009 International Residential Code, the 2017 National Electrical Code and the 2009 International Fire Code.
9. The solar panel system shall meet or exceed current standards and regulations of the FAA and any other agency of the State or Federal Government with the authority to regulate solar panel systems.
10. The solar panel system shall be maintained by the owner at all times so that it does not create a nuisance or a safety issue for surrounding property owners.
11. The solar panels shall be designed and located to avoid glare or reflection onto adjacent properties and roadways and shall not interfere with traffic or create a safety hazard.
12. If the solar panel system has been inactive for a continuous 12-month period, it shall be removed.
13. Screening of the solar panel system is required by a solid screening fence or wall that meets City Code.
14. Engineered drawings shall be provided for the solar panels and the electrical work to obtain a building permit.
15. The solar panel system shall be installed by qualified licensed installers.
16. Review the zoning and development ordinance for additional requirements.

17. 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.
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" and last name "Shadden" clearly legible.

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

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

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



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

Agenda Item No. 6.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3335 CARRIAGE CIRCLE

The request of Ricardo and Odilia Ayala (Owners), Sun City Solar Energy (Solar Contractor) and Synaptic Solar (Subcontractor) concerning the property located at 3335 Carriage Circle, being Lot 24, Lamberth Road Estates, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow ground mounted solar panels in an R-A (Single Family Agricultural) District.

Background:

The property is located at 3335 Carriage Circle in the Carriage Estates Subdivision off West Lamberth Road. The property was annexed into the City of Sherman, December 7, 2015 and is zoned an R-A (Single Family Agricultural) District. The owner would like to install a ground mounted solar panel system at his home.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

Origination:

Ricardo and Odilia Ayala (Owners)

Sun City Solar Energy (Solar Contractor)

Synaptic Solar (Subcontractor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

9

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat - Lamberth Road Estates

Site Plan

Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.3.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6224

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District at 1129 South Montgomery Street, being Lot 8, Block 7, Jones & Wainrights Addition (Ali Umair, Owner; Danish Samad, Prospective Buyer; and Copley Land Surveying, Surveyor)

Issue:

To consider the request of Ali Umair (Owner), Danish Samad (Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the property at 1129 South Montgomery Street, being Lot 8, Block 7, Jones & Wainrights Addition, for a zone change from a C-1 (Retail Business) District to an R-1 (One Family Residential) District

Background:

The property is located at 1129 South Montgomery Street, the northeast corner of South Montgomery and East Rosedale Streets. There is a one-story frame building on the lot; and the prospective buyer would like to change the zoning on the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District to be used as rental property. The building was built in 1927 and was formerly used as a grocery store. He plans to renovate the building for residential use.

Origination:

Ali Umair (Owner)

Danish Samad (Prospective Buyer)

Copley Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted 7/0 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. 6224

Location Map

Zoning Map

Zoning Sign Photo

Survey

Building Elevations

Staff Review Letter

P&Z Communication

ORDINANCE NO. 6224

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 1129 SOUTH MONTGOMERY STREET, BEING LOT 8, BLOCK 7, JONES & WAINWRIGHTS ADDITION (ALI UMAIR, OWNER; DANISH SAMAD, PROSPECTIVE BUYER; AND COPLEY LAND 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 1129 South Montgomery Street, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 8, Block 7, Jones & Wainright's Addition

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 _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

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

CITY OF SHERMAN, TEXAS

BY:

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

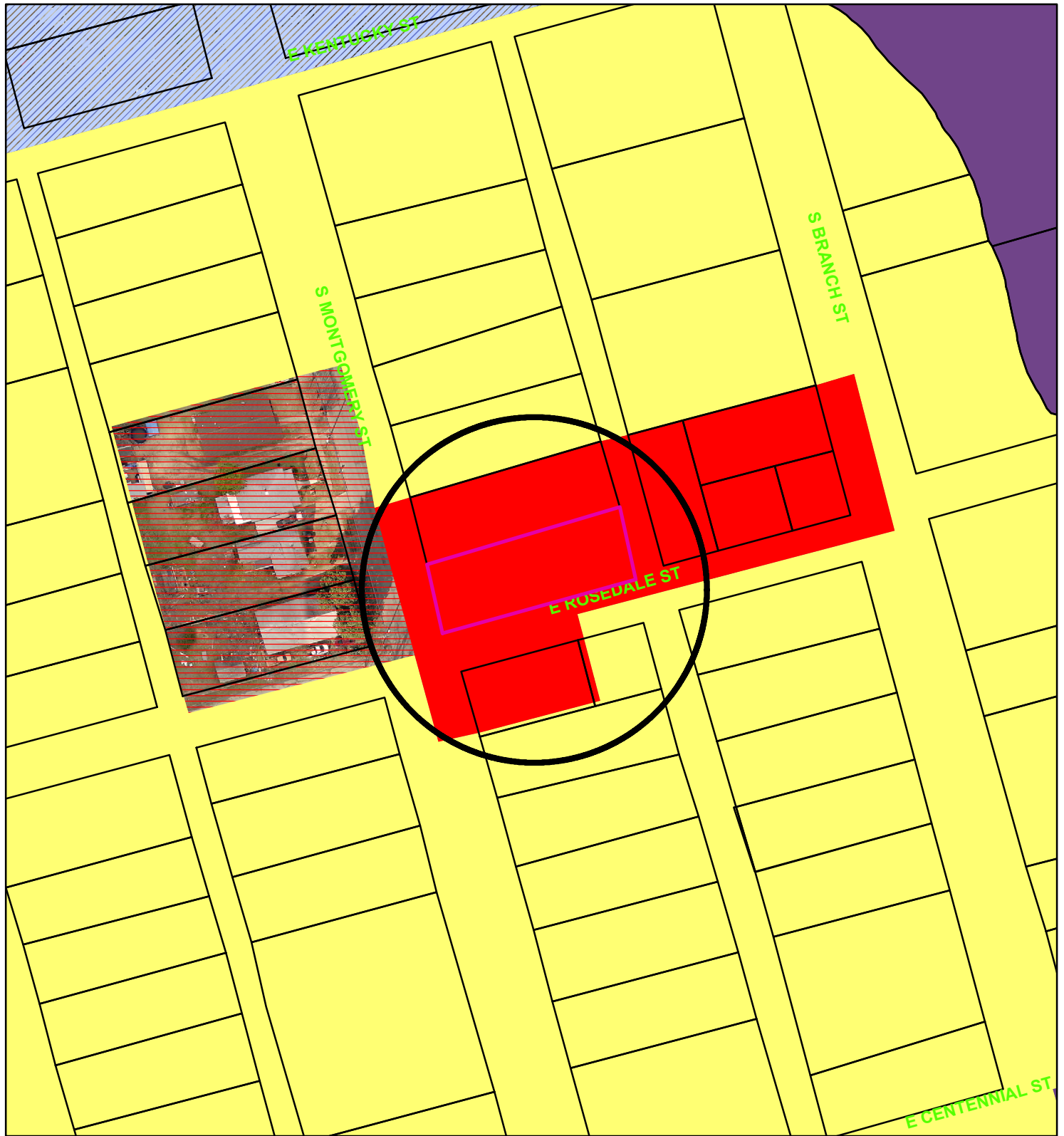


1129 S. Montgomery Street



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1129 South Montgomery Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 Manufacturing Housing District
- One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

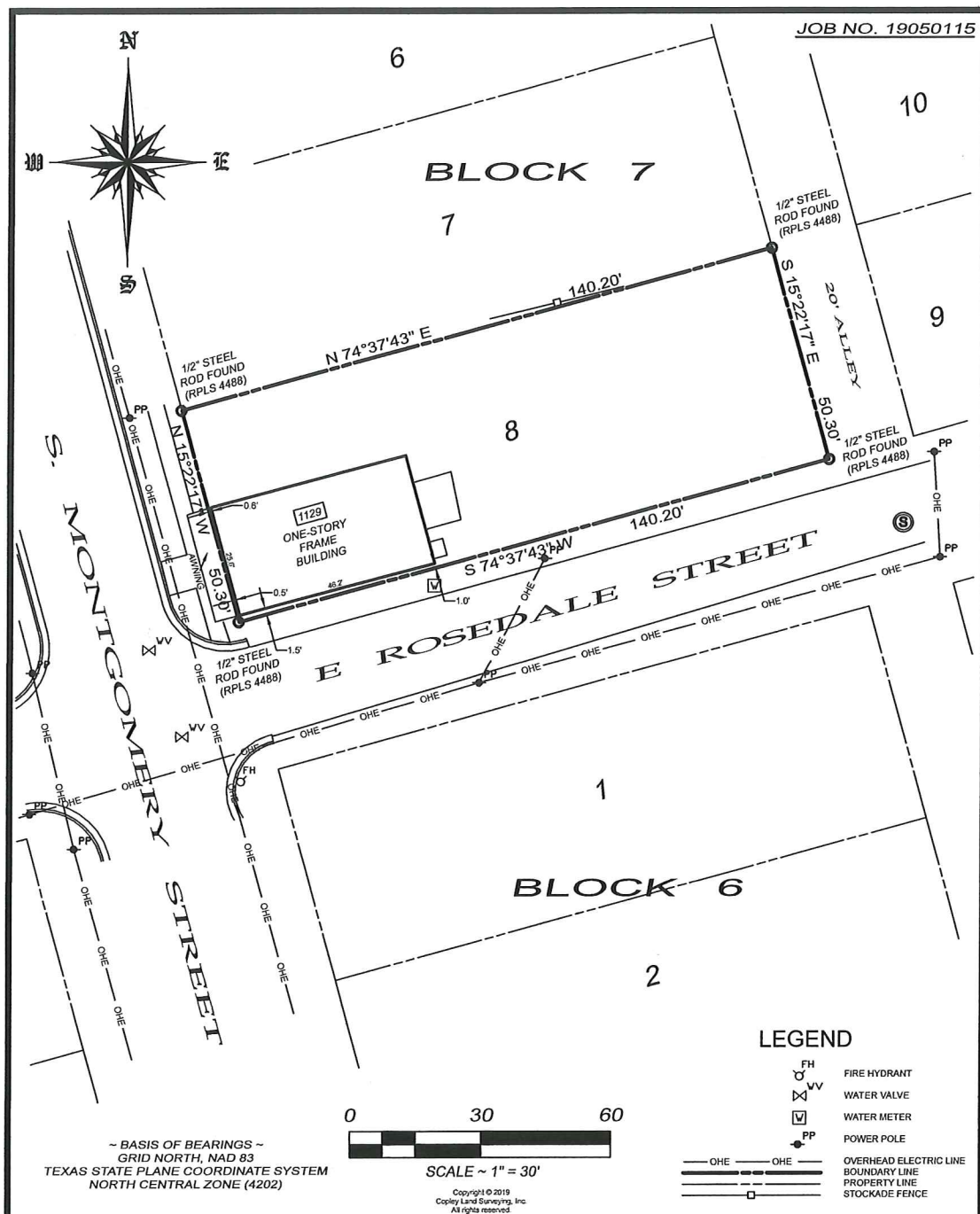
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1129 South Montgomery Street





I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 13th day of May 2019, a survey was made on the ground of the property shown hereon, described as Lot 8, Block 7, of the JONES & WAINRIGHTS ADDITION, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 35, Page 96, Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

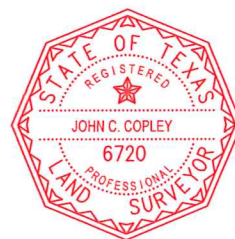
The building on said lot is known as 1129 S. Montgomery Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

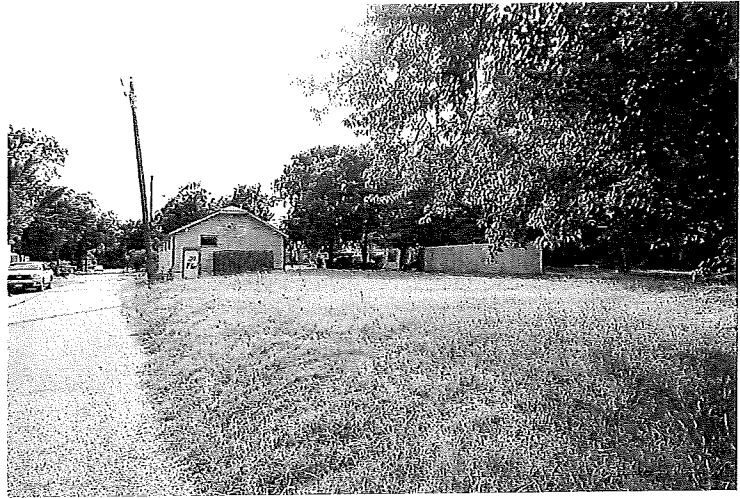
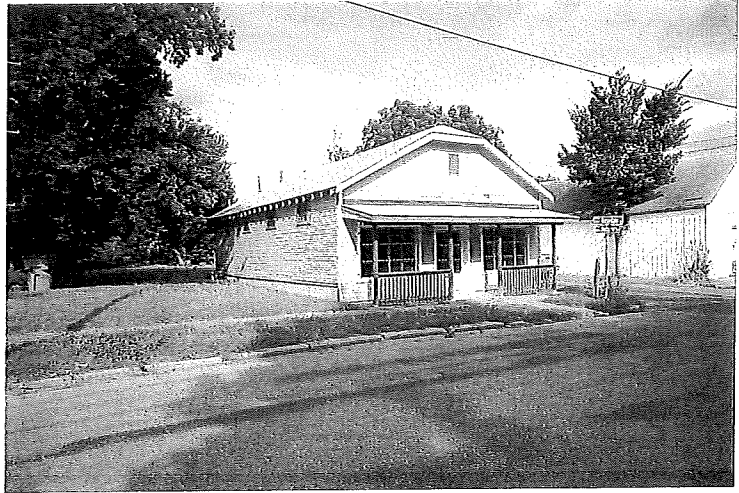
John C. Copley
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429



Copley Land Surveying

198 Keefer Rd., Pottsboro, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com







STAFF REVIEW LETTER

June 11, 2019

Ali Umair
302 Arapaho Trl West
Sherman, TX 75092

Danish Samad
902 E. Cherry St.
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval for an existing nonconforming structure from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property located at 1129 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. The building must be in compliance with all current City of Sherman building and fire codes prior to occupancy to assure a safe environment.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. Parking shall be provided for one space per bedroom; a parking space is considered to be 9' x 20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. All parking shall be on private property and shall not encroach into Montgomery or Rosedale Streets right-of-way.
7. The existing nonconforming structure shall not be extended, enlarged or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. Review the zoning and development ordinance for additional requirements.
10. 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:

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

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with 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
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

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



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

Agenda Item No. 9.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1129 SOUTH MONTGOMERY STREET

The request of Ali Umair (Owner), Danish Samad (Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the property at 1129 South Montgomery Street, being Lot 8, Block 7, Jones & Wainrights Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1129 South Montgomery Street, the northeast corner of South Montgomery and East Rosedale Streets. The applicant would like to change the zoning on the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District to be used as rental property.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Ali Umair (Owner)

Danish Samad (Prospective Buyer)

Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

29

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.4.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6225

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41, South Side Addition (Barton Capital, LTD, Owners; Ron Barton, Representative; and Marshall Sartin, Surveyor)

Issue:

To consider the request of Barton Capital, LTD (Owner), Ron Barton (Representative) and Marshall Sartin (Surveyor) concerning the property in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41 of South Side Addition, for a zone change from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District

Background:

The property is located in the 200 block of West Park Avenue between Elm and Crockett Streets. The property was zoned an M-1 (Light Manufacturing) District several years ago because of the proximity to the former Burlington Building. The property previously was used as housing for the Burlington employees.

Mr. Barton requested a zone change in 2006, but was denied because of concerns with truck traffic from the manufacturing companies in the area (Whitmire Container and Douglass Distributing). Mr. Barton feels it is a good time to develop the property because of the residential development in the area. He is requesting to rezone the property to an R-1 (One Family Residential) District to construct 1,200-1,300 square foot homes with two-car garages and three parking spaces on each of the eight lots.

