

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JULY 7, 2014
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY DEPUTY MAYOR ROBERT G. SOFTLY**
- A. 3. INVOCATION BY DEPUTY MAYOR ROBERT G. SOFTLY**
- A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 16, 2014**

Public Hearing

- B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5820**
Amending Chapter 9 of the Code of Ordinances, entitled "Personnel", Article 9.05, entitled "Civil Service for Firefighters and Police Officers", at Section 9.05.026, entitled "Authorized Number of Positions", and at Section 9.05.027, entitled "Positions, Classes, Duties and Specifications Enumerated", to Establish the Appointed Position of Assistant Police Chief
- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5821**
Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", at Article 13.06, entitled "Solid Waste", to Delete in its Entirety Section 13.06.089, entitled "Monthly Charges for Commercial Automated Commingled Recycling at Governmental, Educational and Nonprofit Agencies", and Section 13.06.090, entitled "Monthly Charges for Commercial Automated (100-Gallon Roll-Out Cart) Commingled Recycling at Commercial Establishments"

Close Public Hearing and Consider Adoption of Ordinances

- B. 3. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 5820 and 5821
- B. 4. CONSENT AGENDA**
Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Other Business

C. 1. OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation Board Chairman Chris Pendergrass and SEDCO President Scott Connell

C. 2. * OTHER BUSINESS

Final Plat Approval of V.F.W. - Sherman Addition, being 3.135 acres in the Reuben Hendrix Survey, Abstract No. 504; VFW Post #2772, Owners; Texoma Development Inc., Developer; Todd Young, Bluestone Partners, Representative; and Underwood Drafting and Surveying, Surveyors (1707 Baker Drive)

C. 3. * OTHER BUSINESS

Final Plat Approval of O'Hanlon Ranch Shopping Center, Lots 1, 2 and 3, Block A, being 9.592 acres in the J.B. McAnair Survey, Abstract No. 763; Baptist General Convention of Texas, Owners; The Stainback Organization, Developer; and Kimley-Horn and Associates, Inc., Engineer/Surveyors (2200-2300 Blocks of North F.M. 1417/Heritage Parkway)

C. 4. * OTHER BUSINESS

Replat Approval of the North 1/2 of Lot 10 and all of Lots 11-14, Block 59, Southside Addition, containing 0.632 acres; Jean Kendall Erhardt Revocable Intervivos 2001 Trust, John O. Rauch, Trustee and John O. Rauch, Owners; and Underwood Drafting and Surveying, Surveyors (1511 and 1519 South Travis Street)

C. 5. * OTHER BUSINESS

Replat Approval of Lots 4, 5 and 6, Block F, Pecan Grove Village Addition, containing 0.609 acres; Blair Weaver, Owner; and Underwood Drafting and Surveying, Surveyors (3715, 3803 and 3807 Merrimac Drive)

C. 6. * OTHER BUSINESS

Vacation of Plat Approval of Devin Carter Addition in the Extra Territorial Jurisdiction (ETJ) of the City of Sherman, being 18.49 acres in the Henry Kattenhorn Survey, Abstract No. 671; Christopher and Wendy Vellotti, Owners; and Sartin and Associates, Surveyors (2000 Block of Baker Ridge Road)

D. CITIZEN REQUESTS

E. MEDIA QUESTIONS

F. COUNCIL COMMENTS

Executive Session

G. 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 551.074

Personnel Matters

(a) Consider the Qualifications, Appointment and Removal of Members to Boards and Commissions:

(1) Planning and Zoning Commission (Chairman)

(2) Sherman Housing Authority (3)

The Council reconvenes into General Session

H. 1. OPEN MEETING

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

I. 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 3, 2014 at 1:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 3rd day of July, 2014
City of Sherman, Texas

City Clerk

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

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

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

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

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

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

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

Mayor

Carolyn S. Wacker

Deputy Mayor

Robert G. Softly

Council Members

Ryan Johnson, Council-At-Large, PL #1

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

Lawrence Davis, Council – District #1

Robert G. Softly, Council – District #2

Tom Watt, Council – District #3

David Plyler, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. A. 4.

Meeting Date: 07/07/2014

Prepared By: Linda Ashby, City Clerk

Approved By: George Olson, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 16, 2014

Attachments

June 16, 2014

STATE OF TEXAS

§

June 16, 2014

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 June 16, 2014.

MEMBERS PRESENT:

MAYOR CARY WACKER; DEPUTY MAYOR ROBERT
SOFTLY.
COUNCIL MEMBERS DAVIS, JOHNSON, PLYLER, SOFEY,
WATT.

MEMBERS ABSENT:

NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of June 2, 2014. Deputy Mayor Softly moved to approve the Minutes as presented; Second by Council Member Sofey. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Wacker introduced Ordinance 5818 and called for a public hearing:

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 C-1 (RETAIL BUSINESS) DISTRICT IN THE 4300 BLOCK OF NORTH U.S. HIGHWAY 75 (RON HARMON PROPERTIES, OWNERS; BRAD ANDRUS, PROSPECTIVE BUYER; AND HELVEY & ASSOCIATES, INC., SURVEYORS); PROVIDING FOR A REPEALER.

ORD 5818
ZONE CHANGE
CAR WASH
(4300 BLOCK OF
N. U.S. HWY 75)

No citizens appeared before the City Council to discuss Ordinance 5818.

Mayor Wacker introduced Ordinance 5819 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW THE HOUSE OF ELI, A TRANSITIONAL LIVING HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 123 SOUTH RICKETTS STREET, BEING THE SOUTH 100 FOOT OF LOTS 10 & 11, BLOCK 2, G.Y. GRAY'S 2ND ADDITION (BRADLEY & TAWNI HODGE, OWNERS; NATHAN GRAY, NBS DRAFTING, DRAFTSMAN; AND SARTIN AND ASSOCIATES, INC., SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING

ORD 5819
SUP FOR HOUSE
OF ELI
(123 S. RICKETTS)

THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Kelsey Martin, 828 W. Houston

Ms. Martin appeared in opposition to Ordinance 5819, saying she was uncomfortable to have the facility located near her home. She and her three year old daughter live alone. Her home connects through the alley with the proposed location.

Tawni Hodge, owner, explained that the facility will be “staff heavy” with supervision around the clock. Usually there will be two staff members present. The residents will either be at school or on their own work projects.

She gave Ms. Martin a copy of their plan to help her understand the facility and its mission.

No other citizens appeared before the City Council to discuss Ordinance 5819.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5818

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 C-1 (RETAIL BUSINESS) DISTRICT IN THE 4300 BLOCK OF NORTH U.S. HIGHWAY 75 (RON HARMON PROPERTIES, OWNERS; BRAD ANDRUS, PROSPECTIVE BUYER; AND HELVEY & ASSOCIATES, INC., SURVEYORS); PROVIDING FOR A REPEALER.

ORD 5818
ZONE CHANGE
CAR WASH
(4300 BLOCK OF
N. U.S. HWY 75)

ACTION TAKEN.

Motion by Council Member Davis to approve Ordinance No. 5818, as presented. Second by Council Member Sofey.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 5819

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 THE HOUSE OF ELI, A TRANSITIONAL LIVING HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 123 SOUTH RICKETTS STREET, BEING THE SOUTH 100 FOOT OF LOTS 10 & 11, BLOCK 2, G.Y. GRAY'S 2ND ADDITION (BRADLEY & TAWNI HODGE, OWNERS; NATHAN GRAY, NBS DRAFTING, DRAFTSMAN; AND SARTIN AND ASSOCIATES, INC., SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A

ORD 5819
SUP FOR HOUSE
OF ELI
(123 S. RICKETTS)

COUNCIL MINUTES – JUNE 16, 2014

PENALTY NOT TO EXCEED \$2,000.00.

Council Member Watt asked for some background on the selection process and asked how the residents would be chosen for the House of Eli.

Ms. Hodge said she is a Chaplain at the Juvenile Detention Center Boot Camp and they will take applications from kids coming out of incarceration, as well as kids exiting foster care. Recommendations will be received from probation officers, chaplains, and teachers for kids aging out of these systems.

There will be nine slots for the one year program. The applicants will be interviewed very strictly. They are also working with Grayson County College and the Workforce Commission, and the opportunities for these kids will be excellent, she said.

Council Member Watt asked if Bill Bristow, Grayson County Director of Juvenile Services, was involved with the program. Ms. Hodge said he was involved.

Ms. Hodge distributed several copies of the organization's business plan for the facility to Council Members.

Council Member Sofey asked if there were any concerns from the Planning and Zoning Commission on the approval of the Specific Use Permit for the facility. Scott Shadden, Director of Development Services, said one neighbor had a concern, but the Commission voted unanimously to approve the request.

ACTION TAKEN.

Motion by Council Member Watt to approve Ordinance No. 5819, as presented. Second by Council Member Sofey.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 5863 – AUTHORIZING SUBMISSION OF A JOINT GRANT APPLICATION WITH GRAYSON COUNTY FOR, AND THE ACCEPTANCE OF, A GRANT AWARDED UNDER THE 2014 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A JOINT GRANT APPLICATION WITH GRAYSON COUNTY FOR, AND

**RES 5863
JAG GRANT
SUBMISSION**

THE ACCEPTANCE OF, A GRANT AWARDED UNDER THE 2014 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738.

RESOLUTION NO. 5864 – AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN AND GRAYSON COUNTY FOR GRANT FUNDING TO BE AWARDED BY THE U.S. DEPARTMENT OF JUSTICE UNDER THE 2014 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SHERMAN AND GRAYSON COUNTY FOR GRANT FUNDING TO BE AWARDED BY THE U.S. DEPARTMENT OF JUSTICE UNDER THE 2014 JUSTICE ASSISTANCE GRANT PROGRAM – CFDA #16.738.

RES 5864
JAG GRANT FUNDING
AGREEMENT WITH
GRAYSON COUNTY

Otis Henry, Police Chief, explained that the Justice Assistance Grant is a grant for which they annually apply. The amount varies depending on how much is allotted.

The grant is normally shared with Grayson County. The first resolution is for the JAG grant and the second is an interlocal agreement with Grayson County which outlines the sharing process and details how the money is divided.

ACTION TAKEN.

Motion by Council Member Watt to approve Resolution Nos. 5863 and 5864, as presented. Second by Council Member Johnson.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 5865 – ACCEPTING THE CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC, AS COMPLETE FOR THE S.H. 289 WATER MAIN CONSTRUCTION PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING THE CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC, AS COMPLETE FOR THE S.H. 289 WATER MAIN CONSTRUCTION PROJECT.
CONSENT AGENDA.

RES 5865
S.H. 289 WATER
MAIN PROJECT

REQUEST TO ADVERTISE
MUNICIPAL BUILDING EXTERIOR RESTORATION

Don Keene, Director of Community and Support Services, said that over the past two years, the Council has appropriated \$380,000 in the Capital Improvement Program fund for maintenance and repairs to the Municipal Building, to keep the water out of the building.

REQ TO ADVERTISE
MUNICIPAL BLDG.
EXTERIOR
RESTORATION

The projects have included roof repairs to the flat portions of the roof, new guttering and downspouts, and reconstruction of the sidewalk on the north side, and are

scheduled to be completed within the next two weeks. That portion of the projects will cost approximately \$160,000.

This request is to advertise for bids for the remaining projects which include masonry repairs, exterior cleaning, exterior sealing to the brick and masonry surface, and replacement of all sealants around the doors and windows.

Mr. Keene said with the completion of these projects, the Municipal Building should be a much tighter, more waterproof building than before.

ACTION TAKEN.

Motion by Council Member Plyler to approve the request to advertise for the Municipal Building Exterior Restoration project, as presented. Second by Council Member Watt.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

CHANGE ORDER NO. 1

S.H. 289 WATER MAIN; LYNN VESSELS CONSTRUCTION, LLC \$3,746.65 INCREASE

The City Council approved Change Order No. 1 to Lynn Vessels Construction, LLC, for the S.H. 289 Water Main Project.

**CHANGE ORDER
S.H. 289 WATER
MAIN PROJECT**

The change order is a final, reconciliatory change order to adjust the final project quantities for the project, located between U.S. Highway 82 and the south Sherman city limits on S.H. 289. The extra costs were due to the route change required to bypass an Atmos gas line.

The change order results in a \$3,746.65 increase in the contract amount, yielding a final contract price of \$432,376.01.

CONSENT AGENDA.

OTHER BUSINESS

FINAL PLAT APPROVAL OF HARMON ADDITION, BEING 2.969 ACRES IN THE T.J. SHANNON, SR. SURVEY, ABSTRACT NO. 1137; RON HARMON PROPERTIES, OWNER; BRAD ANDRUS, PROSPECTIVE BUYER; AND HELVEY AND ASSOCIATES, INC., SURVEYORS (4300 BLOCK OF NORTH U.S. HIGHWAY 75)

The City Council approved the Final Plat of the Harmon Addition, being 2.969 acres in the T.J. Shannon, Sr. Survey, Abstract No. 1137. The property is located in the 4300 block of North U.S. Highway 75, between Fallon and Graham Drive, near the Sherman Town Center. The prospective buyer would like to plat the property into two lots for commercial development.

**APPROVE FINAL PLAT
HARMON ADDITION**

The Planning and Zoning Commission recommended

COUNCIL MINUTES – JUNE 16, 2014

approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA.

CITIZENS REQUESTS

There were no citizen's requests.

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

ORDINANCE 5819 – HOUSE OF ELI

Council Member Watt offered a follow-up to Ms. Martin's concerns earlier in the meeting about Ordinance 5819 and the House of Eli. He assured her that if Mr. Bristow was involved in the proposal, every safeguard that could be taken would be taken. He said if they follow through with their plan, the facility would be an improvement to the neighborhood.

ORDINANCE 5819 – HOUSE OF ELI

Council Member Sofey said the building they are proposing to use for the House of Eli has been vacant for many years and has been in disrepair. He said with the City's emphasis on substandard structures, he was glad to see someone wanting to use the property.

ANNOUNCEMENTS

Mayor Wacker announced the following:

- Many people are working on events in Sherman and she complimented Hot Summer Nights and Shakespeare in the Grove on their events.
- There was also a nice celebration recently at Martin Luther King, Jr. Park for the Juneteenth Celebration.
- The Annual Lights on the Lake will be held on July 3, 2014 at Pecan Grove Park West. The event is free and will feature music from the Texas Gypsies, as well as a huge fireworks show.
- The Sherman Museum's Dino Days start June 24, 2014.
- The Community Players Youth Theater, Theatricks, is hosting a youth theater playwriting conference on July 27 and 28, 2014.
- The Parks and Recreation Department has many summer activities and the Activity Guide is available on the City's website.

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,

CITIZENS REQUESTS

MEDIA QUESTIONS

**ORD 5819
HOUSE OF ELI**

**ORD 5819
HOUSE OF ELI**

ANNOUNCEMENTS

EXECUTIVE SESSION

COUNCIL MINUTES – JUNE 16, 2014

VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

SECTION 551.074 PERSONNEL MATTERS
CONSIDER THE
QUALIFICATIONS, APPOINTMENT
AND REMOVAL OF MEMBERS TO
BOARDS AND COMMISSIONS:
PLANNING AND ZONING
COMMISSION (2)

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:17 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:36 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS

PLANNING AND ZONING COMMISSION (2)

ACTION TAKEN.

Motion by Council Member Plyler to appoint Eric Elliott and Kyle Patterson to the Planning and Zoning Commission for a term from June 17, 2014 to June 17, 2017. Second by Council Member Johnson.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

PLANNING &
ZONING COMMISSION

CITIZENS REQUESTS

JUNETEENTH CELEBRATION

Reverend Charles Brown thanked the City and Mayor Wacker for their participation with the recent Juneteenth Celebration. He said it was a pleasure and a privilege to have the Mayor address participants at the event. He challenged the other Council Members to attend the next celebration and meet the citizens.

JUNETEENTH
CELEBRATION

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:38 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. B. 1.

Meeting Date: 07/07/2014

Prepared By: Otis Henry, Police Chief

Approved By: George Olson, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5820

Amending Chapter 9 of the Code of Ordinances, entitled "Personnel", Article 9.05, entitled "Civil Service for Firefighters and Police Officers", at Section 9.05.026, entitled "Authorized Number of Positions", and at Section 9.05.027, entitled "Positions, Classes, Duties and Specifications Enumerated", to Establish the Appointed Position of Assistant Police Chief

Issue:

Authorizing the Police Chief to appoint his Assistant Chiefs in accordance with the Texas Local Government Code 143.014.

Background:

The position of Assistant Chief of Police is a highly responsible, administrative and managerial position that assists the Police Chief in planning and directing the activities of the department. Allowing the Police Chief the ability to appoint his senior staff is a valuable management right that provides the Chief the discretion to manage his department by selecting the most qualified person who demonstrates leadership, loyalty, teamwork, and the skills necessary to serve the department and the community at the highest levels.

Origination:

Police Department

Financial Consideration:

None

Staff Recommendation:

Staff recommends adopting the proposed ordinance authorizing the Police Chief to appoint the rank of Assistant Police Chief.

Alternatives:

Continue with the current promotional method

Attachments

Ordinance No. 5820

ORDINANCE NO. 5820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED "PERSONNEL", ARTICLE 9.05, ENTITLED "CIVIL SERVICE FOR FIREFIGHTERS AND POLICE OFFICERS", AT SECTION 9.05.026, ENTITLED "AUTHORIZED NUMBER OF POSITIONS", AND AT SECTION 9.05.027, ENTITLED "POSITIONS, CLASSES, DUTIES AND SPECIFICATIONS ENUMERATED", TO ESTABLISH THE APPOINTED POSITION OF ASSISTANT POLICE CHIEF; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; 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 of Sherman has adopted civil service for its Police Department police officers; and

WHEREAS, the Police Department has at least four (4) ranks below the Department Head; and

WHEREAS, the Police Department had five (5) persons occupying the classification immediately below the Department Head as of January 1, 1983; and

WHEREAS, Section 143.014 of the Texas Local Government Code authorizes a City Council to allow a Department Head to appoint officers to the rank immediately below the Department Head without competitive examinations; and

WHEREAS, the City's current Ordinance had established two Assistant Police Chief positions, and the incumbents both took and passed competitive examinations to occupy those positions; and

WHEREAS, the Sherman Police Department has previously not availed itself of the option of appointing Assistant Police Chiefs under §143.014, but the current Police Chief believes it will improve the management of the Police Department to appoint the officers who occupy the rank immediately below him; and

WHEREAS, there is currently one Tested Assistant Police Chief position that is vacant and the City Council wishes to abolish the Tested position, and then to create an Appointed Assistant Police Chief position; and

WHEREAS, the City Council also wishes to allow the current Tested Assistant Police Chief to remain in that position until he leaves the classified service; upon his separation from

the classified service, the City Council will abolish that Tested Assistant Police Chief position and will then create a second Appointed Assistant Police Chief position;

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

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That the Code of Ordinances of the City of Sherman, Texas, as they currently exist, reflect the following strength of force for the Police Department:

Police department.

<u>Title</u>	<u>No. Positions</u>
Patrolman	47
Corporal	6
Sergeant	8
Lieutenant	4
Assistant Chief	2
Chief	1

SECTION 3. That, as of June 13, 2014, one of the occupants of the Assistant Police Chief rank left the classified service. That position is now currently vacant and there is no promotional eligibility list in existence. Therefore, the City Council is amending the Code of Ordinances of the City of Sherman, Texas, to abolish one (1) of the two (2) Tested Assistant Police Chief positions. The City Council hereby creates one (1) Appointed Assistant Police Chief position in accordance with §143.014, and that officer will serve at the pleasure of the Department Head. The person so appointed by the Police Chief shall meet the criteria established in § 143.014(e) of the Texas Local Government Code. Therefore, the strength of force for the Sherman Police Department is as follows:

<u>Title</u>	<u>No. Positions</u>
Patrolman	47
Corporal	6
Sergeant	8
Lieutenant	4
Assistant Chief-Tested	1

Assistant Chief-Appointed	1
Chief	1

SECTION 4. That Chapter 9, Article 9.05, Section 9.05.026 of the Code of Ordinances of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Sec. 9.05.026 Authorized number of positions

The number of allocated positions for each job title in the fire and police departments are set forth below in order of ranking:

(1) Fire department.

<u>Title</u>	<u>No. Positions</u>
Firefighter	39
Engineer	15
Captain	15
Battalion Chief	3
Division Chief	4
Fire Chief	1

- (A) Active staffing in the “engineer” position greater than the number allocated shall be considered overstaffed and said position shall not be filled upon the occurrence of vacancy due to promotion, demotion, attrition, termination, retirement, or any other reason.
- (B) Staffing in the “firefighter” position shall be increased with each occurrence of the number of active “engineer” positions being eliminated until the total number of “engineer” positions meets the number of allocated positions set forth in section (1) above.
- (C) Once the number of active “engineer” positions is reduced to meet the number of allocated positions set forth in section (1) above. The number of active “firefighter” positions shall be increased to meet the number of allocated positions set forth in section (1) above.

(2) Police department.

<u>Title</u>	<u>No. Positions</u>
Patrolman	47
Corporal	6
Sergeant	8
Lieutenant	4
Assistant Chief- <i>Tested</i>	2 1
<i>Assistant Chief-Appointed</i>	1
Chief	1

SECTION 5. That Chapter 9, Article 9.05, Section 9.05.027(a) of the Code of Ordinances of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Sec. 9.05.027 Positions, classes, duties and specifications enumerated

(a) The said positions for each department are set forth below:

FIRE DEPARTMENT

Class Title

Firefighter
Engineer
Captain
Battalion Chief
Division Chief
Fire Chief

POLICE DEPARTMENT

Class Title

Patrolman
Corporal
Sergeant
Lieutenant
Captain
Assistant Chief
Police Chief

SECTION 6. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 7. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 8. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 9. 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 _____, 2014.

ADOPTED on this the _____ day of _____, 2014.

EFFECTIVE DATE on this the _____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, 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

Agenda Item No. B. 2.

Meeting Date: 07/07/2014

Prepared By: Clay Barnett, Director of Public Works and Engineering

Approved By: George Olson, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5821

Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", at Article 13.06, entitled "Solid Waste", to Delete in its Entirety Section 13.06.089, entitled "Monthly Charges for Commercial Automated Commingled Recycling at Governmental, Educational and Nonprofit Agencies", and Section 13.06.090, entitled "Monthly Charges for Commercial Automated (100-Gallon Roll-Out Cart) Commingled Recycling at Commercial Establishments"

Issue:

Repealing in their entirety Section 13.06.089 and Section 13.06.090 of the City of Sherman Code of Ordinances.

Background:

Sections 13.06.089 and 13.06.090 of the City of Sherman Code of Ordinances are a duplication of Section 13.06.086 of the City of Sherman Code of Ordinances and as such are not needed.

Origination:

Solid Waste Services/Recycling

Financial Consideration:

None

Staff Recommendation:

The staff recommends that the Council approve the proposed changes to Chapter 13 of the Code of Ordinances.

Alternatives:

None recommended

Attachments

Ordinance No. 5821

ORDINANCE NO. 5821

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES, ENTITLED "UTILITIES", AT ARTICLE 13.06, ENTITLED "SOLID WASTE", TO DELETE IN ITS ENTIRETY SECTION 13.06.089, ENTITLED "MONTHLY CHARGES FOR COMMERCIAL AUTOMATED COMMINGLED RECYCLING AT GOVERNMENTAL, EDUCATIONAL AND NONPROFIT AGENCIES", AND SECTION 13.06.090, ENTITLED "MONTHLY CHARGES FOR COMMERCIAL AUTOMATED (100-GALLON ROLL-OUT CART) COMMINGLED RECYCLING AT COMMERCIAL ESTABLISHMENTS"; PROVIDING FOR SEVERABILITY; 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 Chapter 13, Article 13.06 of the Code of Ordinances of the City of Sherman, Texas, entitled "Solid Waste", be amended to delete Section 13.06.089 in its entirety.

Sec. 13.06.089 — ~~Monthly charges for commercial automated commingled recycling at governmental, educational and nonprofit agencies~~

(a) — ~~Every other week service will be charged at the rate of \$3.01 per 100-gallon roll-out cart; and for any additional 100-gallon cart, a monthly charge of \$3.01 per cart will be assessed.~~

(b) — ~~Weekly service will be charged at the rate of \$6.02 per 100-gallon roll-out cart; and for any additional 100-gallon cart, a monthly charge of \$3.01 per cart will be assessed.~~

(c) — ~~For all other containers, a charge of \$3.01 per 200-gallons of container capacity will be assessed monthly.~~

SECTION 2. That Chapter 13, Article 13.06 of the Code of Ordinances of the City of Sherman, Texas, entitled "Solid Waste", be amended to delete Section 13.06.090 in its entirety.