Origination:

Barton Capital, LTD (Owner)
Ron Barton (Representative)
Marshall Sartin (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted 7/0 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. 6225

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Homes in Area

Staff Review Letter

P&Z Communication

Letter from Carlos Estella Carvajal

Letter from Whitmire Container Partners LTD

Letter from Christmas Designers

ORDINANCE NO. 6225

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 200 BLOCK OF WEST PARK AVENUE, BEING LOTS 1-8, BLOCK 31, REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 AND 41, SOUTH SIDE ADDITION (BARTON CAPITAL, LTD, OWNERS; RON BARTON, REPRESENTATIVE; AND MARSHALL SARTIN, 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 in the 200 block of West Park Avenue, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41 of South Side Addition

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 _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

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

CITY OF SHERMAN, TEXAS

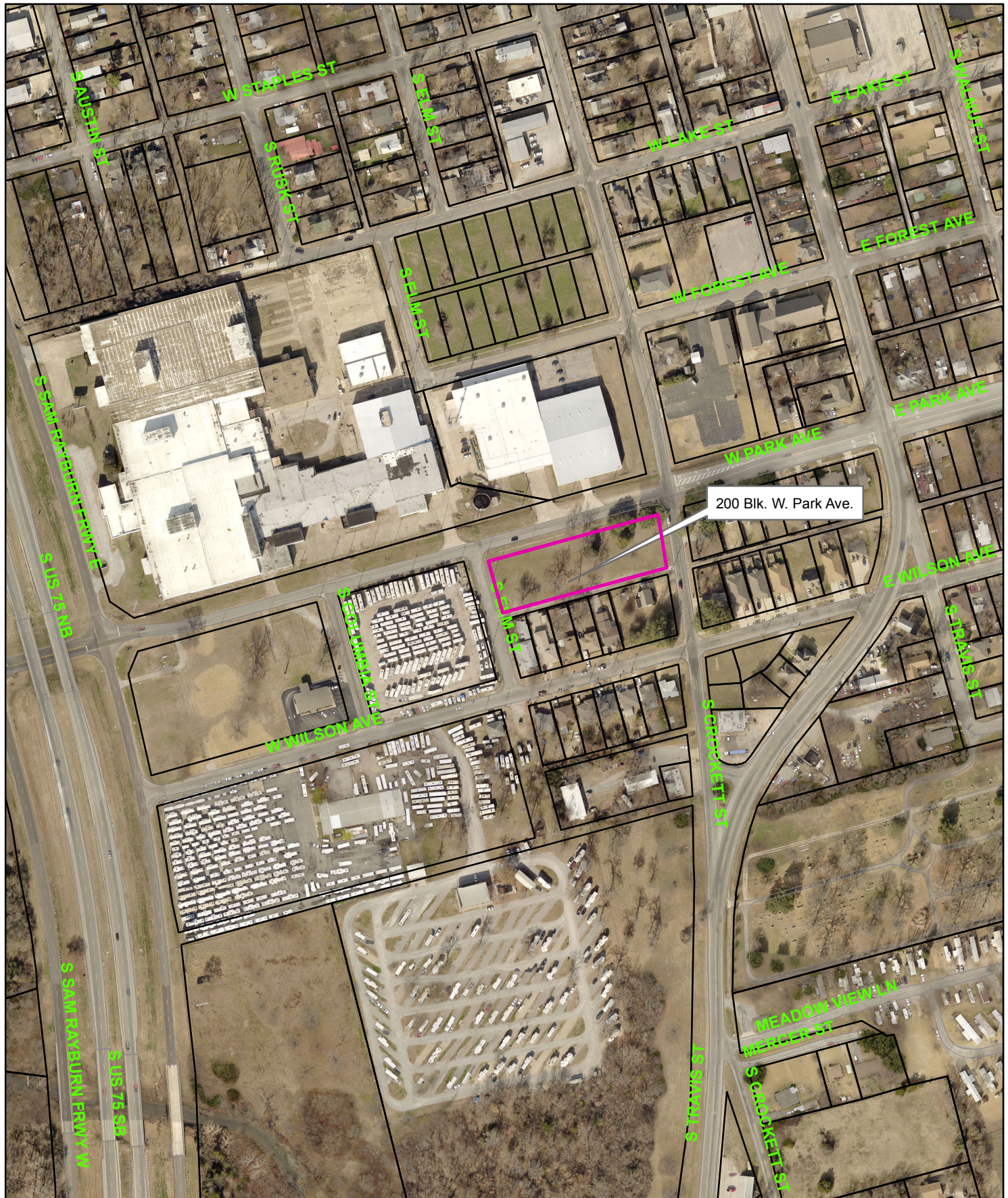
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

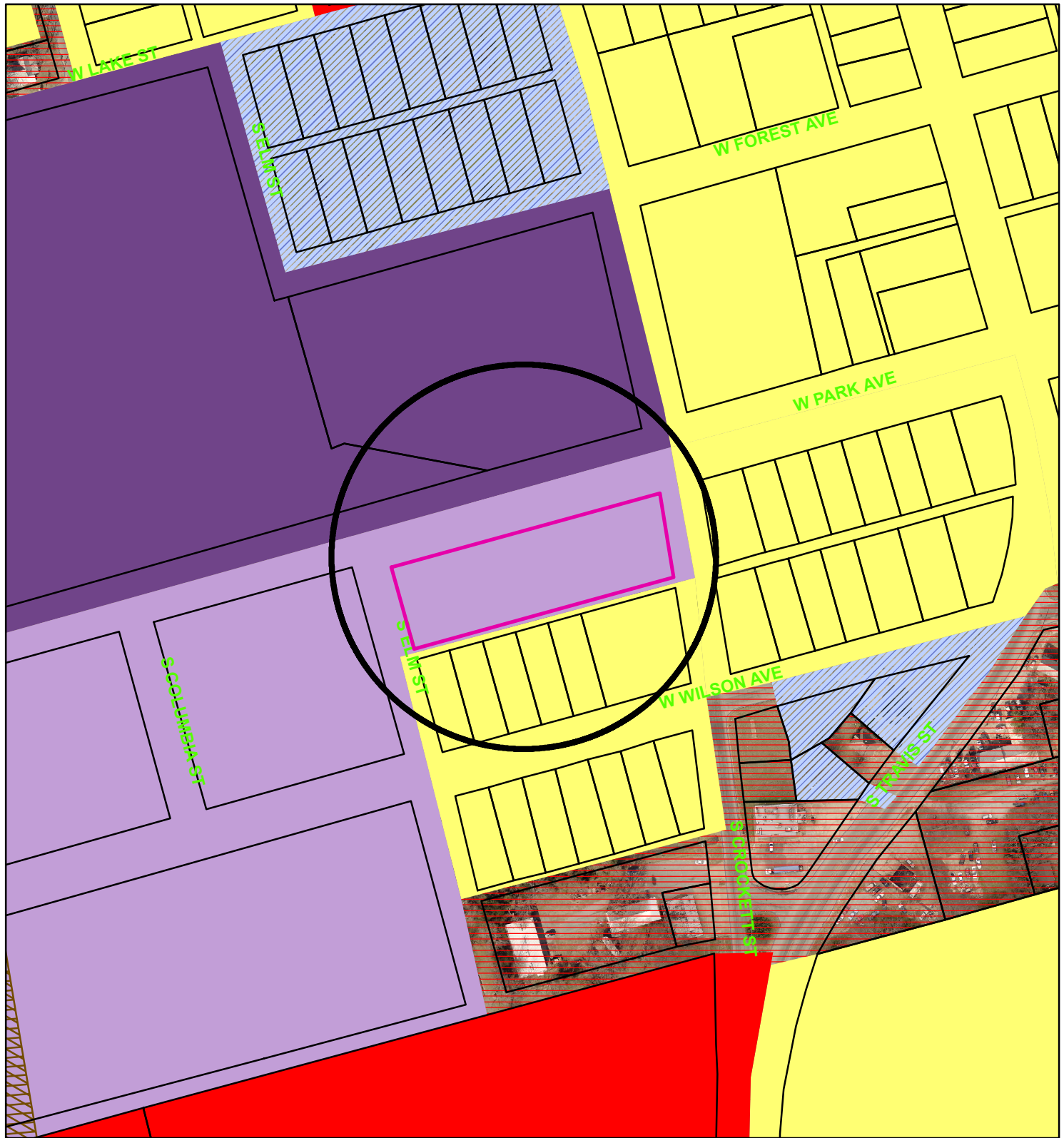
BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



200 Block West Park Avenue



1 in = 300 ft



Zoning - 200 Block West Park Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 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



1 in = 200 ft

200 Block West Park Avenue



PARK

AVENUE

STREET

STREET

CROCKETT

ELM

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7

8

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10

11

12

13

14

15

31

PLATTED

ALLEY

S 74°00'00" W

N 74°00'00" E

L = 142.84'
R = 5760.00'

1/2" Rebar End.

1/2" Square
Tubing End.

TXU
gas marker

tele.
pole

GTE
vault

power
pole

tele.
pole

overhead
electric

overhead
electric

142.00'

8' gravel drive

1/2" Rebar Set

1/2" Rebar Set

50.00'

50.00'

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privacy

fence

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Garage

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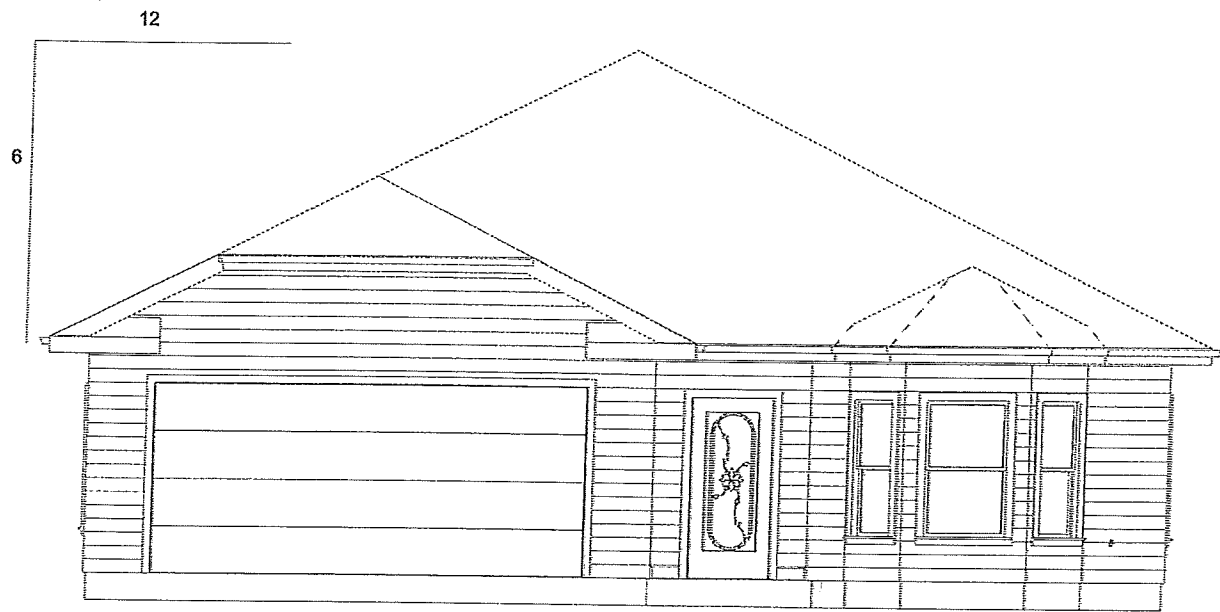
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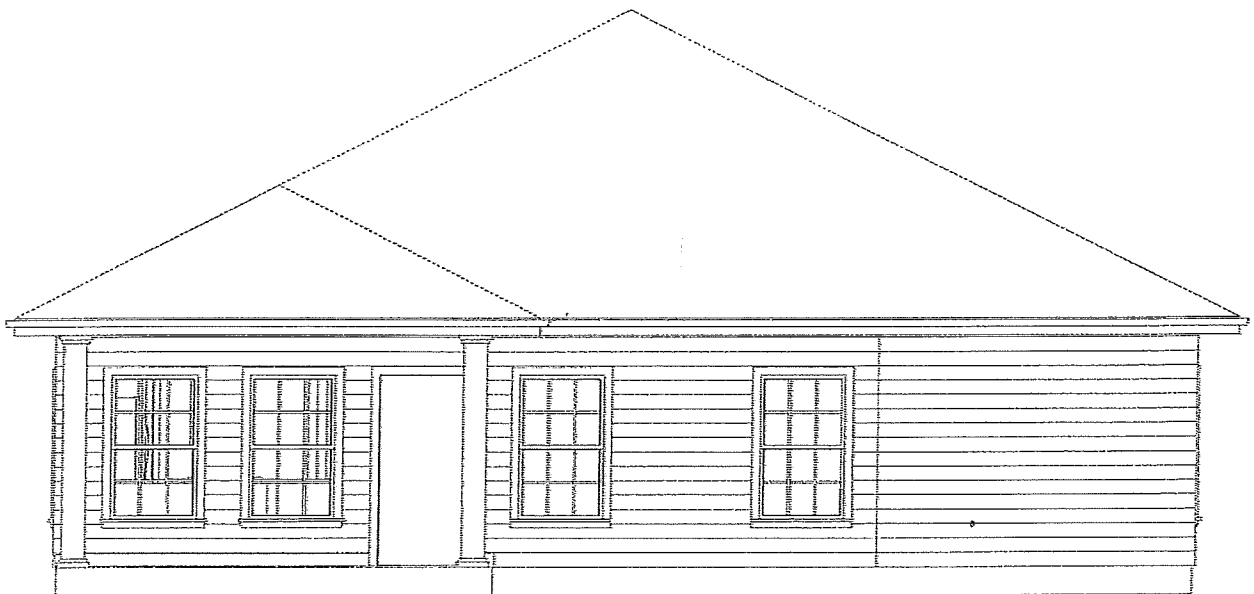
power
pole

guy

power
pole



Front Elevation



Rear Elevation



Wilson & Crockett Streets



New Construction – Forest & S Crockett



Wilson & Elm Street



Wilson Street

STAFF REVIEW LETTER

June 11, 2019

Barton Capital, LTD
715 S. Sam Rayburn Freeway
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District for the property located in the 200 block of West Park Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. All parking shall be on private property and shall not encroach into Park Avenue, Elm or Crockett Streets right-of-way.
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. Replat may be required if proposed structures are to cross-existing lot lines.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. City of Sherman does not maintain alleys.

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" and last name "Shadden" clearly legible.

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

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

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



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

Agenda Item No. 16.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

200 BLOCK WEST PARK AVENUE

The request of Barton Capital, LTD (Owner), Ron Barton (Representative) and Marshall Sartin (Surveyor) concerning the property in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41 of South Side Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.

Background:

The property is located in the 200 block of West Park Avenue between Elm and Crockett Streets. The property was zoned an M-1 (Light Manufacturing) District several years ago because of the location to the former Burlington Building. The property previously was used as housing for the Burlington employees.

Mr. Barton would like to rezone the property to an R-1 (One Family Residential) District to construct residential homes on the eight lots.

Adjacent Zoning:

R-1 (One Family Residential) District

M-2 (Heavy Manufacturing) District

Origination:

Barton Capital, LTD (Owner)

Ron Barton (Representative)

Marshall Sartin (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Residential Homes in Area

Staff Review Letter

May 31, 2019

Carlos & Estella Carvajal
128 W. Park
Sherman, TX 75090

RECEIVED

JUN 12 2020

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, June 18, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Barton Capital, LTD (Owner), Ron Barton (Representative) and Marshall Sartin (Surveyor) concerning the property in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41 of South Side Addition

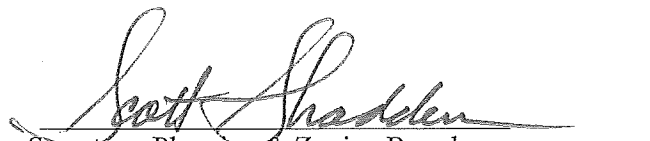
The request is as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board 6-9-2019

This site is lateral across the street from our property, behind is another street of residences. We don't need any more manufacturing in this neighborhood. We have enough of junk cars racing & revving their engines right in front of my home, making difficult to hear the television. Another factory will bring more cars & trucks delivering & empty cars. We don't have noise ordinance to help to noise level down. I am oppose to more manufacturers!

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

Carvajal

Whitmire Container Partners Ltd

2501 Oak Brook Circle
Sherman TX 75092

RECEIVED

JUN 27 2019

June 24, 2019

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

Due to travel schedules I just received your notice dated May 31, 2019 regarding a proposed zoning change for property located in the 200 block of West Park Avenue. I understand that this matter did appear before the Planning and Zoning Board this past week. I also understand that the City Council is set to consider this change at their July 15th meeting.

As a partner in the industrial property located at 215 West Park Avenue, directly across the street, I would like to register my strong opposition to this change. Please note the following critical issues that should be considered:

- This section of Park Avenue is designated as a hazardous freight route by the city.
- Park Avenue is planned to be a major thoroughfare connecting Hwy 75 to the east side of Sherman as a replacement for the old Lake Street connector.
- Douglass Distributing uses this route for all of their fuel and oil truck traffic
- Our tenant, Christmas Designers, have loading docks directly across the street from these lots.

There is no reasonable alternative traffic routes for the tractor trailer trucks that use this route. Residential development is important in the city, but should be located in areas where children and pedestrians are not exposed to the dangers of heavy truck traffic.

Sincerely



Bob Whitmire

President of General Partner G.R. Whitmire LLC

ChristmasDesigners.com, LLC

215 W Park Ave
Sherman, TX 75090

www.christmasdesigners.com 800-391-5280

RECEIVED

JUN 28 2019

June 25, 2019

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

Dear Mr. Shadden,

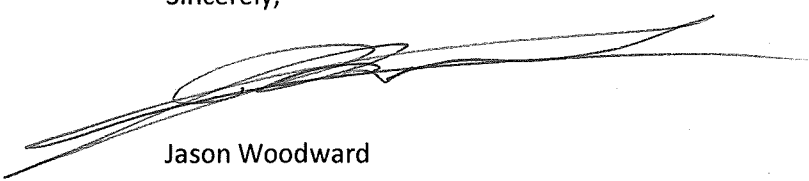
It has come to our attention that Sherman's City Counsel is planning on considering a zoning change for the property located on the 200 block of West Park Avenue. As a business that will be directly affected by a zoning change, I want to voice my opposition to this possible change.

Below are the issues that I'd like to bring up in regards to the zoning change:

- Our business operates out of the 65,000 square foot warehouse that is directly across the street from this property. We receive a large number of shipping containers into our loading dock area as well as hundreds of incoming and outgoing shipments, especially during the last half of the year. This is a very busy freight area for our operation.
- We are preparing to move to extended hours, which means we'll be potentially operating until midnight. This will include late night truck deliveries and large order pickups.
- Park Avenue is designated as a hazardous freight route and Douglass Distributing uses this route for all of their fuel and oil truck shipments.
- Once Park Avenue is widened in anticipation of becoming a major thoroughfare, this will make the 200 block even less safe and desirable as a residential zoned property.

Operating our business at this location has been a great business decision for us and we enjoy the easy access for our freight carriers. But it is not an area that is safe to zone for residential development. It would be a poor planning decision to put residents in a location that would require them to live and commute in the middle of such a busy and potentially dangerous freight route.

Sincerely,



Jason Woodward
Director of Business Operations, Christmas Designers



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.5.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6226

Adopting a Revised Official Zoning Map

Issue:

To consider the adoption of a revised official zoning map

Background:

The City Planning and Zoning Commission and the City Council have previously changed the zoning of a number of properties in the City as permitted by law and Chapter 14 of the City's Code of Ordinances. The official zoning map was last adopted by Ordinance No. 6094 on January 15, 2018.

Origination:

Developmental Services

Financial Consideration:

None

Staff Recommendation:

It is recommended that the City Council adopt the revised official zoning map.

Alternatives:

No other alternatives are recommended.

Attachments

Ordinance No. 6226

City of Sherman Official Zoning Map - 2019

ORDINANCE NO. 6226

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A REVISED OFFICIAL ZONING MAP; 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.

WHEREAS, the City Planning and Zoning Commission and the City Council have previously changed the zoning of a number of properties in the City as permitted by law and Chapter 14 of the City's Code of Ordinances; and

WHEREAS, the City Council now wishes to approve a revised zoning map reflecting all changes in zoning previously made;

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, the new zoning map be and is hereby adopted as the official zoning map for the City of Sherman, superseding and replacing the official zoning map adopted on January 15, 2018, as part of Ordinance No. 2280 of the City of Sherman, Texas. A copy of such official zoning map is attached to this ordinance as Exhibit "A".

SECTION 2. That the Mayor be and is hereby authorized and directed to affix his signature to the new map and have his signature attested by the City Clerk.

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 _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

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

CITY OF SHERMAN, TEXAS

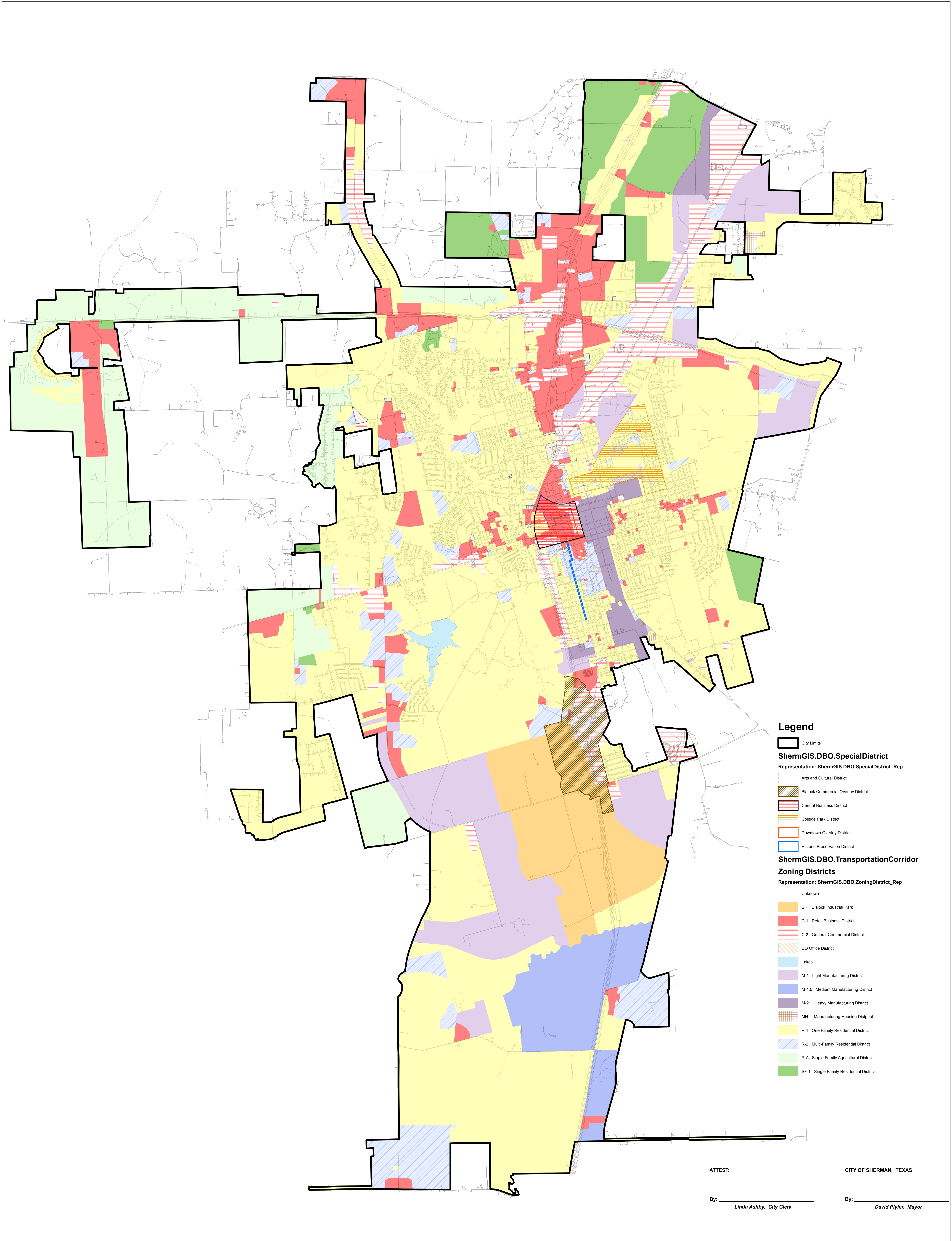
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.6.

Meeting Date: 07/15/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Number: 6222, 6223, 6224, 6225 and 6226

Issue:

- B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6222**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Apartment Complex (YE Urban Lofts) in a C-1 (Retail Business) District in the 4800-4900 blocks of Knollwood Road, being Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275 (Young Enterprises, LP, Owner; David Baca Studio, Architect; and Helvey-Wagner Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6223**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Ground Mounted Solar Panels in an R-A (Single Family Agricultural) District at 3335 Carriage Circle, being Lot 24, Lamberth Road Estates (Ricardo and Odilia Ayala, Owners; Sun City Solar Energy, Solar Contractor; and Synaptic Solar, Subcontractor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6224**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District at 1129 South Montgomery Street, being Lot 8, Block 7, Jones & Wainrights Addition (Ali Umair, Owner; Danish Samad, Prospective Buyer; and Copley Land Surveying, Surveyor)

B. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6225

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41, South Side Addition (Barton Capital, LTD, Owners; Ron Barton, Representative; and Marshall Sartin, Surveyor)

B. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6226

Adopting a Revised Official Zoning Map



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

B.7.

Meeting Date: 07/15/2019

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:

C. 3. * RESOLUTION NO. 6500

Appointing and Authorizing the Execution of an Agreement with Pattillo, Brown & Hill, L.L.P. to Perform the Fiscal Year 2019 Audit

E. 2. * OTHER BUSINESS

Replat Approval of Lot 20 and a Portion of Lot 21, Dos Lagos Subdivision, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085; Daniel Montano, Owner; David Downtain, Developer; and Helvey-Wagner Surveying, Surveyor (5313 Arroyo Trail)

E. 3. * OTHER BUSINESS

Replat Approval of Tobar Addition, Phase 3, a Repat of a Part of Lots 3, 6 and 7, Block 9, G.W. Bond's Second Addition, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763; Tobar Properties, LLC, Owners; and Helvey-Wagner Surveying, Surveyor (511 North East Street)

E. 4. * OTHER BUSINESS

Final Plat Approval of Paniagua Addition, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200; Yesenia Paniagua, Owner; and Helvey-Wagner Surveying, Surveyor (2300 block of South First Street and 1200 block of Ida Road)

E. 5. * OTHER BUSINESS

Replat Approval of Meals Addition, a Repat of Lot 4, Block E, Casa Linda 3rd Addition and All of Lot 9 and the West 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, being a Part of Lot 4, Block E, Casa Linda 3rd Addition and All of Lot 9 and the West 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963; Meals Property Solutions, LLC, Owners; and Underwood Drafting and Surveying, Inc., Surveyor (1035 South Idlewild Drive)

E. 6. * *OTHER BUSINESS*

Final Plat Approval of North Creek Addition, Section Four, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42; Young Enterprises, LP, Owners; and Preston Trail Land Surveying, Surveyor (4900-5000 blocks of Knollwood Road)

E. 7. * *OTHER BUSINESS*

Final Plat Approval of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671; Timothy and Amy Daniels, Owners; and Cox Land Surveying Company, Surveyor (1655 Mayes Drive)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.1.

Meeting Date: 07/15/2019

Prepared By: Theresa Hutchinson, Parks & Recreation Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6498

Supporting the City of Sherman Parks and Recreation's Application to the Texas Department of Transportation's 2019 Transportation Alternatives Set-Aside (TASA)/Safe Routes to School-Infrastructure (SRTS) Call for Projects

Issue:

City of Sherman Parks and Recreation has been chosen to advance in the grant application process for the TxDOT 2019 TASA/SRTS Call for Projects. The grant application would be submitted to TxDOT who administers federal funds made available for certain trail projects. The funds are designated for trail projects that provide safe routes to school. The grant application would request approximately \$1.2 million in grant funds to construct a 1.7 mile, ten-foot, concrete shared use path that will connect large residential areas with over 450 homes and an apartment complex to Sory Elementary and Lighthouse Early Child Development Center. The path would expand our trails system and would be consistent with our Master Plan.

Background:

The City's Parks and Recreation Master Plan was updated in 2017. As a result of the Master Plan update, staff works to identify opportunities to carry out priorities and identify alternative funding sources such as grants.

Origination:

Sherman Parks and Recreation

Financial Consideration:

There is no financial impact to be considered with the application; and there is no local match required if granted.

Staff Recommendation:

The staff recommends the City Council approve the resolution.

Alternatives:

The Council could choose not to approve the resolution.

Attachments

Resolution No. 6498

Proposed Trail for SRTS Call for Projects

RESOLUTION NO. 6498

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, SUPPORTING THE CITY OF SHERMAN PARKS AND RECREATION'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2019 TRANSPORTATION ALTERNATIVES SET-ASIDE (TASA)/SAFE ROUTES TO SCHOOL-INFRASTRUCTURE (SRTS) CALL FOR PROJECTS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Texas Department of Transportation (TxDOT) issued a call for projects in February 2019 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TASA) and/or Safe Routes to School-Infrastructure (SRTS) Programs; and

WHEREAS, the SRTS funds may be used for development of plans, specifications and estimates; environmental documentation; and construction of pedestrian and/or bicycle infrastructure; and

WHEREAS, the SRTS funds do not require a local match; and, as the Project Sponsor, the City of Sherman would be responsible for all non-reimbursable costs and 100% of overruns, if any, for SRTS funds;

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

SECTION 1. That the findings and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. That the City Council of the City of Sherman, Texas, hereby supports funding the project, **Lighthouse/Sory Elementary SRTS Shared Use Path**, as described in the City of Sherman Parks and Recreation's 2019 TASA/SRTS Detailed Application (including the construction budget, TxDOT's administrative cost, and the required local match, if any), and is willing to commit to the project's development, implementation, construction, maintenance, management and financing.

SECTION 3. That the City Council of the City of Sherman, Texas, is willing and able to authorize, by resolution or ordinance, the City of Sherman to enter into an agreement with TxDOT should the project be selected for funding.

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

PASSED AND APPROVED on this the ____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

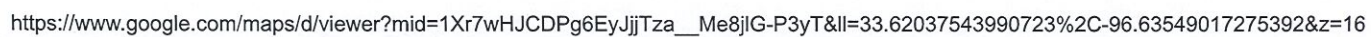
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.2.

Meeting Date: 07/15/2019

Prepared By: Zachary Flores, Police Chief

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6499

Awarding a Bid to and Authorizing Execution of a Contract with Moore Contracting for Construction of the Firearms Training Facility Site Improvements

Issue:

Recommendation to award a bid and authorize execution of a contract for the construction of site improvements at the Sherman Police Department's firearms training facility

Background:

During a regularly scheduled meeting on May 20, 2019, the City Council authorized staff to advertise for bids for the construction of site improvements at the Sherman Police Department's firearms training facility. A public request for competitive, sealed bids resulted in one (1) bid submitted and opened on July 2, 2019, with a bid of \$58,945.00 from Moore Contracting of Pottsboro, Texas.

Origination:

Sherman Police Department

Financial Consideration:

Funding is available in the fiscal year 2018-2019 budget.

Staff Recommendation:

City staff recommends that the City Council award the bid to Moore Contracting of Pottsboro, Texas, for construction of the firearms training facility site improvements.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6499

City of Sherman Standard Contract

Location Map

RESOLUTION NO. 6499

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH MOORE CONTRACTING FOR CONSTRUCTION OF THE FIREARMS TRAINING FACILITY SITE IMPROVEMENTS; 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 Moore Contracting of Pottsboro, Texas, is hereby awarded the City of Sherman's contract for the construction of the Firearms Training Facility Site Improvements, in accordance with all bid documentation attached hereto and incorporated herein for all purposes.

SECTION 2. That the City Manager is hereby authorized and directed, subject to all contract documents being completed and approved as to form and content by the City Attorney, to execute a contract with Moore Contracting for the construction of the Firearms Training Facility Site Improvements, in the same or substantially same form as the contract documents to be attached hereto and incorporated herein for all purposes.

SECTION 3. 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 _____, 2019.

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**



CITY OF SHERMAN
STANDARD CONTRACT

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

Seller:

Moore Contracting
Name

85515 N. SH 289
Address

Pottsville, TX. 75076
City, State, Zip

903-815-1297
Telephone

trp Moore@gmail
Email

DESCRIPTION OF GOODS

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

Construction of firearms facility
includes foundation & building

[CHECK ONE:]

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

OR

 This Contract is for a specific duration wherein the Seller will supply, furnish and deliver at the designated point or points of delivery the specified Goods in the quantities requested by Buyer at the time of Buyer's order. The delivery date(s) shall be set forth in Buyer's order. This Contract is not intended to be and shall not be construed as an exclusive requirements contract. This Contract is non-exclusive and Buyer may acquire any or all of its requirements for the specified Goods from Seller or any other source deemed appropriate by Buyer.

DURATION: NOT APPLICABLE TO THIS BID

PAYMENT TERMS

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

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

CONTRACT TERMS AND CONDITIONS

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

1. **SELLER TO PACKAGE GOODS:** Seller will package Goods in accordance with good commercial practice. Each shipping container shall be clearly marked and permanently packed as follows: (a) Seller's name and address; (b) Consignee's name, address, and purchase order number; (c) Container number and total number of containers, e.g. box 1 of 4 boxes; and (d) the number of the container bearing the packing slip. Seller shall bear cost of packing unless otherwise provided. Goods shall be suitably packed to secure lowest transportation costs and to conform to requirement of common carriers and any applicable specifications. Buyer's count or weight shall be final and conclusive on shipment not accompanied by packing lists.

2. **SHIPMENT UNDER RESERVATION PROHIBITED:** Seller is not authorized to ship the Goods under reservation and no tender of a bill of lading will operate as a tender of goods.
3. **TITLE AND RISK OF LOSS:** The title and risk of loss of the Goods shall not pass to the Buyer until the Buyer actually receives and takes possession of the Goods at the point or points of delivery.
4. **DELIVERY TERMS AND TRANSPORTATION CHARGES:** F.O.B. Destination Freight Prepaid unless delivery terms are specified otherwise in the bid; Seller shall pay for the transportation costs.
5. **NO PLACEMENT OF DEFECTIVE TENDER:** Every tender or delivery of Goods must fully comply with all provisions of this contract as to time of delivery, quality and the like. If a tender is made which does not fully conform, this shall constitute a breach and Seller shall not have the right to substitute a conforming tender, provided, where the time for performance has not yet expired, the Seller may reasonably notify Buyer of his intention to cure and may then make a conforming tender within the contract time but not afterward.
6. **PLACE OF DELIVERY:** The place of delivery shall be that set forth on the purchase order or in any other written designation by Buyer. The terms of this agreement are "no arrival, no sale."
7. **RIGHT OF INSPECTION:** Buyer shall have the right to inspect the goods at delivery before accepting them.
8. **REJECTION OF GOODS:** It is agreed that if Buyer rejects any of the goods sold pursuant to this agreement, Buyer's only duty shall be to reasonably notify Seller of the rejection and hold the goods for the disposition of Seller, and it is agreed that under no circumstances shall Buyer be required to resell the rejected goods or incur the cost to deliver same to Seller.
9. **GRATUITIES:** The Buyer may, by written notice to the Seller, cancel this contract without liability to the Seller if it be determined by the Buyer that gratuities, in the form of entertainment, gifts, or otherwise were offered or given by the Seller, or any agent or representative of the Seller, to any officer or employee of City of Sherman with view toward securing the contract or securing favorable treatment with respect to awarding or amending, or the making of any determination with respect to the performing of such a Contract. In the event this Contract is canceled by Buyer pursuant to this provision, Buyer shall be entitled in addition to any other rights and remedies, to recover and withhold the amount of the cost incurred by the Seller in providing such gratuities.
10. **SPECIAL TOOLS AND TEST EQUIPMENT:** If the price stated on the face hereof includes the cost of any special tooling or any special test equipment fabricated or required by Seller for the purpose of filling this order, such special tooling equipment and any process sheets related thereto shall become the property of the Buyer and to the extent feasible shall be identified by the Seller as such.