Sec. 13.06.090 — ~~Monthly charges for commercial automated (100-gallon roll-out cart) commingled recycling at commercial establishments~~

(a) — ~~Every other week service will be charged at the rate of \$5.03 per 100-gallon roll-out cart; and for any additional 100-gallon cart, a monthly charge of \$3.01 per cart will be assessed.~~

(b) — ~~Weekly service will be charged at the rate of \$10.03 per 100-gallon roll-out cart; and for any additional 100-gallon cart, a monthly charge of \$3.01 will be assessed.~~

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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 _____, 2014.

ADOPTED on this the _____ day of _____, 2014.

EFFECTIVE DATE on this the _____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, 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

Agenda Item No. B. 3.

Meeting Date: 07/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved by: George Olson, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 5820 and 5821

List of Agenda Items:

B.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5820

Amending Chapter 9 of the Code of Ordinances, entitled "Personnel", Article 9.05, entitled "Civil Service for Firefighters and Police Officers", at Section 9.05.026, entitled "Authorized Number of Positions", and at Section 9.05.027, entitled "Positions, Classes, Duties and Specifications Enumerated", to Establish the Appointed Position of Assistant Police Chief

B.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5821

Amending Chapter 13 of the Code of Ordinances, entitled "Utilities", at Article 13.06, entitled "Solid Waste", to Delete in its Entirety Section 13.06.089, entitled "Monthly Charges for Commercial Automated Commingled Recycling at Governmental, Educational and Nonprofit Agencies", and Section 13.06.090, entitled "Monthly Charges for Commercial Automated (100-Gallon Roll-Out Cart) Commingled Recycling at Commercial Establishments"



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. B. 4.

Meeting Date: 07/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved by: George Olson, 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

List of Agenda Items:

C.2. * OTHER BUSINESS

Final Plat Approval of V.F.W. - Sherman Addition, being 3.135 acres in the Reuben Hendrix Survey, Abstract No. 504; VFW Post #2772, Owners; Texoma Development Inc., Developer; Todd Young, Bluestone Partners, Representative; and Underwood Drafting and Surveying, Surveyors (1707 Baker Drive)

C.3. * OTHER BUSINESS

Final Plat Approval of O'Hanlon Ranch Shopping Center, Lots 1, 2 and 3, Block A, being 9.592 acres in the J.B. McAnair Survey, Abstract No. 763; Baptist General Convention of Texas, Owners; The Stainback Organization, Developer; and Kimley-Horn and Associates, Inc., Engineer/Surveyors (2200-2300 Blocks of North F.M. 1417/Heritage Parkway)

C.4. * OTHER BUSINESS

Replat Approval of the North 1/2 of Lot 10 and all of Lots 11-14, Block 59, Southside Addition, containing 0.632 acres; Jean Kendall Erhardt Revocable Intervivos 2001 Trust, John O. Rauch, Trustee and John O. Rauch, Owners; and Underwood Drafting and Surveying, Surveyors (1511 and 1519 South Travis Street)

C.5. * OTHER BUSINESS

Replat Approval of Lots 4, 5 and 6, Block F, Pecan Grove Village Addition, containing 0.609 acres; Blair Weaver, Owner; and Underwood Drafting and Surveying, Surveyors (3715, 3803 and 3807 Merrimac Drive)

C.6. * OTHER BUSINESS

Vacation of Plat Approval of Devin Carter Addition in the Extra Territorial Jurisdiction (ETJ) of the City of Sherman, being 18.49 acres in the Henry Kattenhorn Survey, Abstract No. 671; Christopher and Wendy Vellotti, Owners; and Sartin and Associates, Surveyors (2000 Block of Baker Ridge Road)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 1.

Meeting Date: 07/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: George Olson, City Manager

Caption:

OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation Board Chairman Chris Pendergrass and SEDCO President Scott Connell

Issue:

To receive the Sherman Economic Development Corporation (SEDCO) quarterly progress report from Board Chairman Chris Pendergrass and President Scott Connell

Background:

The brief presentation by the SEDCO Board Chairman and President will provide the City Council with an overview of SEDCO's activities and accomplishments during the last three (3) months. SEDCO's last update was presented at the April 7, 2014 regular City Council meeting.

Origination:

City Council

Financial Consideration:

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

Staff Recommendation:

No action is required of the City Council.

Alternatives:

None recommended

Attachments

SEDCO's Quarterly Update

REPORTING FORM FOR BOARDS AND COMMISSIONS

Name of Board: Sherman Economic Development Corporation

Name of Chairman: Chris Pendergrass

Name of Vice Chairman: Brooks Hull

Date of Report to City Council: July 7, 2014

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

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

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

- *SEDCO Board of Directors approved a new Economic Development Performance Agreement with Globitech Inc. for an increased investment of \$18,000,000 in new equipment and the creation of 20 new jobs at the Sherman production facility in Progress Park. The company will retain the existing workforce of 174 staff positions. The new incentive is for \$900,000 to be paid in two payments before December 2015.*
- *SEDCO Board of Directors approved an Economic Development Performance Agreement with Emerson Process Management – Fisher Controls for an expansion with an investment of \$8,047,000 and the creation of 22 new jobs (over the current level of 393). The Agreement provides for an incentive of \$402,350 to be paid over the next twelve to eighteen months.*
- *Panda Power Funds received the first incentive payment from SEDCO based on the company completing construction of the operations building and other buildings on the campus. Construction continues as they hit milestone completion points. Most of the facility is expected to be completed by Fall 2014.*
- *SEDCO worked with Neon Cloud Productions to develop five short testimonial videos for Sherman. The following leaders each have a separate video – Chris Pendergrass with Presco, Mark Anderson with Emerson/Fisher Controls, Mike Gerleman with Tyson, Marjorie Hass with Austin College and Jeremy McMillen with Grayson College. The business and professional leaders each provide a particular perspective of why Sherman is a great place for business. They are all posted on www.sedco.org.*
- *SEDCO staff validated two company projects for the Economic Development Performance Agreements. Direct Connect hired the first 100 employees at their call center in Sherman. The company received the first payment of the incentive agreement - \$200,000. West Business Solutions completed their contract by hiring 22 employees at the call center in Sherman to complete the incentive contract with a payment of \$44,000.*

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

- *SEDCO will work to complete the attraction of new jobs and investment for active clients including existing Sherman employers. (SEDCO Goals A, B, C, D)*
- *SEDCO will advance our marketing efforts with a new marketing firm HCK2. The company will conduct a review of SEDCO marketing efforts, recommend refinements,*

and develop new materials for program use including electronic and web-based options. The company will also develop an integrated plan for SEDCO for the coming fiscal year. (SEDCO Goals B, C, D)

- SEDCO will advance infrastructure investments planned in Progress Park and other business corridors. Key projects for this quarter are the completion of the water line along Flanary Road to Panda and negotiations with developers for investments in new industrial facilities in Sherman. Sherman has had success in the past few years in utilizing existing buildings and we will need new product to entice further investment. (SEDCO Goals E, F)*
- SEDCO will work closely with companies that have announced new investments in Sherman to ensure they have the support to meet their goals including Panda Sherman Power, Texas Instruments, Tyson, 903 Brewers, Modular Power Solutions, Progress Rail, Southeastern Freight Lines, Globitech, Direct Connect and others. (SEDCO Goals A, B)*
- SEDCO will advance some preliminary discussions on the active use of the former Sherman Youth Center facility with local business partners. (SEDCO Goal B)*

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

- The SEDCO Board held two regularly scheduled meetings (April 8, May 13).*

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

- 100%*

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

- David Key 0%, Dean Gilbert Jr. 50%. Please note that staff stays in regular contact with Board members to keep them informed of activities.*

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

- Emerson Process Management Fisher Controls hosted a groundbreaking ceremony and luncheon to celebrate the beginning of construction of the facility expansion. Scott Connell and Mayor Cary Wacker spoke at the luncheon providing congratulations, thanks for their continued investment and well wishes for a successful construction project.*
- SEDCO staff and Sherman Mayor Cary Wacker are participating in a Study Group for Grayson College regarding the Wine, Beer and Distilled Spirits industries. The regional group is coordinating efforts for academic and research, production and tourism aspects of the industries.*
- Scott Connell gave testimony to the Texas House of Representatives Committee for Economic Development and Small Business regarding Sherman experience with the Economic Development Sales Tax. Mr. Connell is Co-Chair of the Economic Development Sales Tax Committee for the Texas Economic Development Council.*
- Scott Connell attended the Spring meeting of the Industrial Asset Management Council – corporate real estate professionals. Sherman co-sponsored a Texas dinner for selected prospects.*
- Scott Connell was a guest lecturer at Austin College for Dr. Don Rodgers' Political Science class for the site selection simulation.*
- State and Regional meetings – DFW Marketing Team, Texas Economic Development Council Mid-Year Conference, SOSO E3Summit*

- *Local meetings – Scott Connell spoke to Sherman Noon Lions Club, attended the Texas Association of Business luncheon in Denison, Texas Workforce Commission grant ceremony for Skills Development Fund training grants for Panda Power Funds, IDEA Center LEED Certification event, Texas Health Presbyterian WNJ 100 Years Celebration*
- *Progress on Program of Work 2013-14*
 - Goal A Three expansion projects, \$50 million investment, 50 new jobs, 200 retained jobs*
 - Three expansion projects, \$26,602,000 investment, 42 new jobs, 567 retained (Progress Rail, Globitech, Emerson-Fisher Controls)*
 - Goal B Four new primary employers, \$40 million investment, 100 new jobs*
 - One new project, 150 new jobs (Direct Connect)*
 - Goal C DFW allies marketing activities, 2 businesses, \$10 million investment, 40 jobs*
 - Scott Connell Vice Chair of DFW Marketing Team, attended broker visits March*
 - Joined Oncor at Fabtech trade show in Anaheim, CA*
 - Goal D Attract three retail businesses, \$5 million investment, 40 jobs*
 - Conducted traffic count study for project.*
 - Conducted broader traffic count study for major road throughout Sherman.*
 - Goal E Sale of 40 acres in Progress Park*
 - Completed sale of 13+acres in Progress Park I.*
 - Developed new brochure, website and Banner for trade show marketing.*
 - Goal F Invest in community projects that help attract employers*
 - Completed Northridge Drive extension providing access to new sites*
 - Water line extension on Flanary Road will serve new sites in Progress Park*
 - US 75 ramp at FM1417 southbound is complete.*
 - Approved new sewer line through Progress Park to east of US 75.*
 - Financing in place for sewer line project west Sherman (SH 289/US 82)*
 - Goal G Raise Sherman Profile*
 - Scott Connell on Board of Directors of Texas Economic Development Council*
 - Scott Connell Vice Chair of DFW Marketing Team*
 - Monthly advertisements in Dallas Business Journal about Sherman successes*
 - SEDCO distributes press releases for new announcements.*
 - SEDCO contracted with new marketing firm to develop updated plan.*



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 2.

Meeting Date: 07/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of V.F.W. - Sherman Addition, being 3.135 acres in the Reuben Hendrix Survey, Abstract No. 504; VFW Post #2772, Owners; Texoma Development Inc., Developer; Todd Young, Bluestone Partners, Representative; and Underwood Drafting and Surveying, Surveyors (1707 Baker Drive)

Issue:

To consider Final Plat approval of V.F.W. - Sherman Addition, being 3.135 acres in the Reuben Hendrix Survey, Abstract No. 504

Background:

The property is located at 1707 Baker Drive, the northwest corner of Baker Drive and Frisco Road. The owners would like to plat the property into two lots for commercial development.