11. WARRANTY – PRICE:

- a. The price to be paid by the Buyer shall be that contained in the Seller's bid which Seller warrants to be no higher than Seller's current prices on orders for products of the kind and specification covered by the agreement for similar quantities under similar or like conditions and methods of purchase. In the event Seller breaches this warranty, the prices of the items shall be reduced to the Seller's current prices on orders by others, or in the alternative, Buyer may cancel this contract without liability for breach or Seller's actual expense.
- b. The Seller warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee excepting bona fide established commercial or selling agencies maintained by the Seller for the purpose of securing business. For breach of violation of this warranty, the Buyer shall have the right in addition to any other right or rights to cancel this contract without liability and to deduct from the contract price, or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee.

12. WARRANTY-PRODUCTS: Seller shall not limit or exclude any implied warranties and any attempt to do so shall render this contract voidable at the option of the Buyer. No such attempts to limit, disclaim or exclude any warranties, whether of fitness, merchantability or otherwise, by Seller shall be binding or effective. Seller warrants that the Goods furnished will conform to the specifications, drawings, and descriptions listed in the bid invitation and to the sample(s) furnished by Seller, if any. In the event of a conflict between the specifications, drawings, and descriptions, the specifications shall govern.

13. SAFETY WARRANTY: Seller warrants the product sold to the Buyer shall conform to the standards promulgated by the U.S. Department of Labor under the Occupational Safety and Health Act of 1970. In the event that the products do not conform to OSHA standards, Buyer may return the product for correction or replacement at the Seller's expense. In the event that Seller fails to make the appropriate correction within a reasonable time, any correction made by Buyer will be at Seller's expense.

14. NO WARRANTY BY BUYER AGAINST INFRINGEMENTS: As part of this contract for sale, Seller agrees to ascertain whether goods manufactured in accordance with the specifications attached to this agreement will give rise to the rightful claim of any third person by way of infringement or the like. Buyer makes no warranty that the production of goods according to the specifications will not give rise to such claim, and in no event shall Buyer be liable to Seller in the event that Seller issued on the grounds of infringement or the like. If Seller is of the opinion that an infringement or the like will result, he will notify Buyer to this effect in writing or the like, within two weeks after the signing of this agreement. If Buyer does not receive notice and a claim is asserted or Buyer is subsequently held liable for the infringement or the like, Seller will indemnify, defend and save Buyer harmless. If Seller in good faith ascertains that production of the

goods in accordance with the specifications will result in infringement or the like, this contract shall be null and void except that Buyer will pay Seller the reasonable cost of his search as to infringements.

15. **CANCELLATION:** Buyer shall have the right to cancel for default on all or any part of the undelivered portion of this order if Seller breaches any of the terms hereof including warranties of Seller or the Seller becomes insolvent or commits acts of bankruptcy. Such right of cancellation is in addition to and not in lieu of any remedies which Buyer may have at law or equity. The Buyer may for any reason whatsoever terminate performance under this Contract by the Seller for convenience at any time. The Buyer shall give notice of such termination to the Seller specifying when termination becomes effective. Goods received but unopened or unused shall be made available to Seller for delivery. Buyer will, in the event of termination, remit such sums to Seller as may be due only for those Goods retained by Buyer.

16. **FORCE MAJEURE:** If by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligation under the Agreement, then such party shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as is effected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereafter provided, but for no longer periods and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.

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

17. **ASSIGNMENT – DELEGATION:** No right or interest in this contract shall be assigned or delegation of any obligation made by Seller without the written permission of the Buyer. An attempted assignment or delegation of Seller shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

18. **MODIFICATIONS:** This contract can be modified or rescinded only in writing signed by both parties and their duly authorized agents.

19. **WAIVER:** No claim or right arising out of a breach in contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or

renunciation is supported by consideration and is in writing signed by the aggrieved party.

20. **INTERPRETATION-PAROL EVIDENCE:** This writing is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. No course of prior dealings between the parties and no usage of the trade shall be relevant to supplement or explain any term used in this agreement. Acceptance or acquiescence in a course of performance rendered under this agreement shall not be relevant to determine the meaning of this agreement even though the accepting or acquiescing party has knowledge of the performance and opportunity for objection. Whenever a term defined by the Uniform Commercial Code is used in this agreement, the definition contained in the Code is to control.
21. **APPLICABLE LAW:** This agreement shall be governed by the Uniform Commercial Code. Wherever the term "Uniform Commercial Code" is used, it shall be construed as meaning the Uniform Commercial Code as adopted in the State of Texas as effective and in force on the date of this agreement.
22. **ADVERTISING:** Seller shall not advertise or publish, without Buyer's prior written consent, the fact that Buyer has entered into this contract, except to the extent necessary to comply with prior requests for information from an authorized representative of federal, state or local government.
23. **RIGHT TO ASSURANCE:** Whenever one party to this contract in good faith has reason to question the other party's intent to perform he may demand that the other party give written assurance of his intent to perform. In the event that a demand is made and no assurance is given within five (5) days, the demanding party may treat this failure as an anticipatory repudiation of the contract.
24. **PROHIBITION AGAINST PERSONAL INTEREST IN CONTRACTS:** No officer or employee shall have a financial interest, direct or indirect, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies, or services, except on behalf of the City as an officer or employee. Any knowing and willful violation of this section shall constitute malfeasance in office, and any officer or employee guilty thereof shall forfeit his office or position. Any violation of this section with the knowledge, express or implied, of the person or corporation contracting with the governing body of the City shall render the contract involved voidable by the City Manager or the City Council.
25. **ENTIRE AGREEMENT:** This Contract, and all Specifications and Addenda attached thereto, constitute the entire and exclusive agreement between the Buyer and Seller with reference to the Goods. Specifically, but without limitation, this Contract supersedes any bid documents and all prior written or oral communications, representations and negotiations, if any, between the Buyer and Seller not expressly made a part hereof.

26. **INDEMNITY AND DISCLAIMER:** BUYER SHALL NOT BE LIABLE OR RESPONSIBLE FOR, AND SHALL BE INDEMNIFIED, HELD HARMLESS AND RELEASED BY SELLER FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE, OR DESCRIPTION, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY OR LOSS TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS, INCLUDING THE SELLER, OR PROPERTY, ARISING OUT OF, OR OCCASIONED BY, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF SELLER UNDER THIS CONTRACT, INCLUDING CLAIMS AND DAMAGES ARISING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF BUYER, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE BUYER UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. IT IS THE EXPRESSED INTENT OF THE PARTIES TO THIS AGREEMENT THAT THE INDEMNITY PROVIDED FOR IN THIS CONTRACT IS AN INDEMNITY EXTENDED BY SELLER TO INDEMNIFY AND PROTECT BUYER FROM THE CONSEQUENCES OF THE SELLER'S AS WELL AS THE BUYER'S NEGLIGENCE, WHETHER SUCH NEGLIGENCE IS THE SOLE OR PARTIAL CAUSE OF ANY SUCH INJURY, DEATH, OR DAMAGE. IN ADDITION, CONTRACTOR SHALL OBTAIN AND FILE WITH OWNER CITY OF SHERMAN A STANDARD CERTIFICATE OF INSURANCE AND APPLICABLE POLICY ENDORSEMENT EVIDENCING THE REQUIRED COVERAGE AND NAMING THE OWNER CITY OF SHERMAN AS AN ADDITIONAL INSURED ON THE REQUIRED COVERAGE.
27. **GOVERNING LAW:** The Contract shall be governed by the laws of the State of Texas. Venue for any causes of action arising under the terms or provisions of this Contract or the Goods to be delivered hereunder shall be in the courts of Grayson County, Texas.
28. **SUCCESSORS AND ASSIGNS:** The Buyer and Seller bind themselves, their successors, assigns and legal representatives to the other party hereto and to successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in this Contract. The Seller shall not assign this Contract without written consent of the Buyer.
29. **SEVERABILITY:** The provisions of this Contract are herein declared to be severable; in the event that any term, provision or part hereof is determined to be invalid, void or unenforceable, such determination shall not affect the validity or enforceability of the remaining terms, provisions and parts, and this Contract shall be read as if the invalid, void or unenforceable portion had not been included herein.

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

EXECUTED this _____ day of _____, _____.

SELLER:



(Signature)

Terry Moore Owner

(Type/Print Name and Title/Position)

85515 N. 54289

(Address)

Pottersboro, TX 75076

(City, State, Zip)

CITY OF SHERMAN:

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

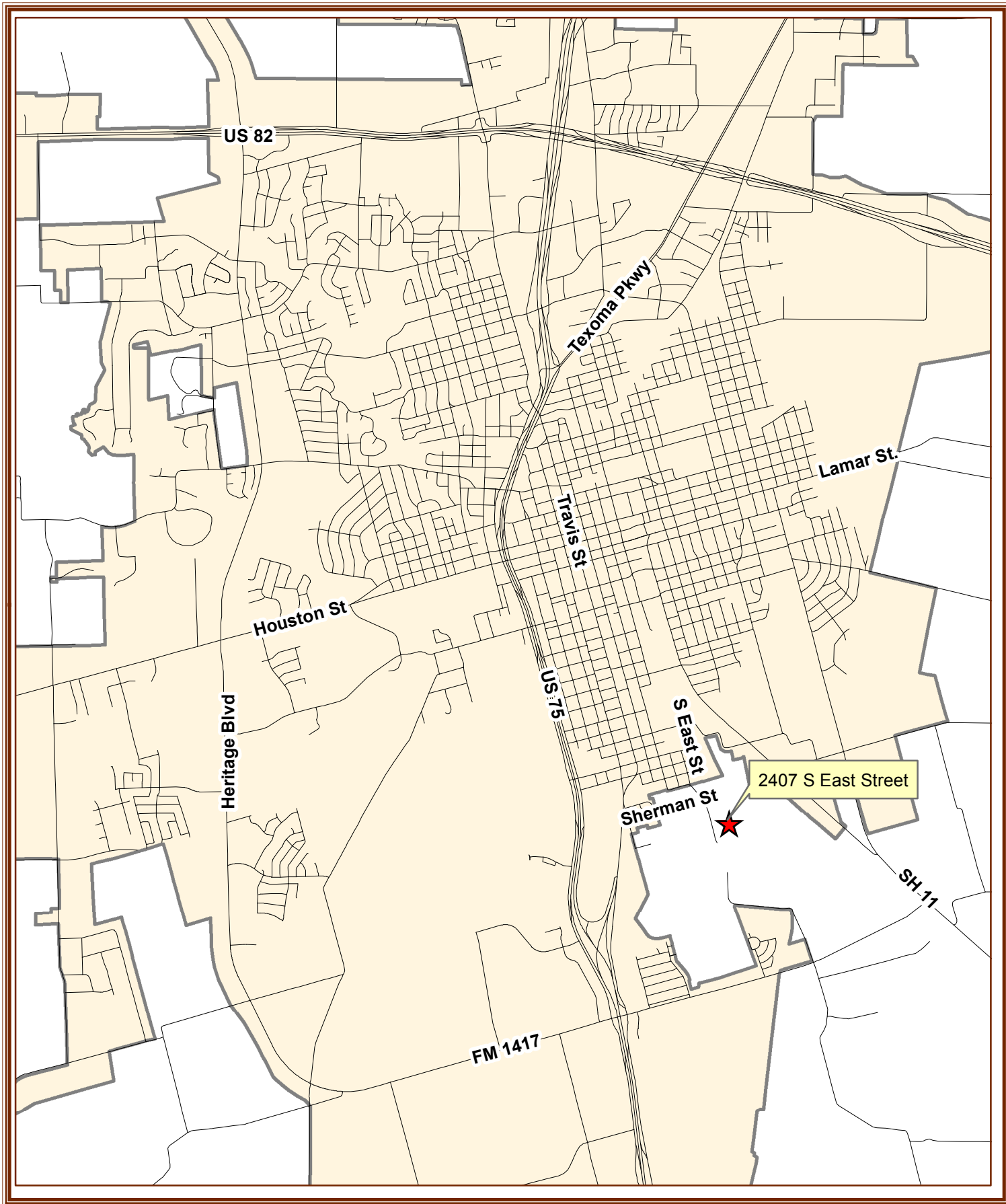
ATTEST:

By: _____
Linda Ashby,
City Clerk

APPROVED:

Brandon Shelby
City Attorney

diagram H:\ENGINEERING\GIS\Map\Agenda\Map\2407SEStreet_CL_051419.mxd



Sherman
ENGINEERING DEPT.
220 W. MULBERRY
SHERMAN, TX 75090



1 inch = 4,000 feet

CITY OF SHERMAN

Location Map

(2407 S East Street)

Legend

- Road Centerlines
- City Limits

Source: City of Sherman
Date: May 2019



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C.3.

Meeting Date: 07/15/2019

Prepared By: Tammy Davis, Controller

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6500**

Appointing and Authorizing the Execution of an Agreement with Pattillo, Brown & Hill, L.L.P. to Perform the Fiscal Year 2019 Audit

Issue:

Independent audit services for fiscal year (FY) 2019

Background:

By Charter, we are required to annually appoint an independent auditor to perform a financial audit for the City. Pattillo, Brown & Hill, L.L.P. ("PBH") performed the audit last fiscal year. Four optional renewals remain on the contract with PBH. The staff and Council Audit Committee were pleased with the firm's performance and are recommending the reappointment of PBH to perform the FY 2019 audit.

Origination:

Council Audit Committee

Mary Lawrence, Finance Director

Financial Consideration:

The fee estimate for FY 2019 audit services is \$45,000.00 for the City and \$5,000.00 for the Sherman Economic Development Corporation (SEDCO). Funds have been allocated in the FY 2020 budget for this expenditure.

Staff Recommendation:

The staff recommends the City Council accept the recommendation of the Council Audit Committee to appoint Pattillo, Brown & Hill, L.L.P. to perform the annual audit for the fiscal year ending September 30, 2019.

Alternatives:

The City Council could instruct the staff to solicit proposals from other firms.

Attachments

Resolution No. 6500

Audit Committee Memo

2019 Audit Engagement Letter

RESOLUTION NO. 6500

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPOINTING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PATTILLO, BROWN & HILL, L.L.P. TO PERFORM THE FISCAL YEAR 2019 AUDIT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Council hereby appoints Pattillo, Brown & Hill, L.L.P. to perform the annual audit for the City of Sherman for fiscal year ending September 30, 2019.

SECTION 2. That the City Manager be and is hereby authorized and directed, subject to all agreement documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Pattillo, Brown & Hill, L.L.P. to perform the annual audit for the City of Sherman for the fiscal year ending September 30, 2019.

SECTION 3. 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 _____, 2019.

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

DATE: Tuesday, July 9, 2019

TO: The Council Audit Committee
The Honorable David Plyler, Mayor
The Honorable Shawn Teamann, Council Member
The Honorable Daron Holland, Council Member

CC: Sherman City Council Members
Robby Hefton, City Manager

FROM: Mary Lawrence, Finance Director 

SUBJECT: **Appointment of Pattillo, Brown & Hill, LLP as Independent Auditor for the Fiscal Year Ended September 30, 2019 Audit**

Pattillo, Brown & Hill, LLP, ("PBH"), a certified public accounting firm in Waco, performed the annual audit for the City and SEDCO last fiscal year and the staff was pleased with their performance. Four optional renewal periods remain available at the consent of both parties. Subject to Audit Committee and City Council approval, the staff proposes to engage PBH for the annual audit for the year ended September 30, 2019.

The engagement letter (contract) has been received from PBH and is attached for your review. PBH has agreed to provide audit services for the upcoming year for \$50,000, including the audit of SEDCO. This fee is in line with fees paid in the prior year for similar services. Audit field work is expected to begin in September and the audit is expected to be completed with the report draft received by January 31, 2020.

The appointment of PBH and engagement letter will be on the July 15, 2019, council agenda for approval. If you have any questions prior to the council meeting, please let me know.