Origination:

VFW Post #2772 (Owners)
Texoma Development Inc. (Developer)
Todd Young, Bluestone Partners (Representative)
Underwood Drafting and Surveying (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the June 17, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Final Plat

P&Z Communication

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

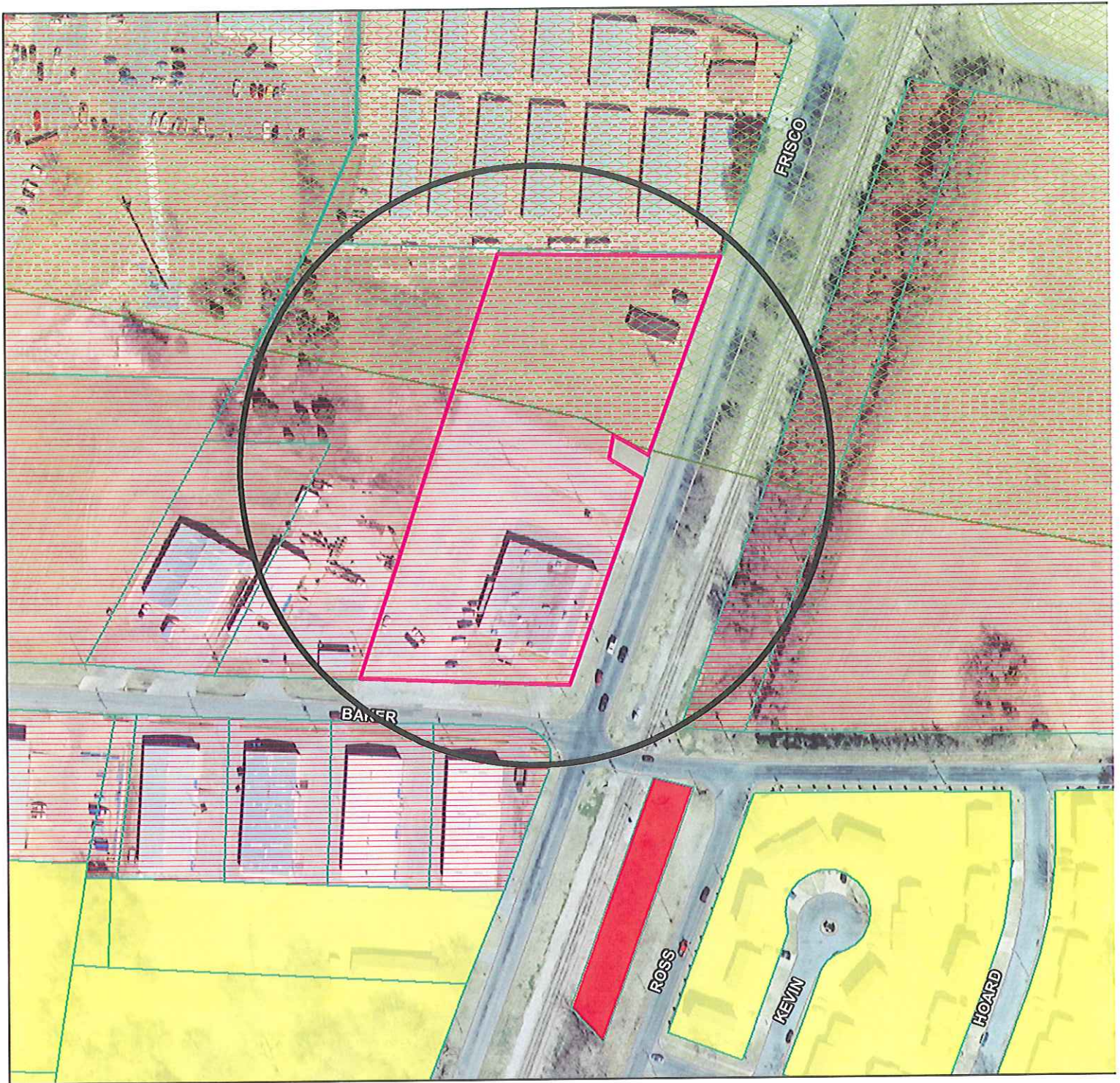
City of Sherman, Texas
Developmental Services Department

1707 Baker Drive



NOT TO SCALE

1 inch = 207 feet



Zoning - 1707 Baker Dr. Preliminary & Final Plat - VFW Addition

Legend

 ZONING PARCELS	DISTRICT_NAME	 C-2 General Commercial District
Transportation Corridors Overlay	 Arts and Cultural District	 CO Office District
HWY_NAME	 Blalock Commercial Overlay District	 Lakes
 FM 1417	 Central Business District	 M-1 Light Manufacturing District
 Sam Rayburn Freeway	 College Park District	 M-1.5 Medium Manufacturing District
 US Hwy 82 and 75	 Downtown Overlay District	 M-2 Heavy Manufacturing District
Special Districts Overlay	 Historic Preservation District	 MH Manufacturing Housing District
	ZONING PARCELS	 R-1 One Family Residential District
	Zoning Classification	 R-2 Multi-Family Residential District
	 Unknown	 R-A Single Family Agricultural District
	 BIP Blalock Industrial Park	 SF-1 Single Family Residential District
	 C-1 Retail Business District	

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 165 feet

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Reuben Hendrix Survey, Abstract No. 504 and being a part of the 3.2124 acre tract of land conveyed to Veterans of Foreign Wars, Corporation as recorded in Volume 1010, Page 537, Dee Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a ½" steel rod found at the southwest corner of said 3.2124 acre tract;

Thence North 20°58'45" East with the west line of said 3.2124 acre tract and the east line of that 2.357 acre tract of land conveyed to Air gas USA, LLC as recorded in Volume 5337, Page 284 of said deed records, a distance of 542.02 feet to a found 5/8" rod at the northeast corner of said 2.357 acre tract;

Thence South 88°00'31" East with the north line of said 3.2124 acre tract and the south line of that 3.3947 acre tract of land conveyed to Keyport Self Storage-Sherman as recorded in Volume 2041, Page 571 of said deed records, a distance of 265.29 feet to a set ½" steel rod in the west line of the St. Louis, San Francisco & Texas "Frisco" Railway Co. right-of-way;

Thence South 20°40'01" West with said west right-of-way, a distance of 52.92 feet to a set ½" steel rod at the northeast corner of a 1350 square foot tract of land conveyed to GCEC Technologies, Inc. as recorded in Volume 3088, Page 598 of said deed records;

Thence North 69°19'59" West with the north line of said 1350 square foot tract of land, a distance of 45.00 feet to a found ½" steel rod;

Thence South 20°40'01" West with the west line of said 1350 square foot tract of land, a distance of 30.00 to a found ½" steel rod;

Thence South 69°19'59" East with the south line of said 1350 square foot tract of land, a distance of 45.00 to a set ½" steel rod at the southeast corner of said 1350 square foot tract of land, also being in the west line of said St. Louis, San Francisco & Texas "Frisco" Railway Co. right-of-way;

Thence South 20°40'01" West with said west right-of-way, a distance of 466.95 feet to a set ½" steel rod at the southeast corner of said 3.2124 acre tract of land;

Thence North 86°11'59" West with the south line of said 3.2124 acre tract and the north line of Baker Drive, a distance of 265.70 feet to the Point-of-Beginning and containing 3.135 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

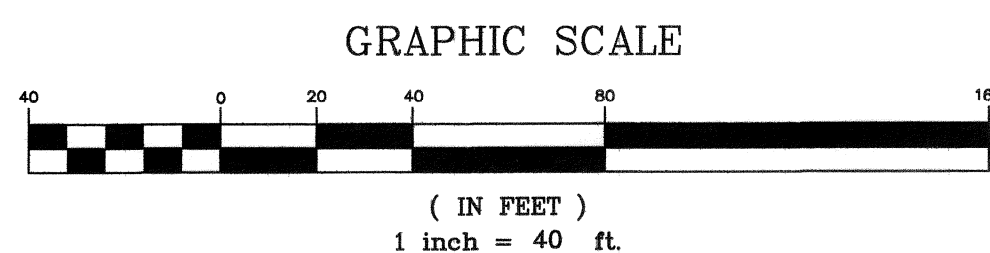
That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 2014.

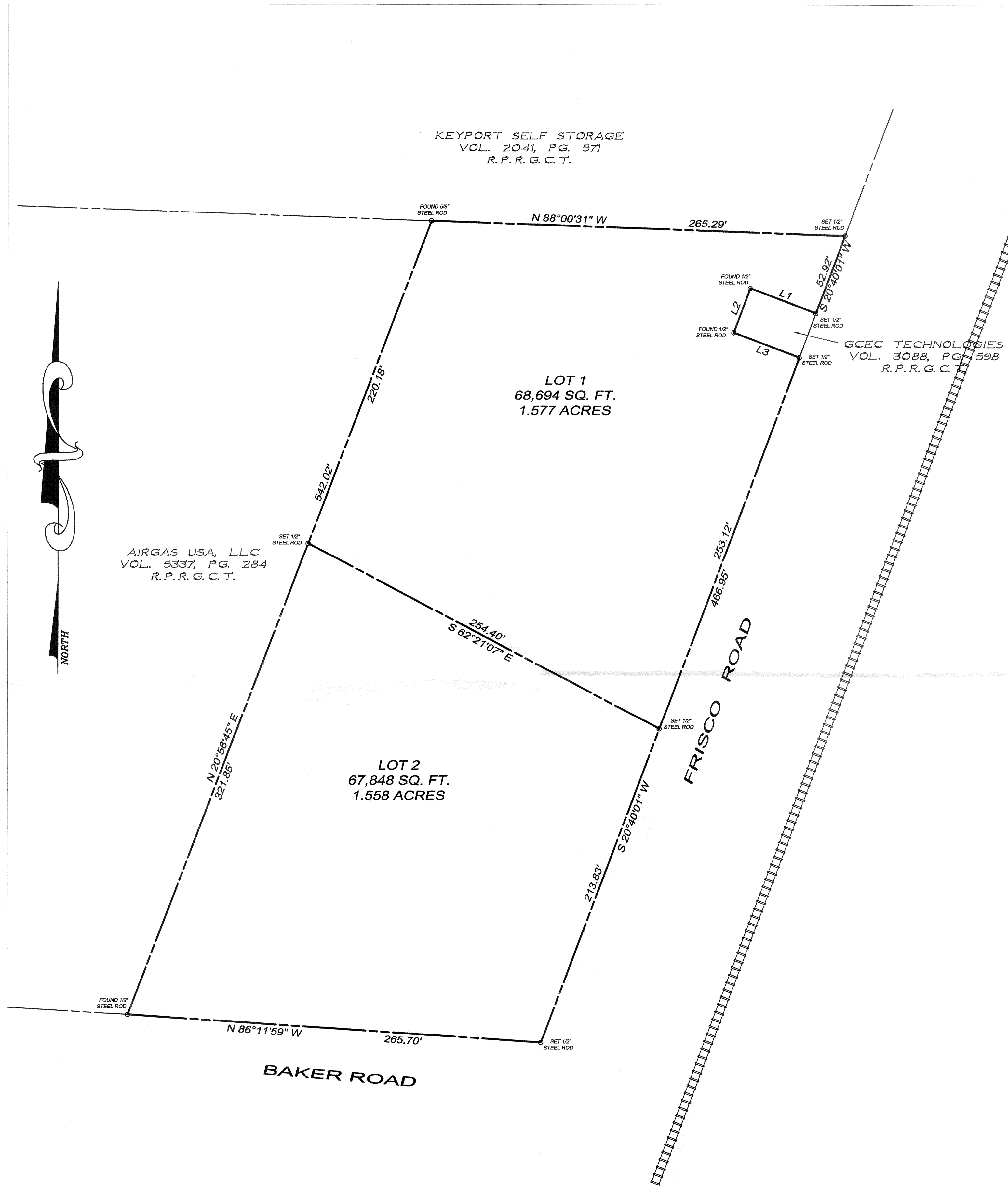
Notary Public in and for
the State of Texas
Commission Expires: ____



OWNER
VETERANS OF FOREIGN WARS, POST 2772
PO BOX 505
SHERMAN, TEXAS

SURVEYOR
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2151

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



Approved this ____ day of ____, 2014, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, final plat of V. F. W. - Sherman Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of ____, 2014, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of ____, 2014.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, We, the Veterans of Foreign Wars, a corporation do hereby adopt this plat designating the hereinabove property as V. F. W. - Sherman Addition, an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat is approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of ____, 2014.

Veterans of Foreign Wars

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 2014.

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

FINAL PLAT OF
V. F. W. - SHERMAN ADDITION
AN ADDITION TO THE CITY OF
SHERMAN, TEXAS
RUBEN HENDRIX SURVEY,
ABSTRACT NO. 504
GRAYSON COUNTY, TEXAS



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

Agenda Item No. 11.

Meeting Date: 06/17/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 1707 BAKER DRIVE**

The request of VFW Post #2772 (Owners), Texoma Development Inc. (Developer), Todd Young, Bluestone Partners (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property located at 1707 Baker Drive, being 3.135 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval V.F.W. – Sherman Addition.