July 8, 2019

City of Sherman, Texas
405 North Rusk Street, 3rd Floor
Sherman, Texas 75091-1106

Dear City Council and Director of Finance:

You have requested that we audit the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Sherman, Texas, as of September 30, 2019, and for the year then ended, and the related notes to the financial statements, which collectively comprise City of Sherman, Texas' basic financial statements as listed in the table of contents. In addition, if required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), we will audit the entity's compliance over major federal award programs for the period ended September 30, 2019. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension related information and certain post-retirement health care plan information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's Discussion and Analysis
- Budgetary Comparison Schedule
- Schedules of Changes in Net Pension and OPEB Liability and Related Ratios.
- Schedules of Contributions – TMRS Pension Plan

OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque



Supplementary information other than RSI will accompany City of Sherman, Texas' basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- Combining and Individual Fund Financial Statements and Schedules

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the financial statements:

- Introductory Section
- Statistical Section

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the *earlier* of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS), the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain

reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective, and *Government Auditing Standards* does not require auditors to detect abuse.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of City of Sherman, Texas' basic financial statements. Our report will be addressed to the governing body of City of Sherman, Texas. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of City of Sherman, Texas' major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the entity has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major federal award programs. Our procedures will consist of determining major federal programs and performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. However, our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the City of Sherman, Texas in conformity with U.S. generally accepted accounting principles and the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. These services are limited to preparing the financial statements, schedule of expenditures of federal awards, and related notes of the City of Sherman, Texas as previously outlined. Our firm, in its sole professional judgement, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries. Our firm will advise with regard to financial reporting, but the City of Sherman, Texas must make all decisions with regard to those matters.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Management's Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received, including federal awards and

funding increments received prior to December 26, 2014 (if any), and those received in accordance with the Uniform Guidance (generally received after December 26, 2014);

4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;
6. For the design, implementation, and maintenance of internal control over federal awards;
7. For establishing and maintaining effective internal control over federal awards that provides reasonable assurance that the nonfederal entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
8. For identifying and ensuring that the entity complies with federal statutes, regulations, and the terms and conditions of federal award programs and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
9. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
10. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
11. For taking prompt action when instances of noncompliance are identified;
12. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
13. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
14. For submitting the reporting package and data collection form to the appropriate parties;
15. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
16. To provide us with:
 - a. Access to all information of which the City of Sherman, Texas is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
 - b. Additional information that we may request from the City of Sherman, Texas for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

17. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
18. For acceptance of non-attest services, including identifying the proper party to oversee non-attest work;
19. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
20. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
21. For the accuracy and completeness of all information provided;
22. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
23. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With respect to any non-attest services we perform, such as preparation of financial statements and related note disclosures and the schedule of expenditures of federal awards. We will not assume management responsibilities on behalf of the City of Sherman, Texas. However, we will provide advice and recommendations to assist management of the City of Sherman, Texas in performing its responsibilities. The City of Sherman, Texas' management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees and Timing

We will schedule the engagement based in part on deadlines, working condition, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If for whatever reason your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate.

The timing of our audit will be scheduled for performance and completion as follows:

Document internal control and preliminary tests	September 2019
Mail confirmations	October 2019
Perform year-end audit procedures	December 2019
Issue audit reports	March 2020

John K. Manning is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Pattillo, Brown & Hill, L.L.P.'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees for these services will be at our standard hourly rates plus out-of-pocket cost (such as reports reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$40,000 for the City and \$5,000 if a Single Audit is necessary. . Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional cost.

Other Matters

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Our firm may transmit confidential information that you provided us to third parties in order to facilitate delivering our services to you. For example, such transmissions might include, but not be limited to investment information. We have obtained confidentiality agreements with all our service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have the appropriate procedures in place to prevent the unauthorized release of confidential information to others. We will remain responsible for the work provided by any third-party service providers used under this agreement. By your signature below, you consent to having confidential information transmitted to entities outside the firm. Please feel free to inquire if you

would like additional information regarding the transmission of confidential information to entities outside the firm.

The audit documentation for this engagement is the property of Pattillo, Brown & Hill, L.L.P. and constitutes confidential information. However, we may be requested to make certain audit documentation available to federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Pattillo, Brown & Hill, L.L.P.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to management and those charged with governance the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements compliance over major federal award programs including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

Pattillo, Brown & Hill, L.L.P.

A handwritten signature in cursive script that reads "John K. Manning".

John K. Manning, CPA
Waco, Texas

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of City of Sherman, Texas by:

Name: _____

Title: _____

Date: _____



CPAs & Advisors

SYSTEM REVIEW REPORT

October 21, 2016

To the Partners of
Pattillo, Brown & Hill, LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Pattillo, Brown & Hill, LLP (the firm) in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*, audits of employee benefit plans, and audits performed under FDICIA.

In our opinion, the system of quality control for the accounting and auditing practice of Pattillo, Brown & Hill, LLP in effect for the year ended May 31, 2016, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Pattillo, Brown & Hill, LLP has received a peer review rating of *pass*.

Haddox Reid Eubank Betts PLLC



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D.1.

Meeting Date: 07/15/2019

Prepared By: Clint Philpott, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

REQUEST TO ADVERTISE

Construction of Flanary Road Wastewater Extension

Issue:

Requesting permission to advertise for bids the construction of Flanary Road Wastewater Extension

Background:

This project will extend the sewer line from the current manhole on Flanary Road and extend north to Heritage Parkway (F.M. 1417). Project includes 3800 linear feet of 15" sewer line and a bore crossing under F.M. 1417. The constructed Flanary Road Wastewater Extension will service the many planned developments in the area, including the new Sherman High School and the Munson Planned Development. There will be a second phase of this extension that extends north to West Travis Street near the High School. The estimated cost for construction of the new sewer line is approximately \$350,000.00.

Origination:

Engineering Department

Financial Consideration:

This project will cost approximately \$350,000.00 and is funded through the Greater Texoma Utility Authority. The cost of advertising is expected to be less than \$200.00.

Staff Recommendation:

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

Alternatives:

As may be directed by the City Council

Attachments

15" Sewer Layout

Aerial Location Map



FLANARY ROAD WASTEWATER EXTENSION PHASE I SHERMAN, TEXAS

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering
1404 North Central Expressway, Suite 1500
Dallas, Texas 75204
(214) 768-7400 • Fax (214) 768-7401

HORIZONTAL CONTROL PLAN			
DESIGNED	DRAWN	SCALE	FILE
JAE	DJA	HL 1"=40' VL 1"=5'	C190021



BENCHMARKS:
BENCHMARK 1: "□" Cut on concrete headwall on side of Flanary Road. ELEVATION: 711.62
BENCHMARK 2: "□" Cut on concrete sign on East side of Flanary Road South of intersection with West FM 1417. ELEVATION: 772.86

DATE	NO.
04/08/19	C1





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.1.

Meeting Date: 07/15/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider Calling a Special Meeting of the City Council for Tuesday, September 3, 2019, due to Conflict with a Federal Holiday

Issue:

To consider calling a special meeting of the City Council for 5:00 p.m. on Tuesday, September 3, 2019, to make up for the first regular meeting in September, which falls on the Federal Holiday of Labor Day

Background:

The City Charter provides that City Council regular meetings shall fall “on the first and third Mondays of each month, excluding holidays, at its discretion.” The regular date for the Council’s first meeting in September is Monday, September 2nd, a Federal Holiday to celebrate Labor Day. This day is an officially recognized holiday for City of Sherman employees and is traditionally respected by not holding regular City Council meetings on this Federal Holiday. While the Charter provision does not require the City Council to meet on a Federal Holiday, neither does it establish a make up date, which would be done by a motion and order with a 72-hour public notice.

Origination:

City Manager's Office

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the City Council, **by motion and order**, call a special City Council meeting for 5:00 p.m. on Tuesday, September 3rd.

Alternatives:

No alternative is recommended since the first meeting in September is necessary in the process to set the property tax rate.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.2.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Lot 20 and a Portion of Lot 21, Dos Lagos Subdivision, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085; Daniel Montano, Owner; David Downtain, Developer; and Helvey-Wagner Surveying, Surveyor (5313 Arroyo Trail)

Issue:

To consider Replat approval of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085 located at 5313 Arroyo Trail

Background:

The property is located at 5313 Arroyo Trail in the Dos Lagos Subdivision off Dripping Springs Road. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development.

Origination:

Daniel Montano (Owner)
David Downtain (Developer)
Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

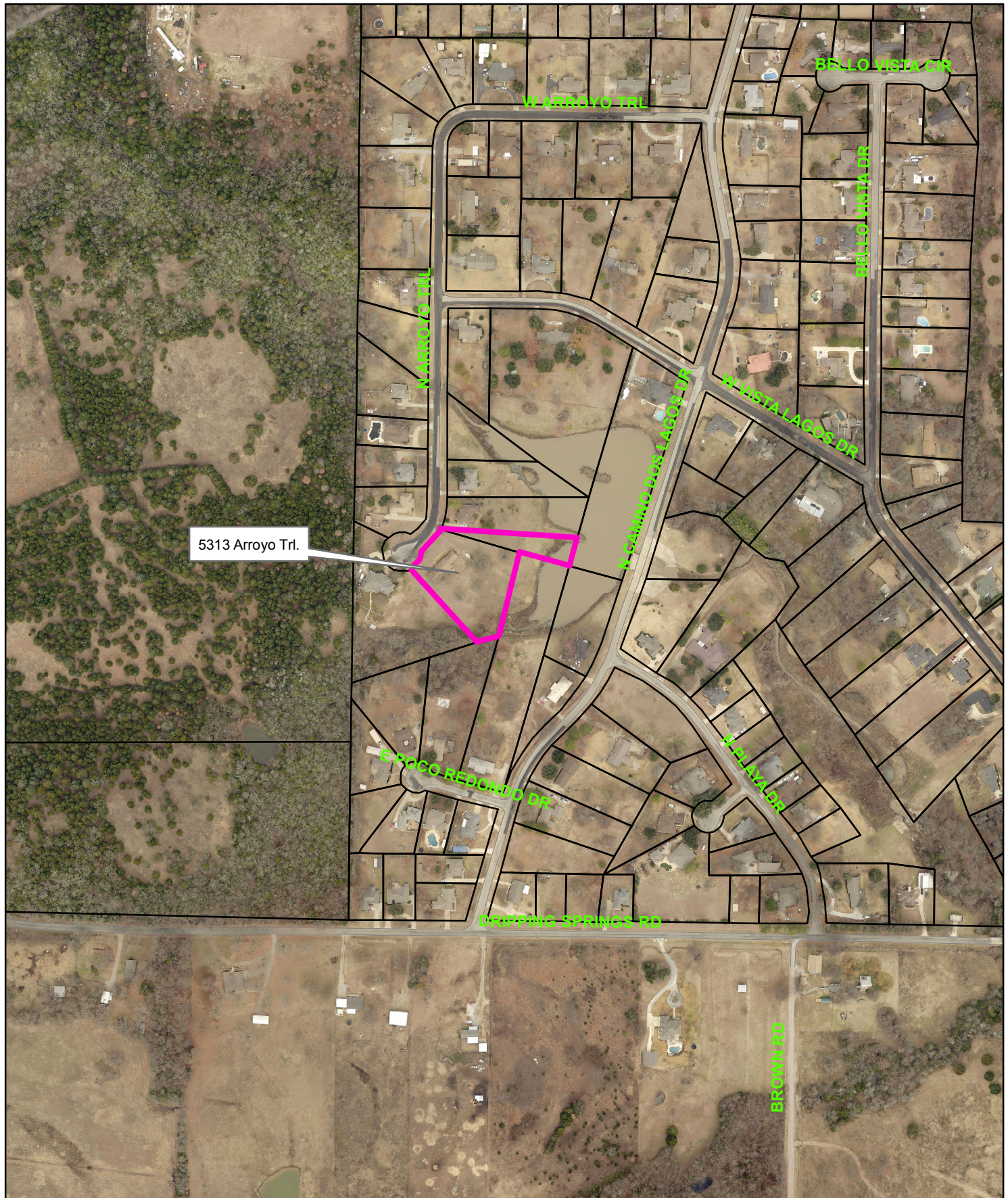
Zoning Map

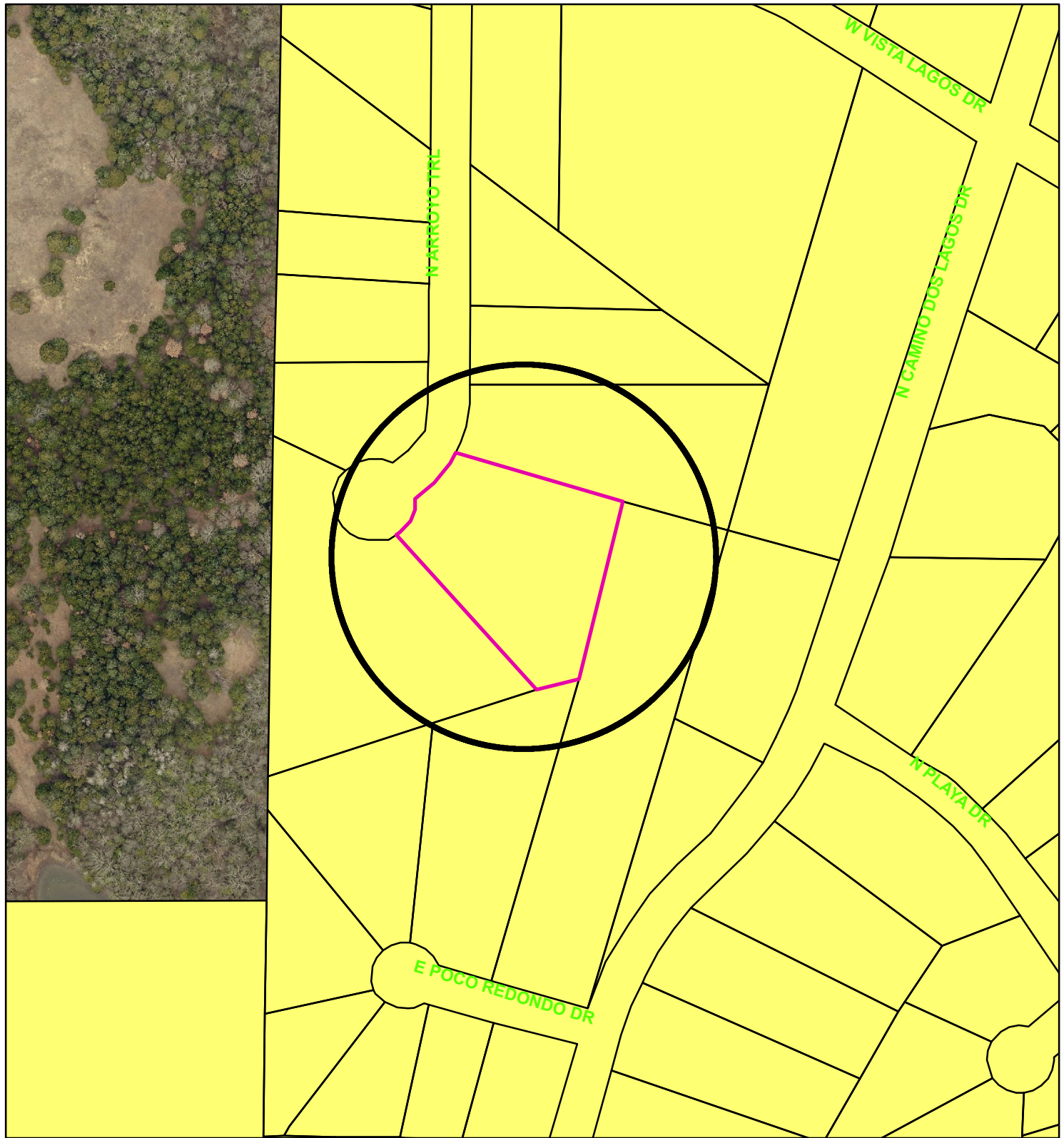
Zoning Sign Photo

Replat Lot 20 & Part of Lot 21, Dos Lagos Subdivision

Staff Review Letter

P&Z Communication





Zoning - 5313 Arroyo Trail

Legend

Special Districts Overlay

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



NOT TO SCALE

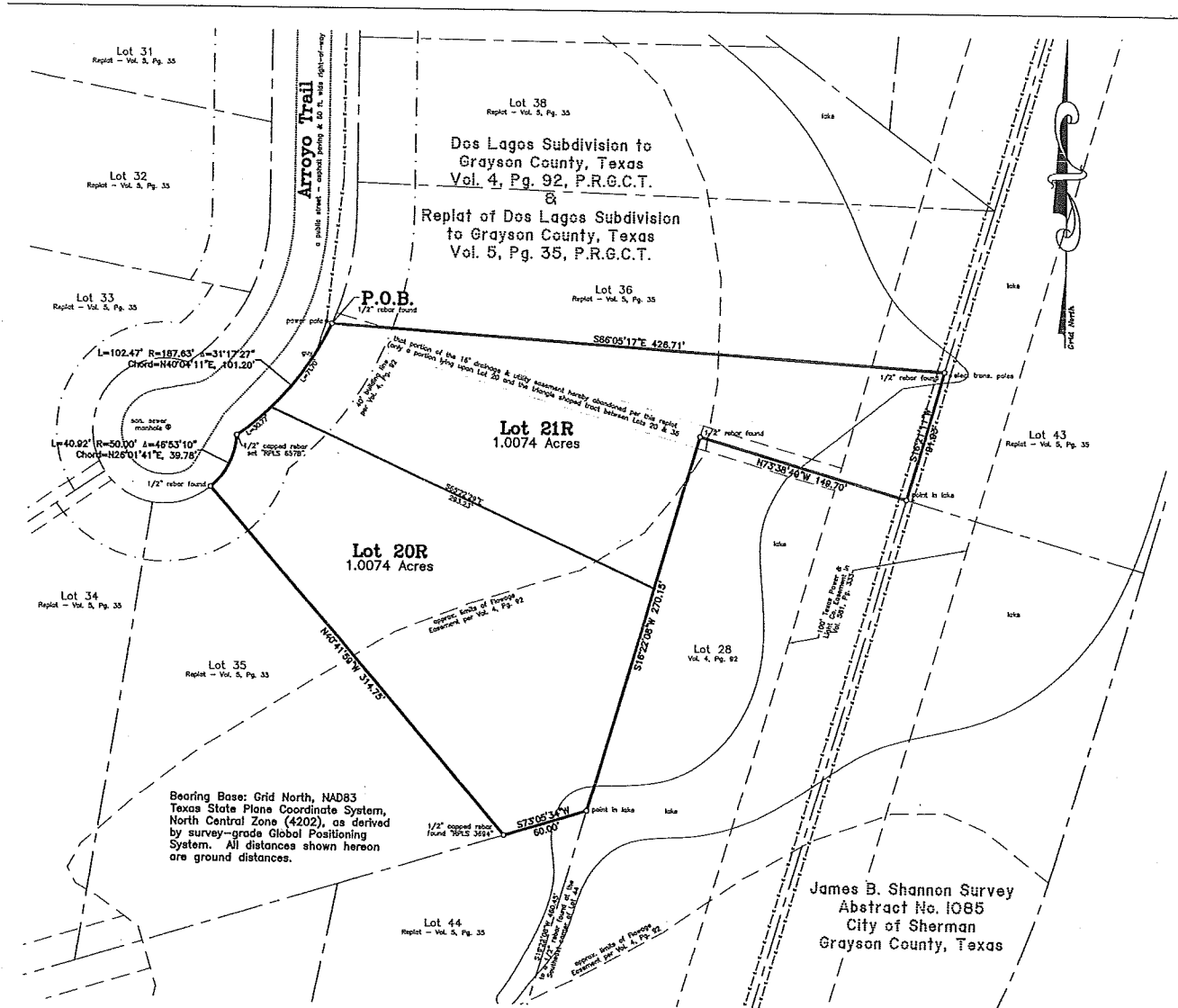
1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

5313 Arroyo Trail





Replat of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision to the City of Sherman, Texas

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Nos. 48181C0285 F & 48181C0285 F, Revised Date: September 28, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. That portion of the 16' drainage & utility easement centered on the North line of Lot 20 is hereby abandoned.

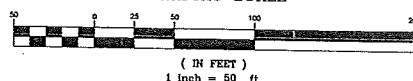
Job No. CGS550519

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

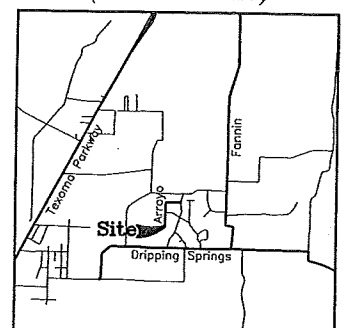
**2.0148 Acres
in the
James B. Shannon Survey
Abstract No. 1085**

Owner:
Daniel Montano
914 E. Spring Street
Sherman, Texas 75090

GRAPHIC SCALE



**Site Location
(not to scale)**





STAFF REVIEW LETTER

June 10, 2019

Daniel Montano
914 E. Spring Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds description must match drawing.
6. Structures over lot lines will not be permitted.
7. Verify existing house in relation to proposed lot line.
8. Easement Abandonment must be approved by City of Sherman Engineering Department and City Council prior to filing of replat. Coordinate with Engineering Department.
9. Show 5' Roadway Easement as noted on plats filed in Vol. 4, Pg. 92 and Vol. 5, Pg. 35, Plat Records, Grayson County, Texas.
10. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

Agenda Item No. 14.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 5313 ARROYO TRAIL**

The request of Daniel Montano (Owners), David Downtain (Developer) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 5313 Arroyo Trail, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Replat approval of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision

Background:

The property is located at 5313 Arroyo Trail in the Dos Lagos Subdivision off Dripping Springs Road. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Daniel Montano (Owners)

David Downtain (Developer)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

45

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Lot 20 & part of 21 Dos Lagos Subdivision

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.3.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Tobar Addition, Phase 3, a Replat of a Part of Lots 3, 6 and 7, Block 9, G.W. Bond's Second Addition, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763; Tobar Properties, LLC, Owners; and Helvey-Wagner Surveying, Surveyor (511 North East Street)

Issue:

To consider Replat approval of Tobar Addition, Phase 3, a Replat of a part of Lots 3, 6 and 7, Block 9, G.W. Bond's Second Addition, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763, located at 511 North East Street.

Background:

The property is located at 511 North East Street, between the railroad tracks and Pacific Street. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for residential development.

Origination:

Tobar Properties, LLC (Owner)
Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Tobar Addition, Phase 3

Staff Review Letter

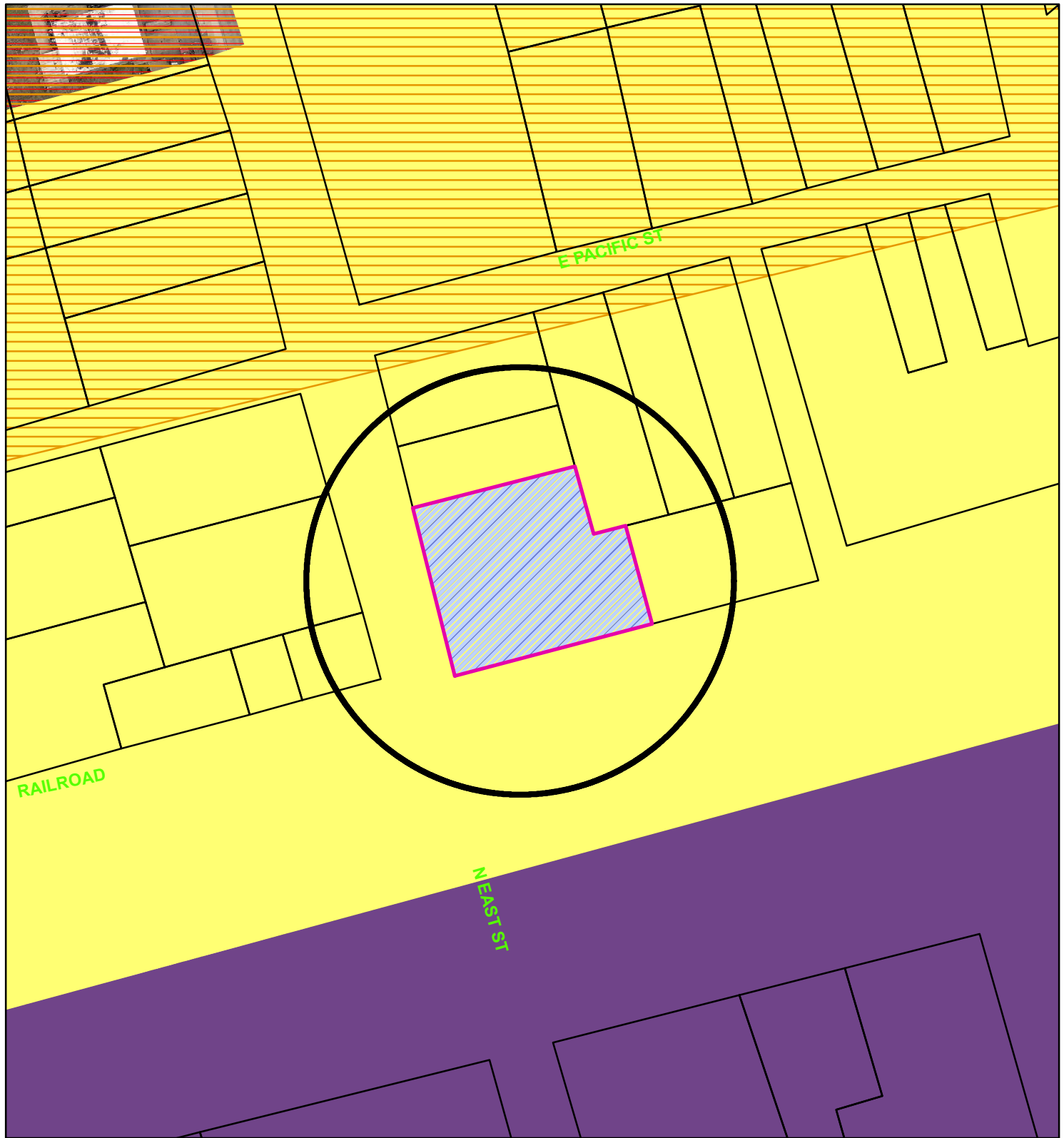
P&Z Communication



511 North East Street



1 in = 400 ft



Zoning - 511 North East Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP 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



NOT TO SCALE

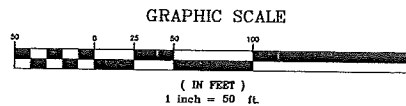
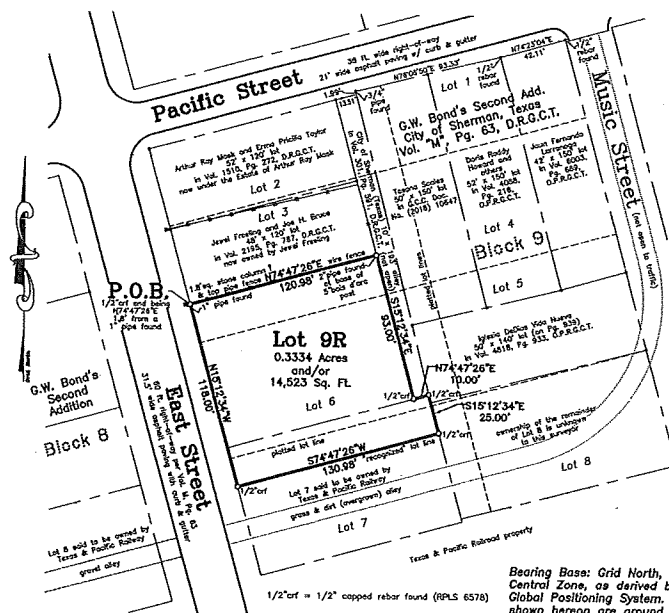
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

511 North East Street





Tobar Addition, Phase 3
(being a Replat of part of Lots 3, 6 and 7, Block 9,
G.W. Bond's Second Addition)
 to
the City of Sherman, Texas
0.3334 Acres
 in the
J. B. McAnair Survey
Abstract No. 763

General Notes:

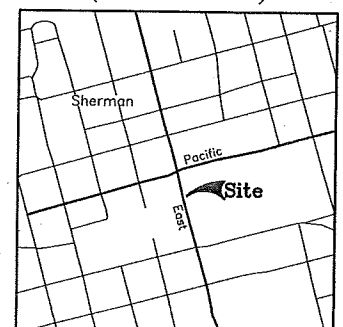
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS560519

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

Owner:
 Tobar's Properties, LLC
 635 Preston Meadows Road
 Sherman, Texas 75092

Site Location
 (not to scale)





STAFF REVIEW LETTER

June 10, 2019

Tobar's Properties, LLC
635 Preston Meadows Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Tobar Addition, Phase 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. Water pro-rata will be due at the time of development.
7. Development Agreement required for public infrastructures.
8. The City of Sherman does not maintain alleys.
9. Metes and bounds description must match drawing.
10. 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.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

Agenda Item No. 24.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 511 NORTH EAST STREET**

The request of Tobar Properties, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 511 North East Street, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Tobar Addition, Phase 3 a Replat of a part of Lots 3, 6 & 7, Block 9, G.W. Bond's Second Addition.

Background:

The property is located at 511 North East Street, between the railroad tracks and Pacific Street. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Tobar Properties, LLC (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

67

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Tobar Addn Phase 3 Replat GW Bond's 2nd Addn

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.4.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Paniagua Addition, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200; Yesenia Paniagua, Owner; and Helvey-Wagner Surveying, Surveyor (2300 block of South First Street and 1200 block of Ida Road)

Issue:

To consider Final Plat approval of Paniagua Addition, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200; Yesenia Paniagua, Owner; and Helvey-Wagner Surveying, Surveyor, located in the 2300 block of South First Street and the 1200 block of Ida Road

Background:

The property is located in the 2300 block of South First Street and the 1200 block of Ida Road, near the southeast corner of South First Street and Ida Road. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots for residential development.

Origination:

Yesenia Paniagua (Owner)

Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

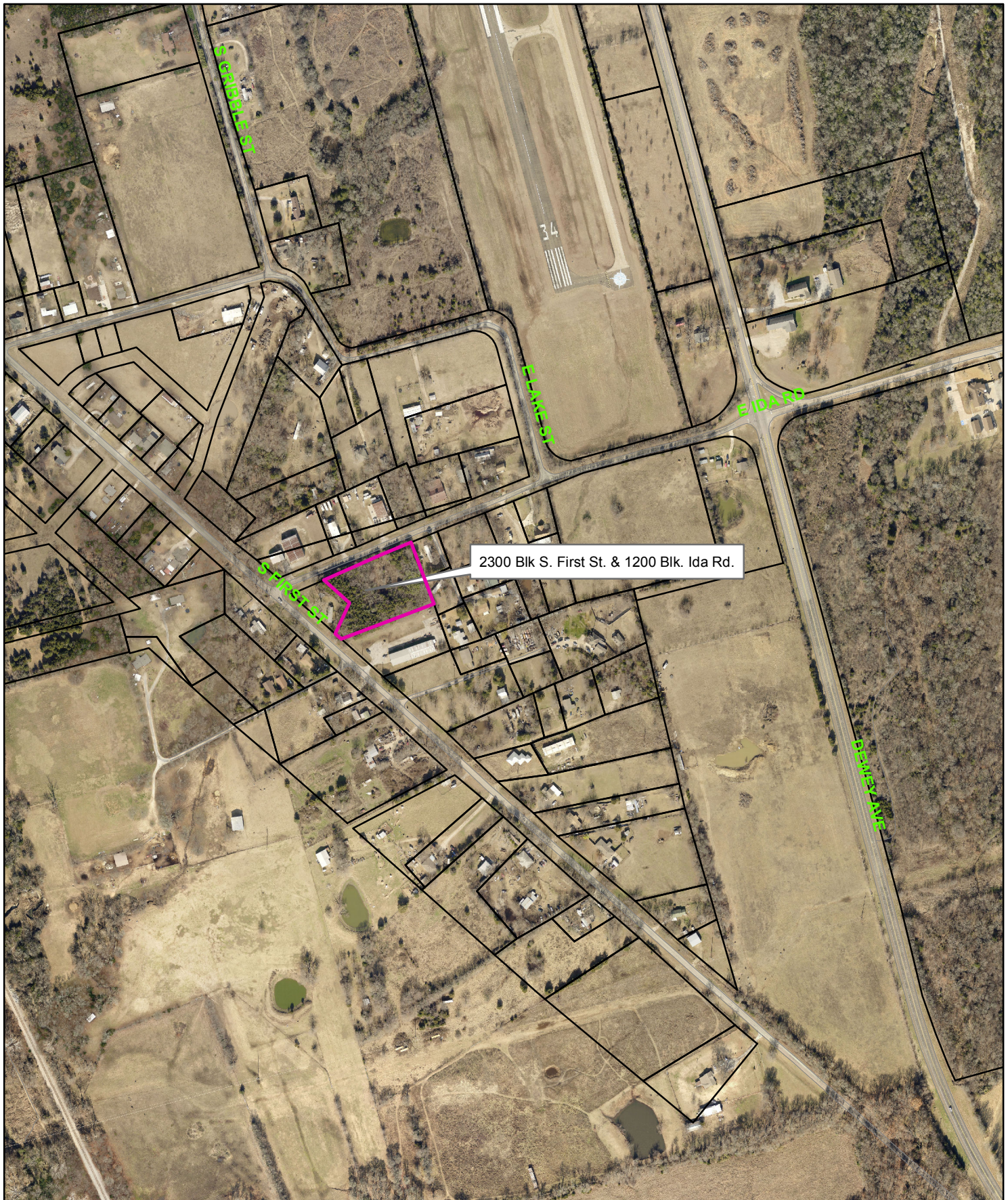
Location Map

Zoning Map

Final Plat - Paniagua Addition

Staff Review Letter

P&Z Communication



2300 Blk. S. First Street & 1200 Blk. Ida Road



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2300 Block South First Street & 1200 Block Ida Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