Background:

The property is located at 1707 Baker Drive, the northwest corner of Baker Drive and Frisco Road. The owner would like to plat the property into two lots for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

VFW Post #2772 (Owners)

Texoma Development Inc. (Developer)

Todd Young, Bluestone Partners (Representative)

Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter

**STAFF REVIEW LETTER**

June 11, 2014

VFW Post 2772
1707 Baker Rd.
Sherman, TX 75092

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

Texoma Development, Inc.
3414 N. FM 1417
Sherman, TX 75092

Bluestone Partners
Todd Young
PO Box 368
Sherman, TX 75091

Dear Applicants,

The request for approval of the Preliminary and Final Plat approval of V.F.W. – Sherman Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2014 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:

PRELIMINARY:

1. Baker Road and Frisco Road drive approaches and sidewalks are contingent upon and shall conform to City of Sherman standards.
2. Field notes shall be reconciled with plat sketch.
3. The width of right-of-way for streets and the pavement width shall be shown.
4. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
5. Privately owned and maintained detention in accordance with City criteria is required
6. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
7. All preliminary plat requirements are to be met prior to filing the final plat.
8. Any other changes made to the preliminary plat 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 and Zoning Commission.

FINAL:

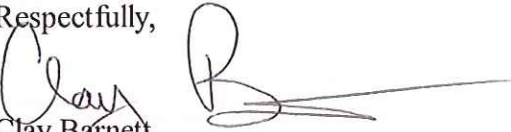
1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Baker Road and Frisco Road drive approaches and sidewalks are contingent upon and shall conform to City of Sherman standards.

4. Field notes shall be reconciled with plat sketch.
5. The width of right-of-way for streets and the pavement width shall be shown.
6. A Point of Beginning notation shall be noted on the plat.
7. Privately owned and maintained detention in accordance with City criteria is required
8. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
9. Any other changes made to the final plat 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 and Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Clay Barnett,
Dir. of Public Works and Engineering

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Jamic Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 3.

Meeting Date: 07/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of O'Hanlon Ranch Shopping Center, Lots 1, 2 and 3, Block A, being 9.592 acres in the J.B. McAnair Survey, Abstract No. 763; Baptist General Convention of Texas, Owners; The Stainback Organization, Developer; and Kimley-Horn and Associates, Inc., Engineer/Surveyors (2200-2300 Blocks of North F.M. 1417/Heritage Parkway)

Issue:

To consider Final Plat approval of O'Hanlon Ranch Shopping Center, Lots 1, 2 and 3, Block A, being 9.592 acres in the J.B. McAnair Survey, Abstract No. 763

Background:

The property is located in the 2200-2300 blocks of North F.M. 1417 (Heritage Parkway), the northwest corner of F.M. 1417 (Heritage Parkway) and West Lamberth Road. The owners would like to plat the property into three lots for commercial development.

Origination:

Baptist General Convention of Texas (Owners)
The Stainback Organization (Developer)
Kimley-Horn and Associates, Inc. (Engineer/Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the June 17, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Final Plat

P&Z Communication

Staff Review Letter



2200-2300 Blocks N. FM 1417 (Heritage Parkway)

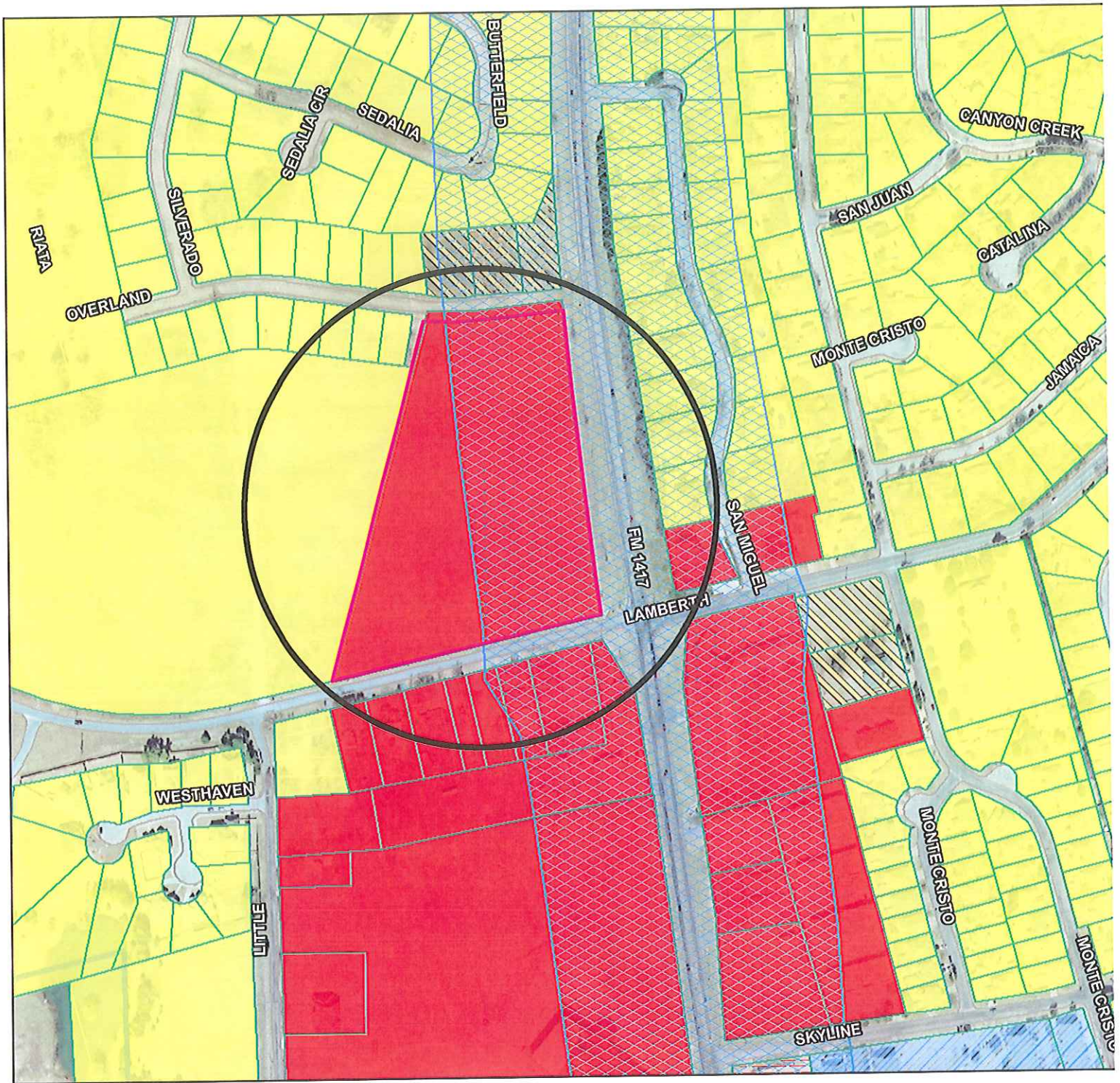
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 413 feet



Zoning - 2200-2300 Blocks N. FM 1417 (Heritage Parkway)

Legend

ZONING PARCELS	DISTRICT_NAME	C-2 General Commercial District
Transportation Corridors Overlay	Arts and Cultural District	CO Office District
HWY_NAME	Blalock Commercial Overlay District	Lakes
FM 1417	Central Business District	M-1 Light Manufacturing District
Sam Rayburn Freeway	College Park District	M-1.5 Medium Manufacturing District
US Hwy 82 and 75	Downtown Overlay District	M-2 Heavy Manufacturing District
Special Districts Overlay	Historic Preservation District	MH Manufacturing Housing District
	ZONING PARCELS	R-1 One Family Residential District
	Zoning Classification	R-2 Multi-Family Residential District
	Unknown	R-A Single Family Agricultural District
	BIP Blalock Industrial Park	SF-1 Single Family Residential District
	C-1 Retail Business District	

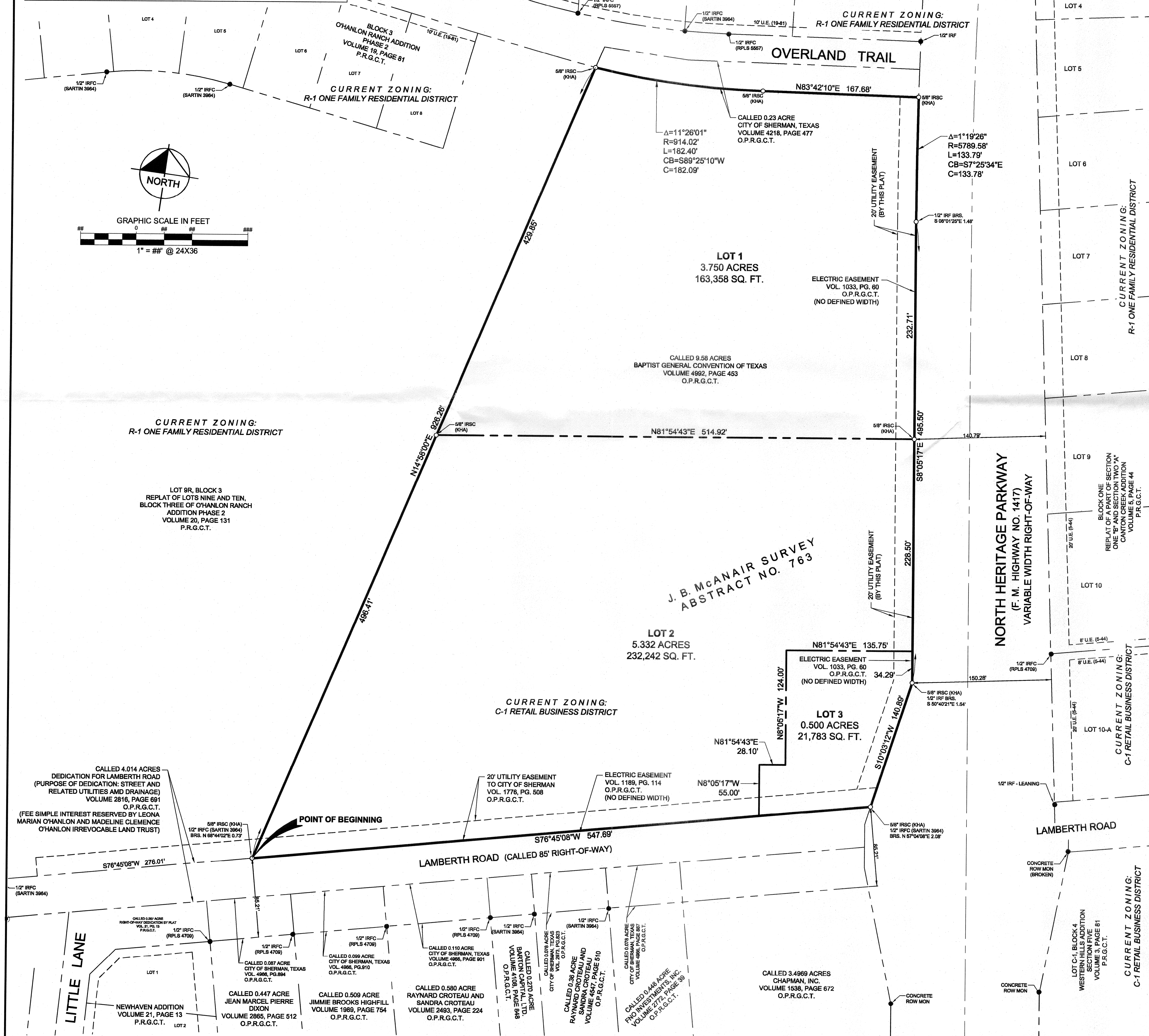
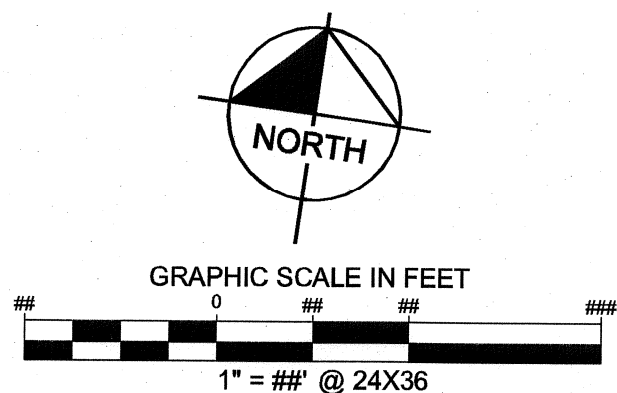
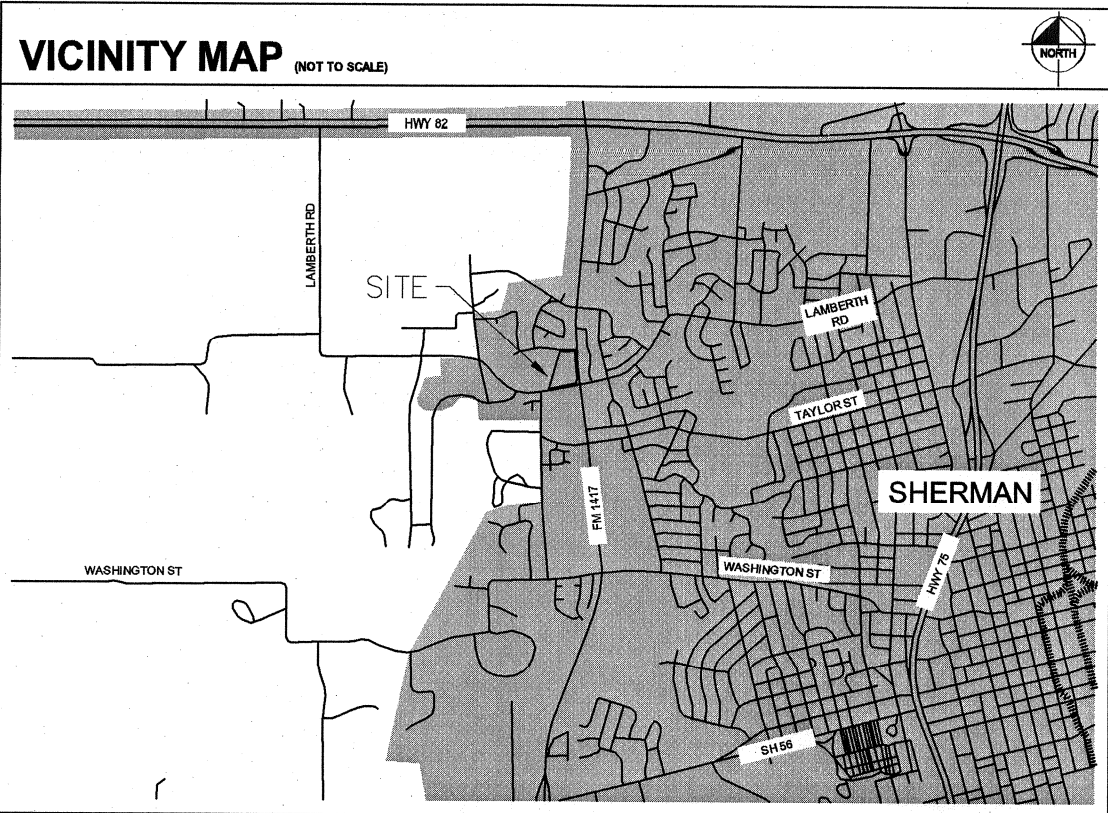
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 344 feet