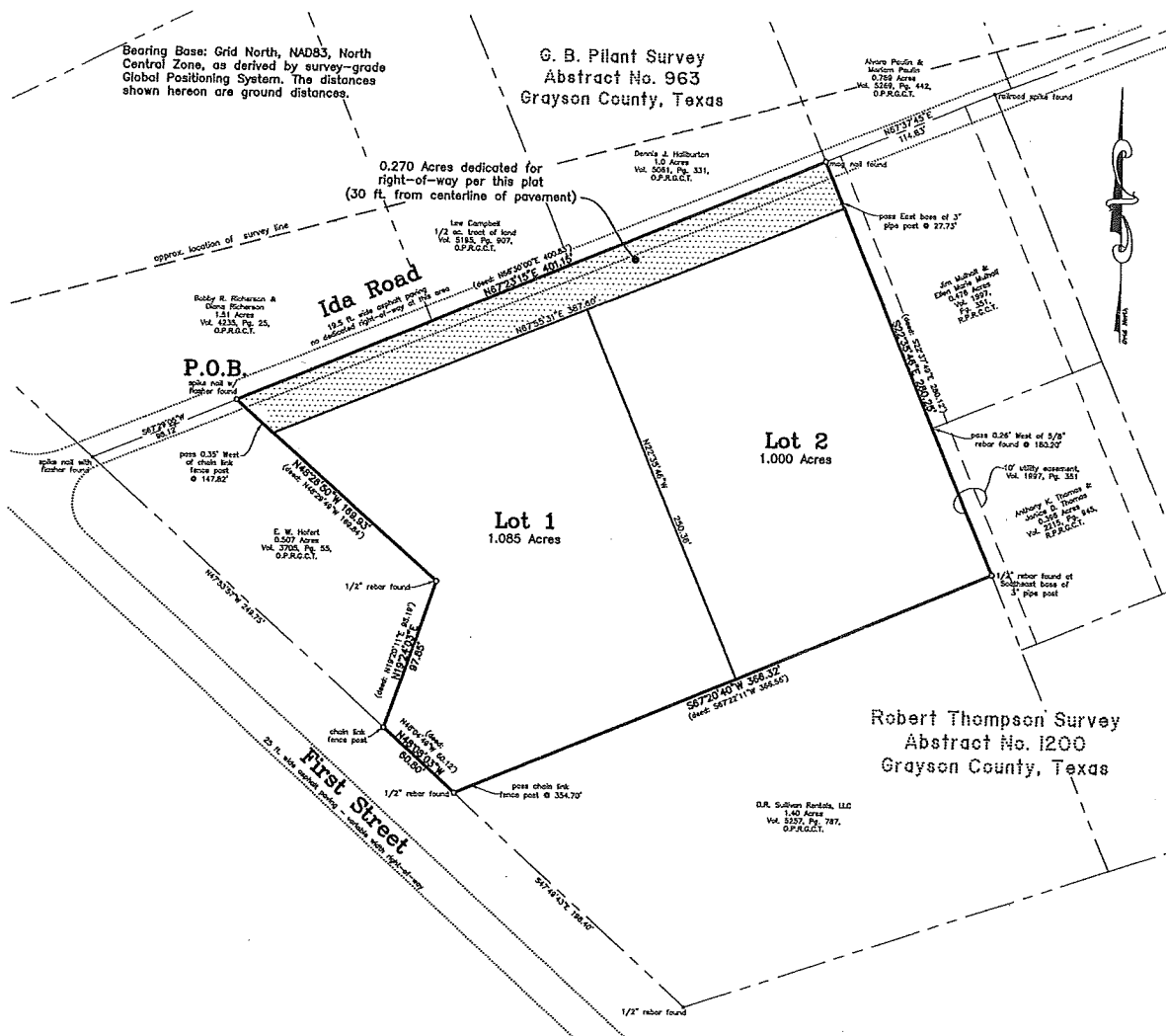


NOT TO SCALE

1 in = 200 ft



City of Sherman, Texas
Developmental Services Department



Paniagua Addition to the City of Sherman, Texas 2.356 Acres

in the
**Robert Thompson Survey
Abstract No. 1200**

General Notes:

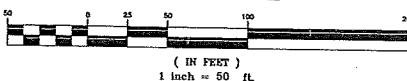
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Coop.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plot hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

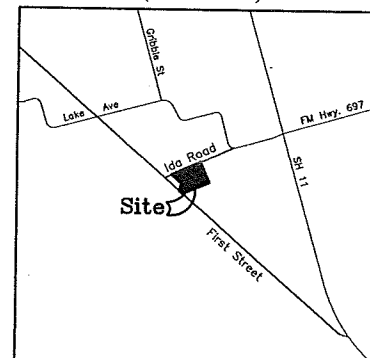
Owners:
Yesenia M. Paniagua &
Rene Paniagua
1024 S. Willow Street
Sherman, Texas 75092

Job No. CGS580519

GRAPHIC SCALE



Vicinity Map (not to scale)





STAFF REVIEW LETTER

June 10, 2019

Yesenia & Rene Paniagua
1024 S. Willow Street
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Paniagua Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Require a 43' Right of Way Dedication along Ida Road per the Grayson County Thoroughfare Plan.
6. Dedicate a 10' Utility Easement along Ida Road.
7. Water and sewer pro-rata will be due at the time of development.
8. Private Sanitary Sewer Easement will be required to serve Lot 2 with sewer service.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

Agenda Item No. 22.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2300 BLOCK SOUTH FIRST STREET & 1200 BLOCK IDA ROAD**

The request of Yesenia Paniagua (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 2300 block of South First Street and the 1200 Block of Ida Road, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Final Plat approval of Paniagua Addition

Background:

The property is located in the 2300 block of South First Street and the 1200 block of Ida Road, near the southeast corner of South First Street and Ida Road. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Yesenia Paniagua (Owner)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat - Paniagua Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.5.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Meals Addition, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and All of Lot 9 and the West 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, being a Part of Lot 4, Block E, Casa Linda 3rd Addition and All of Lot 9 and the West 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963; Meals Property Solutions, LLC, Owners; and Underwood Drafting and Surveying, Inc., Surveyor (1035 South Idlewild Drive)

Issue:

To consider Replat approval of Meals Additon, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, being a part of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the West 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963, located at 1035 South Idlewild Drive

Background:

The property is located at 1035 South Idlewild Drive between Linda Lane and Valley Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development.

Origination:

Meals Property Solutions, LLC (Owners)
Underwood Drafting and Surveying, Inc.(Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

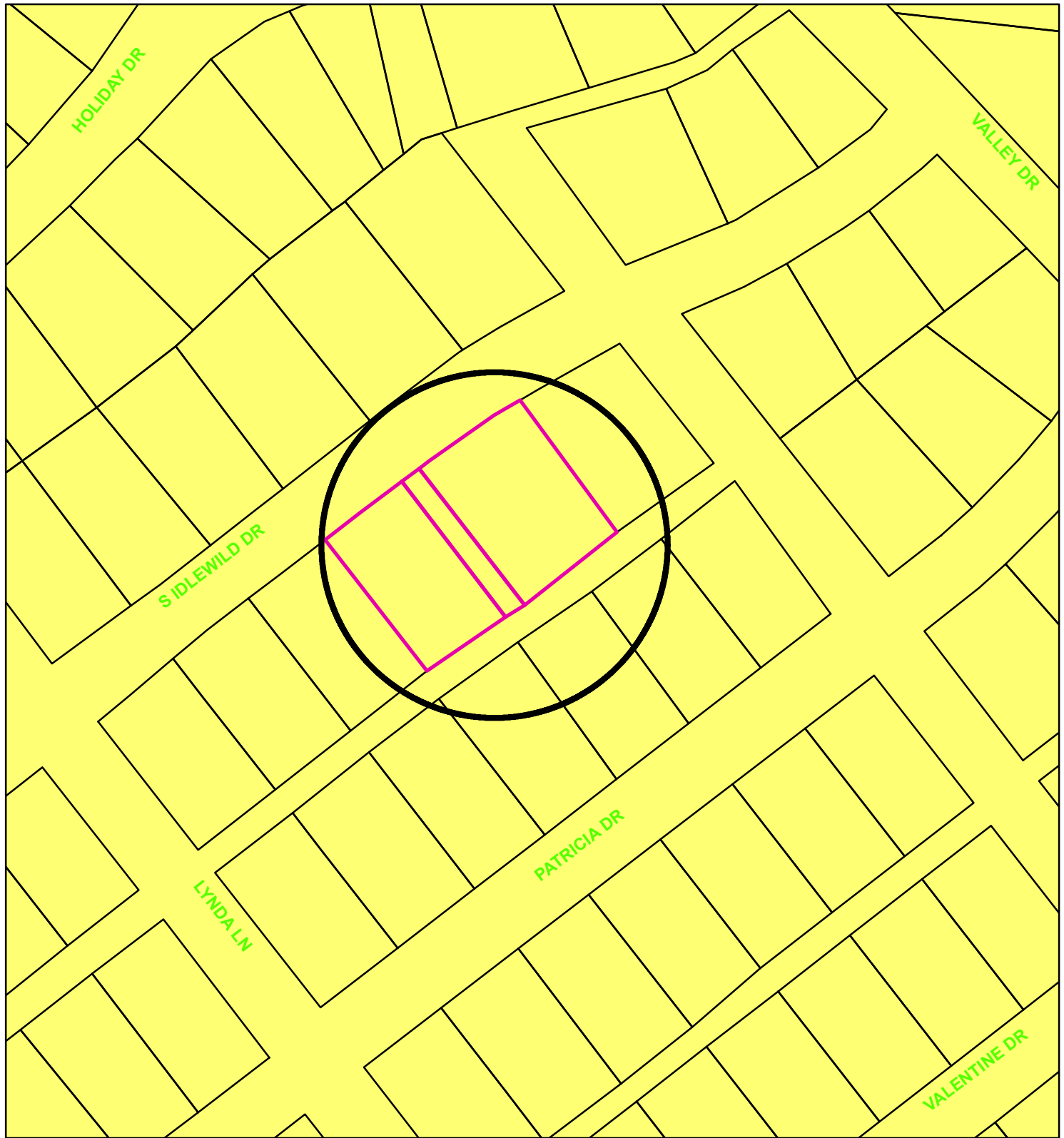
Zoning Sign Photo

Replat Meals Addition

Staff Review Letter

P&Z Communication





Zoning - 1035 South Idlewild Drive

Legend

Special Districts Overlay DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

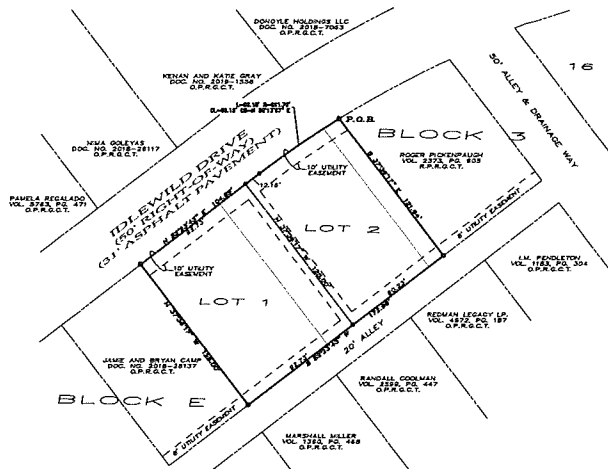
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1035 S. Idlewild Drive





REPLAT
MEALS ADDITION

Being a Replat of Lots 4, Block E, Casa Linda 3rd Addition,
Plat Records Vol. 1, Page 11 and Lot 9 and the West 12.96' of
Lot 8 Casa Linda 5th Addition, Plat Records Vol. 3, Page 41.
An addition to the City of Sherman, Grayson County, Texas.
Containing 0.495 acres of land

OWNERS/DEVELOPER
MEALS PROPERTY SOLUTIONS LLC
4814 HILRE DR
SHERMAN, TX 76092

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



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the G.B. Plant Survey, Abstract No. 883, and being a part of Lot 4, Block E, Casa Linda 3rd Addition recorded in Volume 1, and Page 11, Plat Records, Grayson County, Texas, and Lot 9, and the West 12.88 of the East 1/2 of the NW 1/4 of the Sec. 3, T. 33 N., R. 41 E., Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found "X" steel rod in the south Right-of-Way of Idlewild Drive, being the Northwest corner of a tract of land conveyed to Roger Pickenspaugh, Recorded in Volume 2373, Page 805, Real Property Records, Grayson County, Texas;

Thence South 37°38'17" East, with the west line of said Pickenpough tract a distance of 121.64 feet to a found 1/2" steel rod in the north Right-of-Way of a 20' alley

Thence South 52°23'43" West, with the north line of said alley a distance of 172.06 feet to a found 1/2" steel rod at the southeast corner of a tract of land conveyed to Jamie and Bryan Camp, Recorded in Document Number 2018-28137 Official Public Records, Grayson County, Texas;

Thence North 37°36'17" West, with the east line of said Camp tract a distance of 125.00 feet to a found "X" steel rod;

Thence with a tangent curve to the right having a radius of 691.78 feet, (chord bears North 53°3'07" East, a distance of 66.15 feet) on an arc length of 66.18 feet to the Point of Beginning and containing 0.495 acres of land.

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certify that the foregoing, WEALS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the day of , 2010, and the City Council by formal action then and there accepted the dedication of streets, ways, easements and public places, as shown and set forth in an map and map plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2018.

Clark, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

- GENERAL NOTES -

1. Water Supply to be provided by the City of Sherman.
2. Water Service to be provided by the City of Sherman.
3. Disturbance to be provided by the City of Sherman.
4. Blocking the flow of water or construction of improvements in drainage easements, and
5. Obstruction of drainage easements by any means.
6. Any existing creek or drainage channels flowing along or across the section will
7. be maintained in their natural state and no artificial obstructions shall be placed
8. or built that are temporary or permanent to the drainage courses along or across said
9. section. Any person who violates this provision shall be liable for the cost of said
10. drainage ways or drainage easements for the control of drainage.
11. The City of Sherman shall be responsible for the cost of any damage or flooding
12. caused by the City of Sherman or its employees or agents.
13. The owners and builders must comply with all other local, state and federal regulations
14. and codes that may apply to the construction of the project.
15. Permits are based on the City of Sherman Central Municipal Network.
16. The City of Sherman reserves the right to require submission of Development Plan Sheet

REPLAT
MEALS ADDITION

Being a Replat of Lots 4, Block E, Casa Linda 3rd Addition,
Plat Records Vol. 1, Page 11 and Lot 9 and the West 12.96' of
Lot 8 Casa Linda 5th Addition, Plat Records Vol. 3, Page 41.
An addition to the City of Sherman, Grayson County, Texas.
Containing 0.495 acres of land

OWNERS/DEVELOPER
MEALS PROPERTY SOLUTIONS LLC
4814 HILRE DR
SHERMAN, TX 75092

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

05-10-10



DRAFTING & SURVEYING

SHEET 2 OF 2 3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



STAFF REVIEW LETTER

June 10, 2019

Meals Property Solutions, LLC
4814 Hilre Dr.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Meals Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. The City of Sherman does not maintain alleys.
6. Title Block should show Replat only in the reference to what Meals Addition is replatting. For Example: Replat Meals Addition, Being a Replat...
7. Indicate Lot and Block in Title Block.
8. Casa Linda 5th Addition should read Casa Linda 5th Addition, Unit No. 2. in title block and metes and bounds description.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

Agenda Item No. 10.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1035 SOUTH IDLEWILD DRIVE**

The request of Meals Property Solutions, LLC (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 1035 South Idlewild Drive, being a part of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Replat approval of Meals Addition, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2

Background:

The property is located at 1035 South Idlewild Drive between Linda Lane and Valley Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Meals Property Solutions, LLC (Owners)
Underwood Drafting and Surveying, 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:

128

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Meals Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.6.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of North Creek Addition, Section Four, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42; Young Enterprises, LP, Owners; and Preston Trail Land Surveying, Surveyor (4900-5000 blocks of Knollwood Road)

Issue:

To consider Final Plat approval of North Creek Addition, Section Four, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42; Young Enterprises, LP, Owners; and Preston Trail Land Surveying, Surveyor, located in the 4900-5000 blocks of Knollwood Road

Background:

The property is located in the 4900-5000 blocks of Knollwood Road between Northcreek Drive and Liberty Hill Trail. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into five (5) lots for residential development.

Origination:

Young Enterprises, LP (Owners)
Preston Trail Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

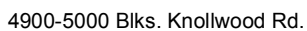
Location Map

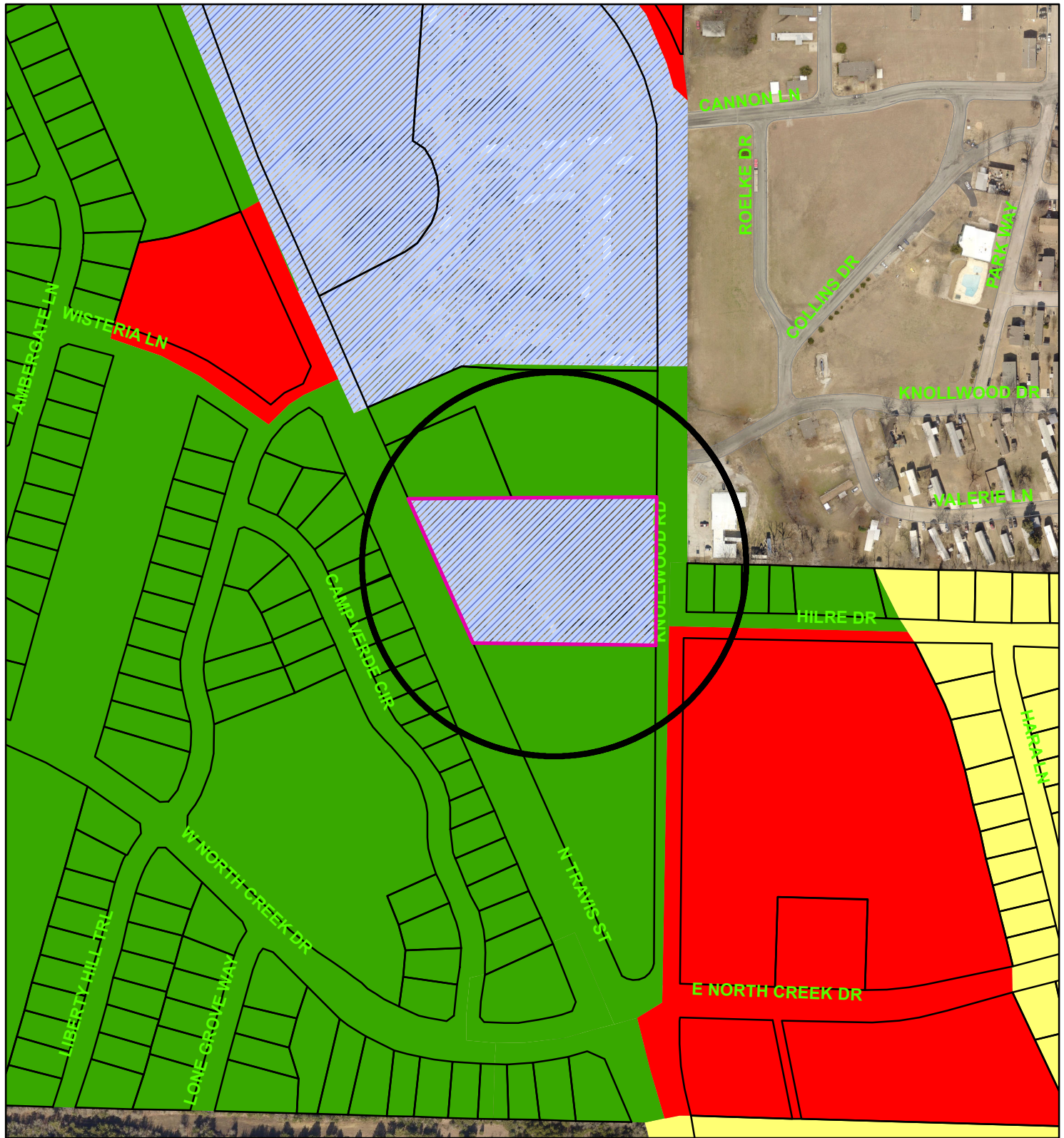
Zoning Map

Final Plat - North Creek Addition, Section 4

Staff Review Letter

P&Z Communication





Zoning - 4900-5000 Blocks Knollwood Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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
- MH1 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 = 300 ft



STAFF REVIEW LETTER

June 10, 2019

Young Enterprises, LP
5414 N. FM 1417
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat for North Creek Addition, Section Four has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate 10' Utility Easement along perimeter of Addition.
6. Sewer Pro-Rata may be due at the time of development.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

Agenda Item No. 12.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 4900-5000 BLOCKS KNOLLWOOD ROAD**

The request of Young Enterprises, LP (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4900-5000 blocks Knollwood Road, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of North Creek Addition, Section Four

Background:

The property is located in the 4900-5000 blocks of Knollwood Road between Northcreek Drive and Liberty Hill Trail. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into five (5) lots for residential development.

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat - North Creek Addition, Section 4

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E.7.

Meeting Date: 07/15/2019

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671; Timothy and Amy Daniels, Owners; and Cox Land Surveying Company, Surveyor (1655 Mayes Drive)

Issue:

To consider Final Plat approval of Daniels Family Addition in the City of Sherman's ETJ, being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671; Timothy and Amy Daniels, Owners; and Cox Land Surveying, Surveyor, located at 1655 Mayes Drive

Background:

The property is located at 1655 Mayes Drive in the City of Sherman's ETJ off U.S. Highway 82 East. The owner would like to plat the property into three (3) lots.

Origination:

Timothy and Amy Daniels (Owners)
Cox Land Surveying Company (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the June 18, 2019 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Final Plat - Daniels Family Addition

Staff Review Letter

P&Z Communication



1655 Mayes Drive (ETJ)



1 in = 2,000 ft

FINAL PLAT of the
Daniels Family ADDITION
City of Sherman County of Grayson State of Texas

Luke Banner et ux,
Sheila Banner
02 October 2019
Vol.5599 Pg. 460 D.R.

Henry Kattenhorn Survey Abst.No.671

Christopher Dean Vellotti et ux,
Wendy Marie Vellotti
03 May 2014
Vol.5487 Pg. 287 D.R.

ROW Dedication
15613.859 Sq. Feet
0.358 Acres

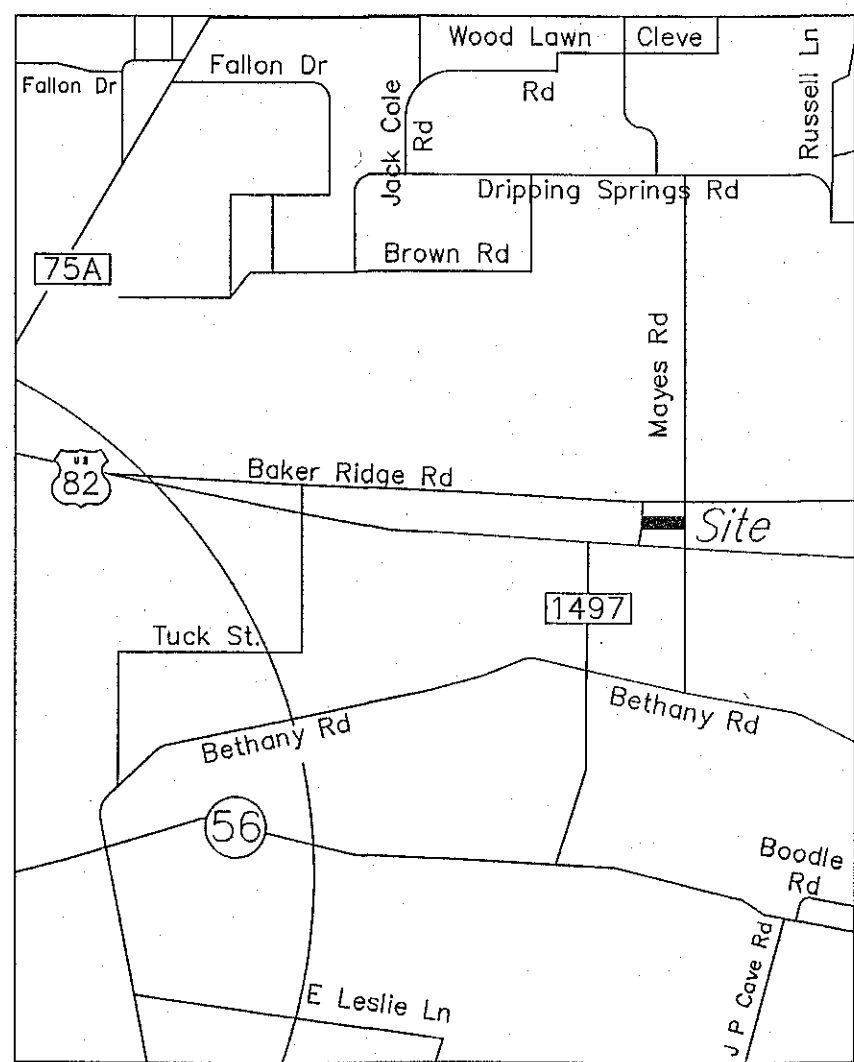
Sherman Highway 82 LTD
06 March 2008
Vol.4012 Pg. 54 D.R.

ROW Dedication
22383.515 Sq. Feet
0.514 Acres

Winnie B. Mayes
30 July 2001
Vol.3104 Pg. 253 D.R.

Lakehill LP
19 May 2008
Vol.4462 Pg. 211 D.R.

Owner
Timothy Daniels et ux
Amy Daniels
04 February 2019
2019-2433
P. O. Box 822
Whitesboro, Texas 76273



Location Map

Acceptance

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

Chairman

Secretary

Certificate of Acceptance of Dedication

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

Certificate of Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of the Daniels Family Addition, an addition to the City of Sherman, Texas was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of the street, 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 hereby by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019

Clerk, City of Sherman, Texas

FINAL PLAT of the

Daniels Family ADDITION

City of Sherman County of Grayson State of Texas

** OWNERS DEDICATION **

State of Texas
County of Grayson

Whereas I, Timothy Daniels and Amy Daniels, are the owners of that certain tract or parcel of land situated in the Henry Kattenhorn Survey, Abstract Number 671, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Timothy Daniels et ux, Amy Daniels, filed 04 February 2019, Instrument Number 2019-2433 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a found 1/2 inch Steel Rebar, said rebar being the southeast corner of said Daniels tract, and the northeast corner of a tract as described in deed to Lakehill LP, filed 19 May 2008, and Recorded in Volume 4462 Page 211 of said Deed Records, said rebar also being in Mayes Road;

Thence: North 88 degrees 09 minutes 10 seconds West, with the south line of said Daniels tract, a distance of 711.13 feet to a found 1/2 inch Steel Rebar by a wood fence corner post for a corner of said Daniels tract;

Thence: North 88 degrees 07 minutes 42 seconds West, with the south line of said Daniels tract, a distance of 211.80 feet to a found Nail for the southwest corner of said Daniels tract, and being in Junction Road;

Thence: North 01 degrees 36 minutes 18 seconds East, with the west line of said Daniels tract, and in said Junction Road, a distance of 314.31 feet to a found 1/2 inch Steel Rebar for a corner of said Daniels tract, and being in said Junction Road;

Thence: North 01 degrees 40 minutes 46 seconds East, with the west line of said Daniels tract, and in said Junction Road, a distance of 206.15 feet to a found Nail for the northwest corner of said Daniels tract, and being in said Junction Road;

Thence: South 88 degrees 09 minutes 00 seconds East, with the north line of said Daniels tract, a distance of 917.75 feet to a found Nail for the northeast corner of said Daniels tract, and being in said Mayes Road;

Thence: South 01 degrees 03 minutes 53 seconds West, with the east line of said Daniels tract, and in said Mayes Road, a distance of 520.55 feet to the POINT OF BEGINNING and containing 10.998 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Timothy Daniels, and Amy Daniels, does hereby adopt this plat designating the herein described property as Lots 1, 2, and 3, Block One, of the Daniels Family Addition to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration expressed herein. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction maintenance or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Timothy Daniels

Amy Daniels

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared **Timothy Daniels**, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____, 2019,

Notary Public, State of Texas

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared **Amy Daniels**, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____, 2019,

Notary Public, State of Texas

*** SURVEYORS CERTIFICATION ***

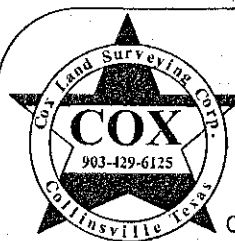
KNOW ALL MEN BY THESE PRESENTS:

That I, Don K. Cox, Texas Registered Professional Land Surveyor, do hereby state that this plat is based upon an on the ground survey, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; that the plat conforms to the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

15 April 2019



Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

FINAL PLAT of the
Daniels Family ADDITION
Lot 1, 2, and 3 Block One, 10.998 Acres
Henry Kattenhorn Survey Abst.No.671
County of Grayson
State of Texas

Sheet Two

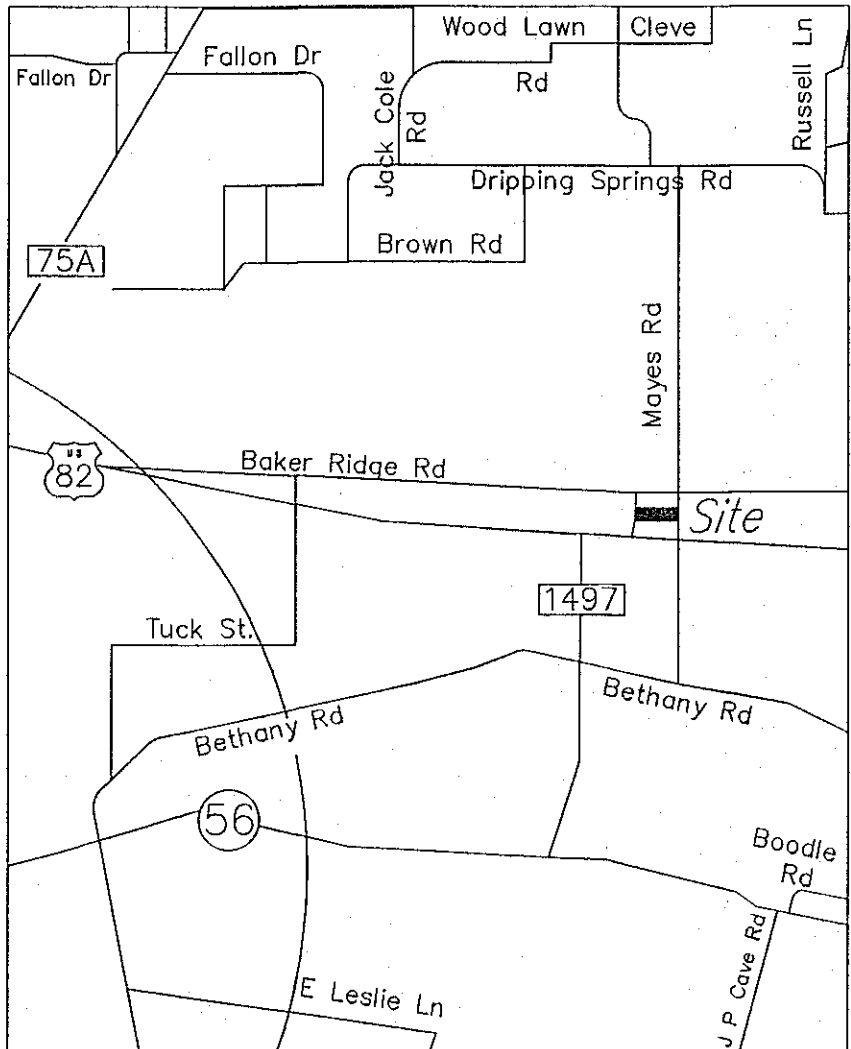
Drawn by: MJC
Check by: DKC

Job No.
19-12533-F
Firm # 10005500

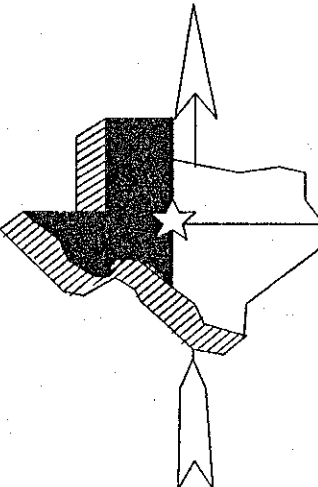
Date: 15 April 2019

LEGEND

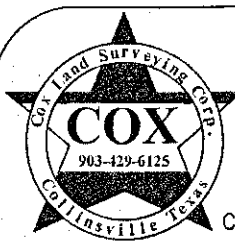
S/R = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq. Tubing
FSH = Set 1/2" Sq. Tubing
FSR = Set 1/2" Sq. Rod
ROW = Right-of-Way
X = Fence Line
() = Deed Colls
E = Electric Line
T = Telephone Line
C = TV Cable
G = Gas Meter
P = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergrd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb



Location Map



SCALE: 1"= 100'



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Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

FINAL PLAT of the
Daniels Family ADDITION
Lot 1, 2, and 3 Block One, 10.998 Acres
Henry Kattenhorn Survey Abst.No.671
County of Grayson
State of Texas

Sheet One

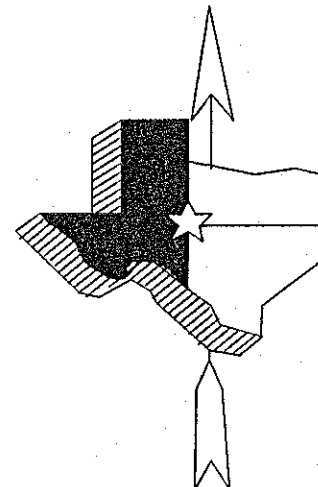
Drawn by: MJC
Check by: DKC

Job No.
19-12533-F
Firm # 10005500

Date: 15 April 2019

LEGEND

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UGT = Undergrd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb



SCALE: 1"= 100'



STAFF REVIEW LETTER

June 10, 2019

Timothy & Amy Daniels
P.O. Box 822
Whitesboro, TX 76273

Cox Land Surveying Co.
P.O. Box 597
Collinsville, TX 76233

Dear Applicants,

The request for approval of the Daniels Family Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove Building Line from drawing.
6. Dedicate 15' Utility Easement and Drainage Easement along perimeter of subject tract.
7. Dedicate 5' Utility Easement and Drainage Easement on both sides of all internal lot lines.
8. Clarify/Specify 10' Utility Easement in Southwestern portion of Lot 3.
9. Correct Boodle Rd to read "Boddie Rd" in Location Map.
10. Create line break between Chairman and Secretary signature lines.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

Agenda Item No. 8.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1655 MAYES DRIVE**

The request of Timothy and Amy Daniels (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located at 1655 Mayes Drive in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows:

Planning and Zoning Commission

Final Plat approval of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 1655 Mayes Drive in the City of Sherman's Extra Territorial Jurisdiction off U.S. Highway 82 East. The owner would like to plat the property into three lots.

Adjacent Zoning:

Outside City Limits

Origination:

Timothy and Amy Daniels (Owners)

Cox Land Surveying Company (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Final Plat - Daniels Family Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 07/15/2019

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2019 Council Calendar

2019

JANUARY						
S	M	T	W	T	F	S
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OCTOBER						
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NOVEMBER						
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DECEMBER						
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22	23	24	25	26	27	28
29	30	31				

1/21/2019	Martin Luther King, Jr. Day/Called City Council Meeting on 1/22/2019
2/27/2019	Called Council Meeting - Training Session for Council Members
4/26/2019	Called Budget Planning Meeting in Council Chambers
6/13/2019	Called Budget Workshop at Schulman's MBG in Sherman
6/14/2019	Called Budget Workshop at Schulman's MBG in Sherman - Cancelled
9/2/2019	Labor Day/Called City Council Meeting on 09/03/2019
9/10/2019	Called Joint Meeting with SEDCO Board in Council Chambers

[illegible]