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, BAPTIST GENERAL CONVENTION OF TEXAS, is the owner of the following described tract of land:

BEING all that certain tract or parcel of land being situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of a called 9.58 acre tract of land described in the deed to Baptist General Convention of Texas, recorded in Volume 4992, Page 453, Official Public Records of Grayson County, Texas, and being more particularly as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set at the southwest corner of said 9.58 acre tract, common to the southeast corner of a Lot 9R in Block 3 of the Replat of Lots Nine and Ten, Block Three of O'Hanlon Ranch Addition, Phase 2, according to the plat thereof recorded in Volume 20, Page 131, Plat Records of Grayson County, Texas, and on the northerly right-of-way line of West Lamberth Road according to the Deductory Certificate recorded in Volume 2816, Page 691, said Official Public Records, and from which a 1/2 inch iron rod with plastic cap stamped "SARTIN 3964" found for witness bears North 68°44'02" East a distance of 0.73 feet, and a 1/2 inch iron rod with plastic cap stamped "SARTIN 3964" found for witness at a point of curvature on the northerly right-of-way line of said West Lamberth Road bears South 76°45'08" West a distance of 276.01 feet;

THENCE North 14°58'00" East, departing the northerly right-of-way line of said West Lamberth Road, along the westerly line of said 9.58 acre tract and along the easterly line of said Lot 9R, a distance of 926.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of said 9.58 acre tract, common to the southwest corner a called 0.23 acre tract of land described in the deed to City of Sherman, Texas, as recorded in Volume 4218, Page 477, said Official Public Records of Grayson County, Texas, and on the southerly right-of-way line of Overland Trail (variable width right-of-way), and at the beginning of a non-tangent curve to the left having a central angle of 11°26'01", a radius of 914.02 feet, a chord bearing and distance of North 89°25'10" East, 182.08 feet;

THENCE in a northeasterly direction, along the northerly line of said 9.58 acre tract, and along the southerly line of said 0.23 acre tract, and along the southerly right-of-way line of said Overland Trail and with said curve to the left, an arc distance of 182.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE North 83°42'10" East, continuing along the northerly line of said 9.58 acre tract, and along the southerly line of said 0.23 acre tract, and along the southerly right-of-way line of said Overland Trail, a distance of 167.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of said 9.58 acre tract, common to the southeast corner of said 0.23 acre tract, and on the westerly right-of-way line of North Heritage Parkway (F.M. Highway No. 1417, variable width right-of-way), and at beginning of a non-tangent curve to the left having a central angle of 1°19'26", a radius of 5789.58 feet, a chord bearing and distance of South 7°25'34" East, 133.78 feet;

THENCE in a southeasterly direction, along the easterly line of said 9.58 acre tract, and along the easterly right-of-way line of said North Heritage Parkway, and with said curve to the left, an arc distance of 133.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE South 8°05'17" East, continuing along the easterly line of said 9.58 acre tract and along the westerly right-of-way line of North Heritage Parkway, a distance of 262.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, from which a 1/2 inch iron rod found for witness bears South 50°40'21" East a distance of 1.54 feet;

THENCE South 10°03'12" West, continuing along the easterly line of said 9.58 acre tract and the westerly right-of-way line of North Heritage Parkway, a distance of 140.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southeast corner of said 9.58 acre tract, and at the intersection of the westerly right-of-way line of North Heritage Parkway and the northerly right-of-way line of said West Lamberth Road, from which a 1/2 inch iron rod with plastic cap stamped "SARTIN 3964" bears North 57°04'08" East a distance of 2.08 feet;

THENCE South 76°45'08" West, along the southerly line of said 9.58 acre tract and along the northerly right-of-way line of said West Lamberth Road, a distance of 668.16 feet to the POINT OF BEGINNING and containing 9.592 acres (417,383 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That BAPTIST GENERAL CONVENTION OF TEXAS, does hereby adopt this plat designating the hereinbefore described property as O'HANLON RANCH SHOPPING CENTER, an Addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

(owner signature)

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____,
by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

CITY COUNCIL
CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of O'HANLON RANCH SHOPPING CENTER to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

Clerk, City of Sherman, Texas _____

GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- The surveyor relied solely upon the Title Commitment, GF. No. FTDAL34-4403400653, with an effective date of January 22, 2014 and an issue date of February 12, 2014, provided by Fidelity National Title Insurance Company. The surveyor did not perform a title abstract.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202 adjusted to City of Sherman control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998912523. Vertical Datum NAVD 88.
- FLOOD STATEMENT: According to Map No. 48181C0270 F dated September 29, 2010, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Grayson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

I, Michael B. Marx, 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 shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Signature _____ Date _____

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
O'HANLON RANCH SHOPPING CENTER
LOTS 1, 2, & 3, BLOCK A
9.592 ACRES
SITUATED IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JEG	MBM	05/20/2014	063362390	1 OF 1

DEVELOPER:
The Stainback Organization
5622 Dyer Street, Suite 200
Dallas, Tx 752206
Ph. 214-363-3900
Contact: Stan Stainback

OWNER:
Baptist General Convention of Texas
333 North Washington Avenue
Dallas, Tx 75246-1798
Ph. 214-828-5320
Contact: Larry Thomas



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

Agenda Item No. 8.

Meeting Date: 06/17/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 2200-2300 BLOCKS N. FM 1417 (HERITAGE PARKWAY)**

The request of Baptist General Convention of Texas (Owners), The Stainback Organization (Developer) and Kimley-Horn and Associates, Inc. (Engineer/Surveyors) concerning the property located in the 2200-2300 blocks N. F.M. 1417 (Heritage Parkway), being 9.592 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of O'Hanlon Ranch Shopping Center, Lots 1, 2 & 3, Block A

Background:

The property is located in the 2200-2300 blocks of N. FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and West Lamberth Road. The owner would like to plat the property into three lots for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Baptist General Convention of Texas (Owners)

The Stainback Organization (Developer)

Kimley-Horn and Associates, Inc. (Engineer/Surveyors)

Master Plan Designation:

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

Number of notices mailed:

Not required

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter

**STAFF REVIEW LETTER**

June 11, 2014

Baptist General Convention of Texas
Larry Thomas
333 N. Washington Lane
Dallas, TX 75246-1798

The Stainback Organization
5622 Dyer Street, Ste. 200
Dallas, TX 75206

Kimley-Horn & Associates, Inc.
Mallory Martin
12012 Wickchester Lane, Ste. 500
Houston, TX 77079

Dear Applicants,

The request for approval of the Preliminary and Final Plat approval of O'Hanlon Ranch Shopping Center, Lots 1, 2 & 3, Block A in the 2200-2300 blocks N. F.M. 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2014 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:

PRELIMINARY:

1. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
2. Sewer shall be extended to serve lots 2 and 3.
3. Water Pro-Rata shall be paid in the amount of \$10,022.40 for Lamberth Road for Lot 2 and 3.
4. The width of the pavement for streets shall be shown on the plat.
5. Lot 1 and Lot 2 shall be required to share a common access easement from FM 1417 and shall be shown on the plat.
6. Lot 2 and Lot 3 shall be required to share a common access easement from Lamberth Road and shall be shown on the plat.
7. Privately owned and maintained detention in accordance with City criteria is required
8. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
9. All preliminary plat requirements are to be met prior to filing the final plat.

10. Any other changes made to the preliminary plat 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 and Zoning Commission.

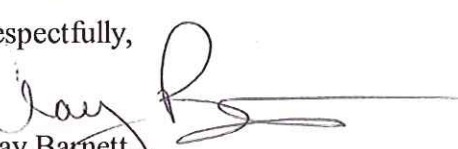
FINAL:

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Lot 1 and Lot 2 shall be required to share a common access easement from FM 1417 and shall be shown on the plat.
4. Lot 2 and Lot 3 shall be required to share a common access easement from Lamberth Road and shall be shown on the plat.
5. Sewer shall be extended to serve lots 2 and 3.
6. Water Pro-Rata shall be paid in the amount of \$10,022.40 for Lamberth Road for Lot 2 and 3.
7. The width of the pavement for streets shall be shown on the plat.
8. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
9. Privately owned and maintained detention in accordance with City criteria is required.
10. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
11. Any other changes made to the final plat 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.

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 Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,


Clay Barnett,
Dir. of Public Works and Engineering

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 4.

Meeting Date: 07/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of the North 1/2 of Lot 10 and all of Lots 11-14, Block 59, Southside Addition, containing 0.632 acres; Jean Kendall Erhardt Revocable Intervivos 2001 Trust, John O. Rauch, Trustee and John O. Rauch, Owners; and Underwood Drafting and Surveying, Surveyors (1511 and 1519 South Travis Street)

Issue:

To consider Replat approval of the North 1/2 of Lot 10 and all of Lots 11-14, Block 59, Southside Addition; containing 0.632 acres

Background:

The property is located at 1511 and 1519 South Travis Street, between Olive and Lake Street. The prospective buyer would like to replat the property into two lots for residential development.

Origination:

Jean Kendall Erhardt Revocable Intervivos 2001 Trust, John O. Rauch, Trustee and John O. Rauch (Owners)

Underwood Drafting and Surveying (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the June 17, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Photo

Replat

P&Z Communication

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1511 & 1519 S. Travis Street



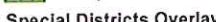
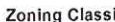
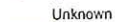
NOT TO SCALE

1 inch = 83 feet



Zoning - 1511 & 1519 S. Travis Street

Legend

 ZONING PARCELS	 ARTS AND CULTURAL DISTRICT	 C-2 General Commercial District
 Transportation Corridors Overlay	 Blalock Commercial Overlay District	 CO Office District
 FM 1417	 Central Business District	 Lakes
 Sam Rayburn Freeway	 College Park District	 M-1 Light Manufacturing District
 US Hwy 82 and 75	 Downtown Overlay District	 M-1.5 Medium Manufacturing District
 Special Districts Overlay	 Historic Preservation District	 M-2 Heavy Manufacturing District
	 ZONING CLASSIFICATION	 MH Manufacturing Housing District
	 Unknown	 R-1 One Family Residential District
	 BIP Blalock Industrial Park	 R-2 Multi-Family Residential District
	 C-1 Retail Business District	 R-A Single Family Agricultural District
		 SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 103 feet

1511 & 1519 S. Travis

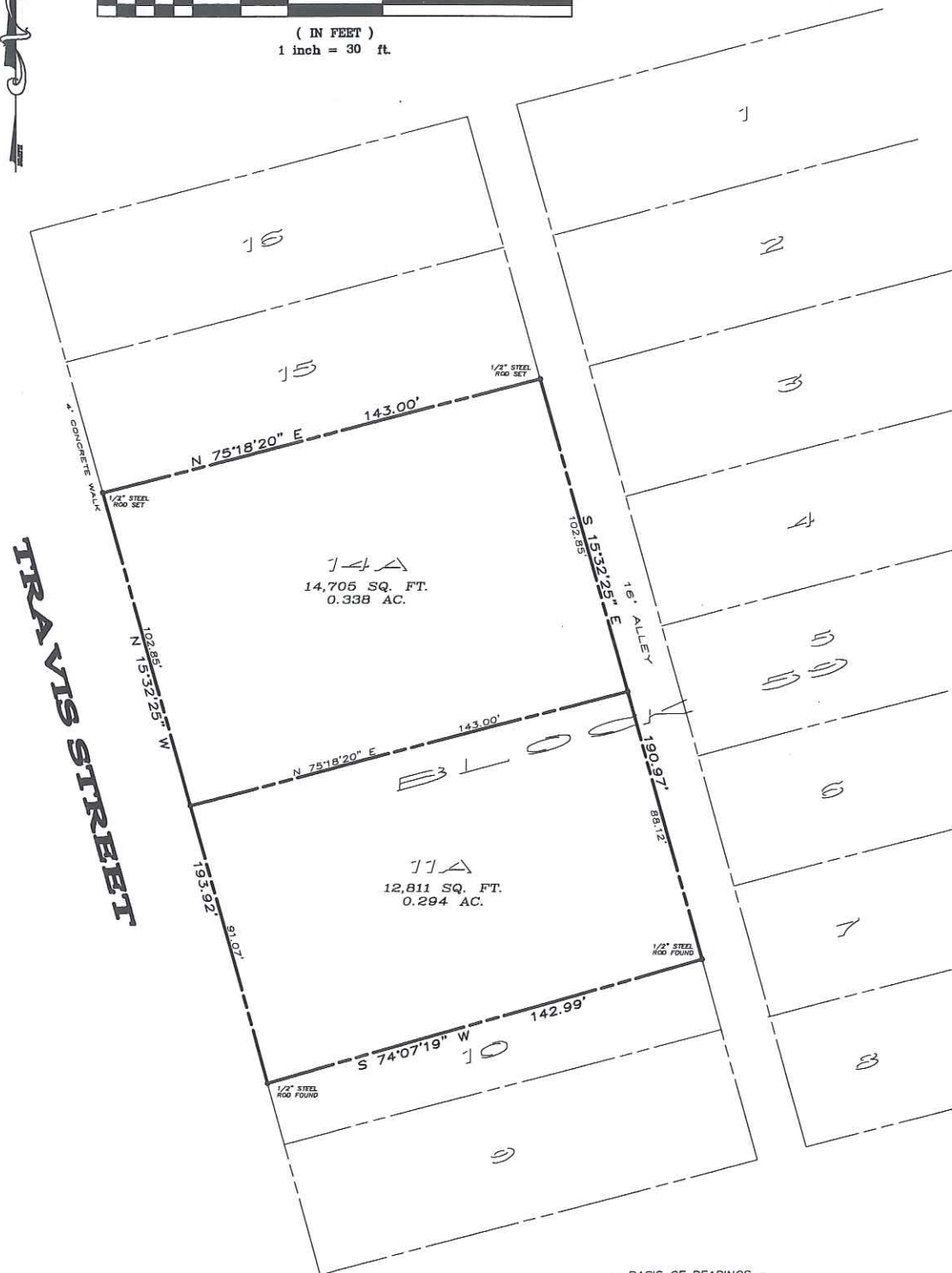




GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



~ BASIS OF BEARINGS ~
GRID NORTH
CORRELATED FROM THE
CITY OF SHERMAN GEODETIC
CONTROL NETWORK

SURVEYOR
JASON B. ARMSTRONG
R.P.L.S. NO. 5557
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (903) 465-2151

OWNER/DEVELOPER
JOHN RAUCH
508 S. HAZELWOOD STREET
SHERMAN, TEXAS 75090

UNDERWOOD
DRAFTING & SURVEYING

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

Approved this _____ day of _____, 2014, by the
City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas _____ Date _____

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF THE NORTH 1/2 OF LOT 10 AND ALL OF LOTS 11-14, BLOCK 59 OF SOUTH SIDE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2014, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2014.

Clerk, City of Sherman, Texas _____

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, JOHN RAUCH, do hereby adopt this plat designating the hereinabove property as the REPLAT OF THE NORTH 1/2 OF LOT 10 AND ALL OF LOTS 11-14, BLOCK 59 OF SOUTH SIDE ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2014.

John Rauch _____

LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being the North 1/2 of Lot 10 and all of Lots 11-14, Block 59, of South Side Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 94, Page 134, of the Deed Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" steel rod set in the east line of Travis Street for the southwest corner of Lot 15 of said Block 59, said rod being the northwest corner of said Lot 14 and the northwest corner of the herein described tract;

Thence North 75°18'20" East a distance of 143.00 feet to a 1/2" steel rod set in the west line of a 16' alley for the northeast corner of said Lot 14;

Thence South 15°32'25" East with said west line, a distance of 190.97 feet to 1/2" steel rod found for the southwest corner of the herein described tract;

Thence South 74°07'19" West a distance of 142.99 feet to a 1/2" steel rod found in the east line of said Travis Street for the southwest corner of the herein described tract;

Thence North 15°32'25" West with said east line, a distance of 193.92 feet to the Point-of-Beginning and containing 0.632 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, 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.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

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

**REPLAT OF
THE NORTH 1/2 OF LOT 10 AND ALL OF LOTS 11-14
BLOCK 59 OF
SOUTH SIDE ADDITION
AN ADDITION
TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS**



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

Agenda Item No. 5.

Meeting Date: 06/17/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 1511 & 1519 S. TRAVIS STREET**

The request of Jean Kendall Erhardt Revocable Intervivos 2001 Trust, John O. Rauch, Trustee and John O. Rauch (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1511 and 1519 South Travis Street, being the north ½ of Lot 10 and all of Lots 11-14, Block 59, Southside Addition, as follows:

Planning & Zoning Commission

Replat approval of The North ½ of Lot 10 and all of Lots 11-14, Block 59, Southside Addition

Background:

The property is located at 1511 and 1519 South Travis Street between Olive and Lake Street. The owner would like to replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jean Kendall Erhardt Revocable Intervivos 2001 Trust, John O. Rauch, Trustee and John O. Rauch (Owners)

Underwood Drafting and 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:

168

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Replat

Staff Review Letter

**STAFF REVIEW LETTER**

June 11, 2014

Jean Kendall Erhardt Revocable Trust
John O. Rauch, Trustee
508 S. Hazelwood St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of a Replat of the North ½ of Lot 10 and all of Lots 11-14, Block 59, Southside Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2014 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 the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of right-of-way for streets and the pavement width shall be shown.
5. Field notes shall be reconciled with plat sketch.
6. A Point of Beginning notation shall be noted on the plat.
7. Any other changes made to the final plat 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.

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 Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Clay Barnett
Dir. of Public Works and Engineering

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 5.

Meeting Date: 07/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Lots 4, 5 and 6, Block F, Pecan Grove Village Addition, containing 0.609 acres; Blair Weaver, Owner; and Underwood Drafting and Surveying, Surveyors (3715, 3803 and 3807 Merrimac Drive)

Issue:

To consider Replat approval of Lots 4, 5 and 6, Block F, Pecan Grove Village Addition; containing 0.609 acres

Background:

The property is located at 3715, 3803 and 3807 Merrimac Drive in the Pecan Grove Village Addition, behind Dillingham Middle School. The owner would like to replat three lots into two lots for residential development.

Origination:

Blair Weaver (Owner)

Underwood Drafting and Surveying (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the June 17, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Photo

Replat

P&Z Communication

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

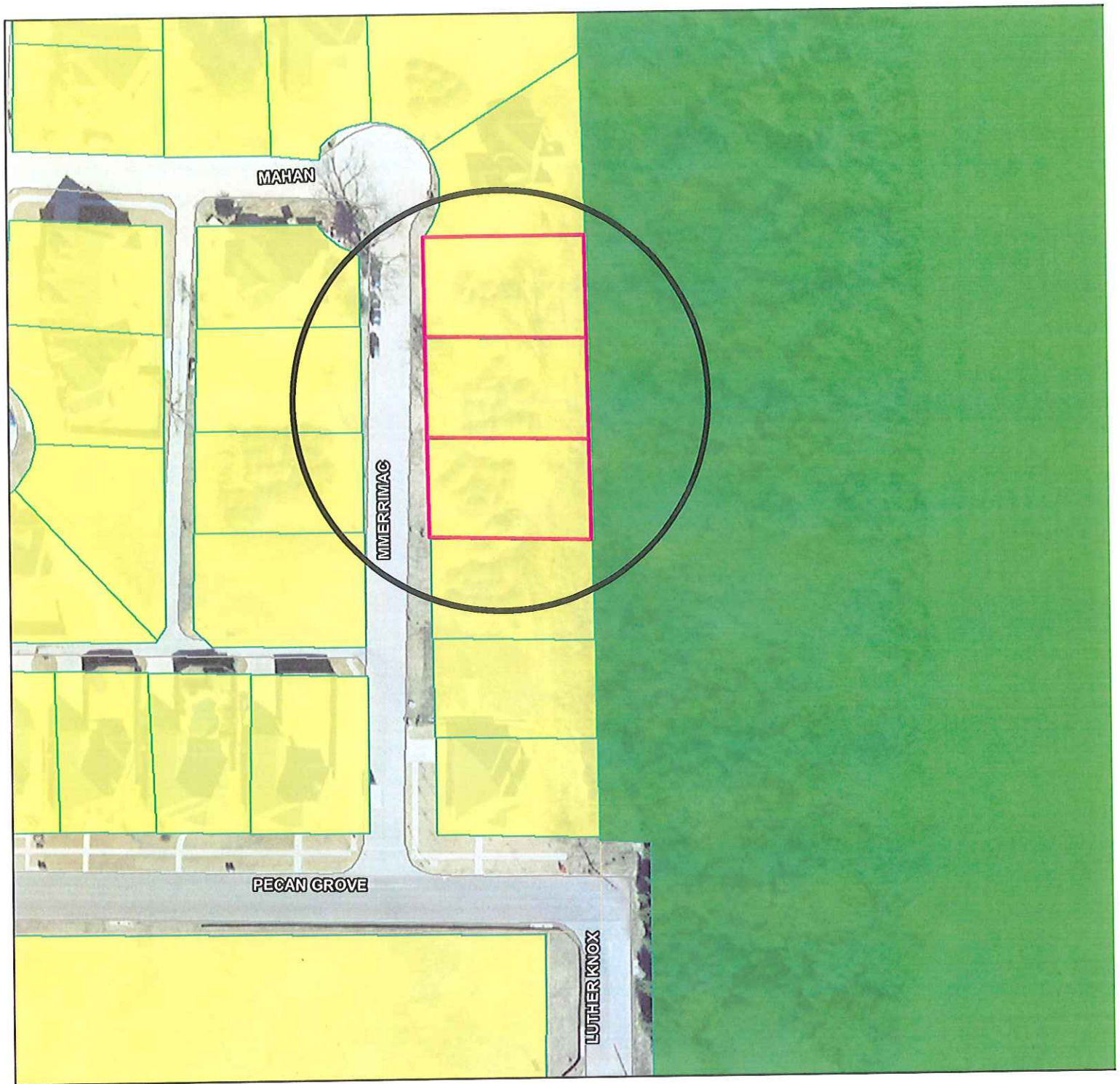
City of Sherman, Texas
Developmental Services Department

3715, 3803 & 3807 Merrimac Drive



NOT TO SCALE

1 inch = 86 feet



Zoning - 3715, 3803 & 3807 Merrimac Drive Replat Pecan Grove Village

Legend

 ZONING PARCELS	 DISTRICT_NAME	 C-2 General Commercial District
Transportation Corridors Overlay	 Arts and Cultural District	 CO Office District
HWY_NAME	 Blalock Commercial Overlay District	 Lakes
 FM 1417	 Central Business District	 M-1 Light Manufacturing District
 Sam Rayburn Freeway	 College Park District	 M-1.5 Medium Manufacturing District
 US Hwy 82 and 75	 Downtown Overlay District	 M-2 Heavy Manufacturing District
Special Districts Overlay	 Historic Preservation District	 MH Manufacturing Housing District
	ZONING PARCELS	 R-1 One Family Residential District
	Zoning Classification	 R-2 Multi-Family Residential District
	 Unknown	 R-A Single Family Agricultural District
	 BIP Blalock Industrial Park	 SF-1 Single Family Residential District
	 C-1 Retail Business District	

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 103 feet

3715, 3803 & 3807 Merrimac Dr.



Legal Description

Situated in the City of Sherman, State of Texas, being a part of the Hillard Jennings Survey, Abstract No. 639, also being Lot 4, 5 and 6, Block F, Pecan Grove Village, an addition to the City of Sherman, Texas, as recorded in Volume 14 Pages 40 and 41, Plat Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" steel rod found at the northeast corner of said Lot 6;

Thence South 01°14'48" West with the east line of said addition, a distance of 220.85 feet to a found 1/2" steel rod at the southeast corner of said Lot 4

Thence North 88°47'34" West with the south line of said Lot 4, a distance of 120.00 feet to a found 1/2" steel rod at the southwest corner of said Lot 4, said rod also being in the east right-of-way line of Merrimac Drive;

Thence North 01°14'49" East with said east right-of-way line, a distance of 220.78 feet to a found 1/2" steel rod;

Thence with a non-tangent curve to the left, having a radius of 50.00 feet (chord bears North 46°41'45" East, 0.22 feet) an arc distance of 0.22 feet to a found 1/2" steel rod at the northwest corner of said Lot 6;

Thence South 88°45'12" East with the north line of said Lot 6, a distance of 119.85 feet to the Point-of-Beginning and containing 0.609 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 5433

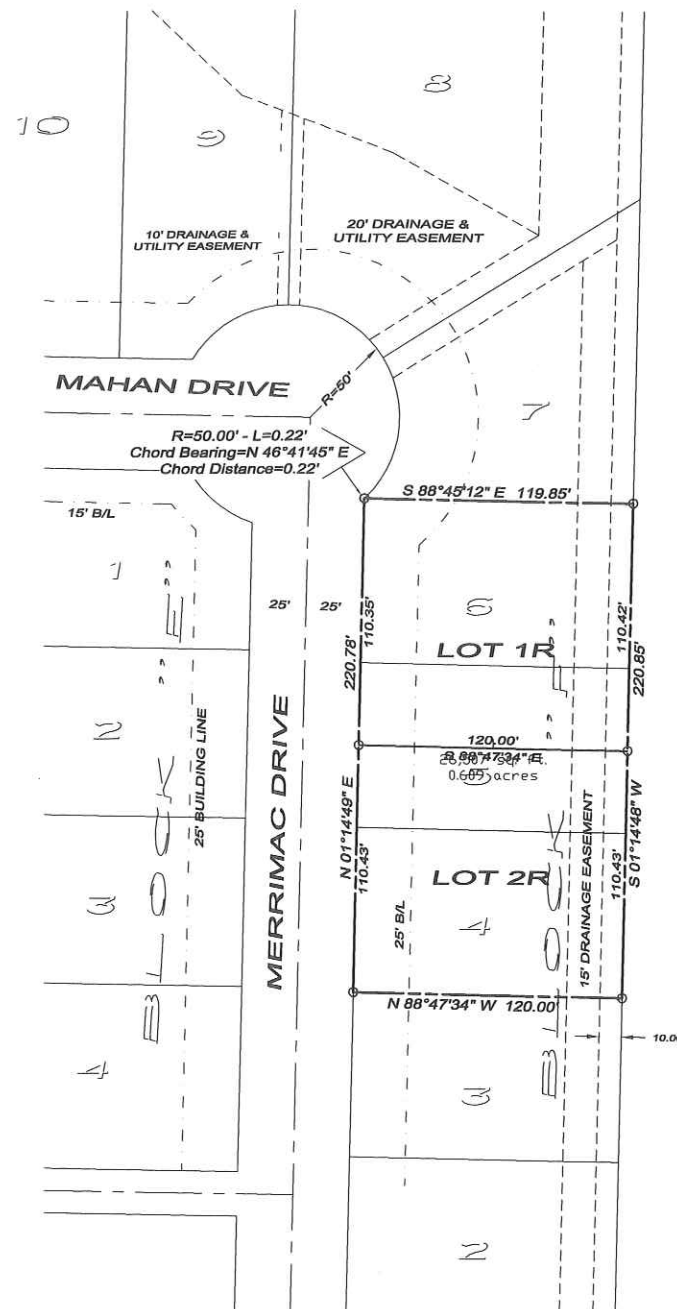
STATE OF TEXAS COUNTY OF GRAYSON BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 2014.

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

OWNER
BLAIR WEAVER
1705 PECAN GROVE ROAD
SHERMAN, TEXAS
903-814-2317

SURVEYOR
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2151



51.432 AC.
TRACT ONE
BOB RAYMOND BURTON
VOL. 2161, PG. 156
R. P. R. G. C. T.

Approved this ____ day of ____, 2014, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Re-Plat of Lots 4, 5 and 6, Block F of Pecan Grove Village, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of ____, 2014, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of ____, 2014.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, I, Blair Weaver, do hereby adopt this plat designating the hereinabove property as Re-Plat of Lots 4, 5 and 6, Block F of Pecan Grove Village, an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat is approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of ____, 2014.

Blair Weaver

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 2014.

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

REPLAT OF
LOTS 4, 5 AND 6, BLOCK F
PECAN GROVE VILLAGE,
AN ADDITION TO THE CITY OF
SHERMAN, TEXAS
HILLARD JENNINGS SURVEY ABSTRACT
NO. 639 GRAYSON COUNTY, TEXAS

UNDERWOOD
DRAFTING & SURVEYING, INC.

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



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

Agenda Item No. 10.

Meeting Date: 06/17/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 3715, 3803 & 3807 MERRIMAC DRIVE**

The request of Blair Weaver (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3715, 3803 and 3807 Merrimac Drive, being Lots 4, 5 and 6, Block F, Pecan Grove Village Addition, containing 0.609 acres, as follows:

Planning & Zoning Commission

Replat approval of Lots 4, 5 and 6 Block F, Pecan Grove Village Addition

Background:

The property is located at 3715, 3803 and 3807 Merrimac Drive in the Pecan Grove Village Addition behind Dillingham Middle School. The owner would like to replat three lots into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Blair Weaver (Owner)

Underwood Drafting and 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:

54

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Replat

Staff Review Letter

**STAFF REVIEW LETTER**

June 11, 2014

Blair Weaver
244 E. Evergreen
Sherman, TX 75090

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

Dear Applicants,

The request for approval of a Replat of Lots 4, 5 and 6 Block F, Pecan Grove Village Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2014 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 the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. The Merrimac Drive approach and sidewalk are contingent upon and shall conform to City of Sherman standards.
4. The pavement width of Merrimac Drive shall be shown.
5. A Point of Beginning notation shall be noted on the plat.
6. Remove 25' building line.
7. The 10' Easement at the rear of the lots shall be noted as being a 10' Drainage and Utility Easement as shown on the Pecan Grove Village Addition plat.
8. Any other changes made to the replat 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.

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 Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Clay Barnett
Dir. of Public Works and Engineering

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 6.

Meeting Date: 07/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Vacation of Plat Approval of Devin Carter Addition in the Extra Territorial Jurisdiction (ETJ) of the City of Sherman, being 18.49 acres in the Henry Kattenhorn Survey, Abstract No. 671; Christopher and Wendy Vellotti, Owners; and Sartin and Associates, Surveyors (2000 Block of Baker Ridge Road)

Issue:

To consider the Vacation of Plat approval of Devin Carter Addition in the City's ETJ, being 18.49 acres in the Henry Kattenhorn Survey, Abstract No. 671

Background:

The property is located in the 2000 block of Baker Ridge Road off East U.S. Highway 82, in the City of Sherman's ETJ. Devin Carter Addition was platted into five (5) lots and recorded in Volume 18, Pages 76 and 77 of the Plat Records of Grayson County on May 5, 2006. The property was never developed. Mr. Vellotti has purchased all lots in the subdivision and would like to vacate the plat to turn the property back into one lot to build his family's future home.

Origination:

Christopher and Wendy Vellotti (Owners)
Sartin and Associates (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the June 17, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Vacation of Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Photo

Plat

Survey

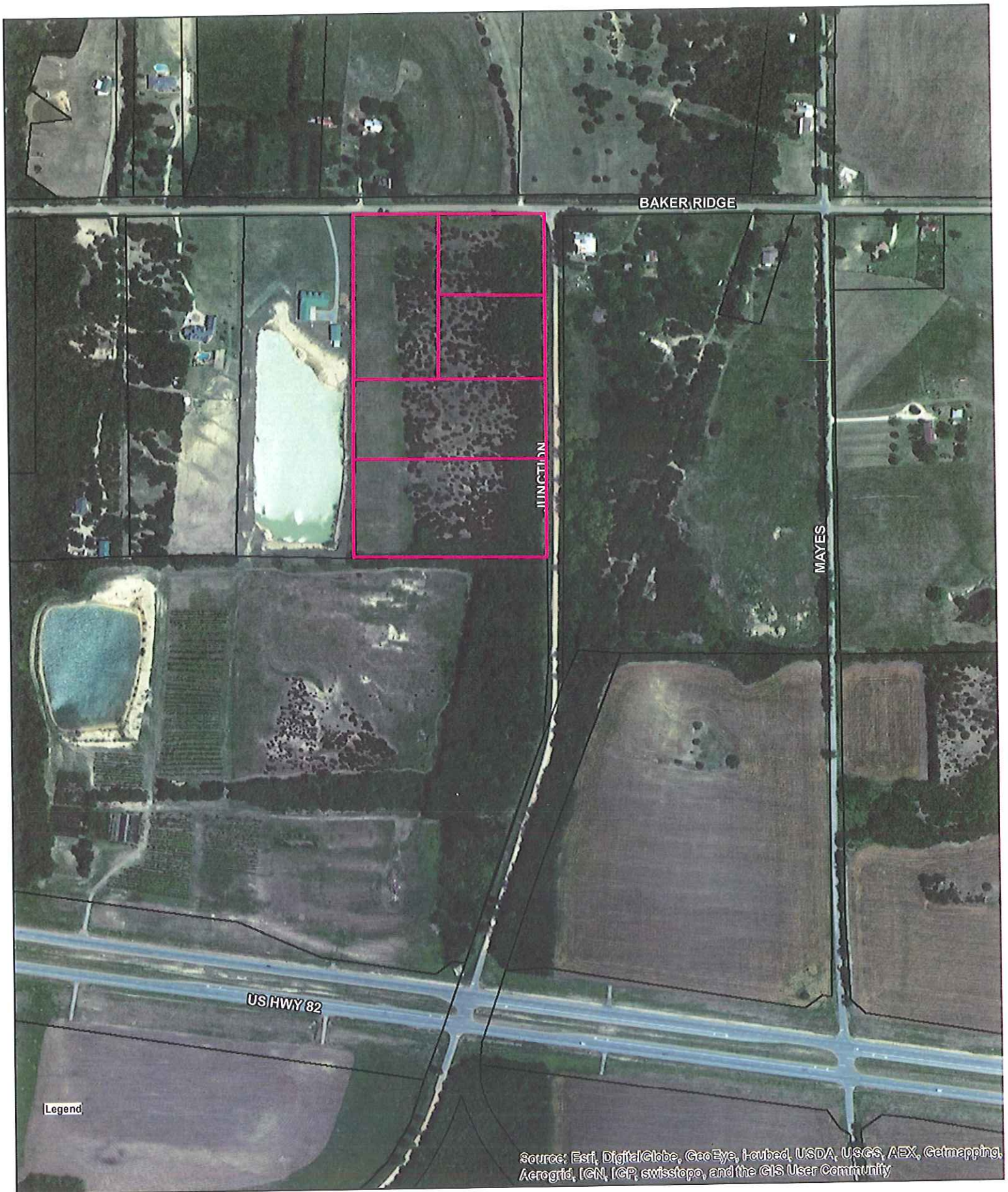
Field Notes

Letters from Utility Companies

Vacating Declaration

P&Z Communication

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2000 Block Baker Ridge Road (ETJ) Vacation of Plat - Devin Carter Addition



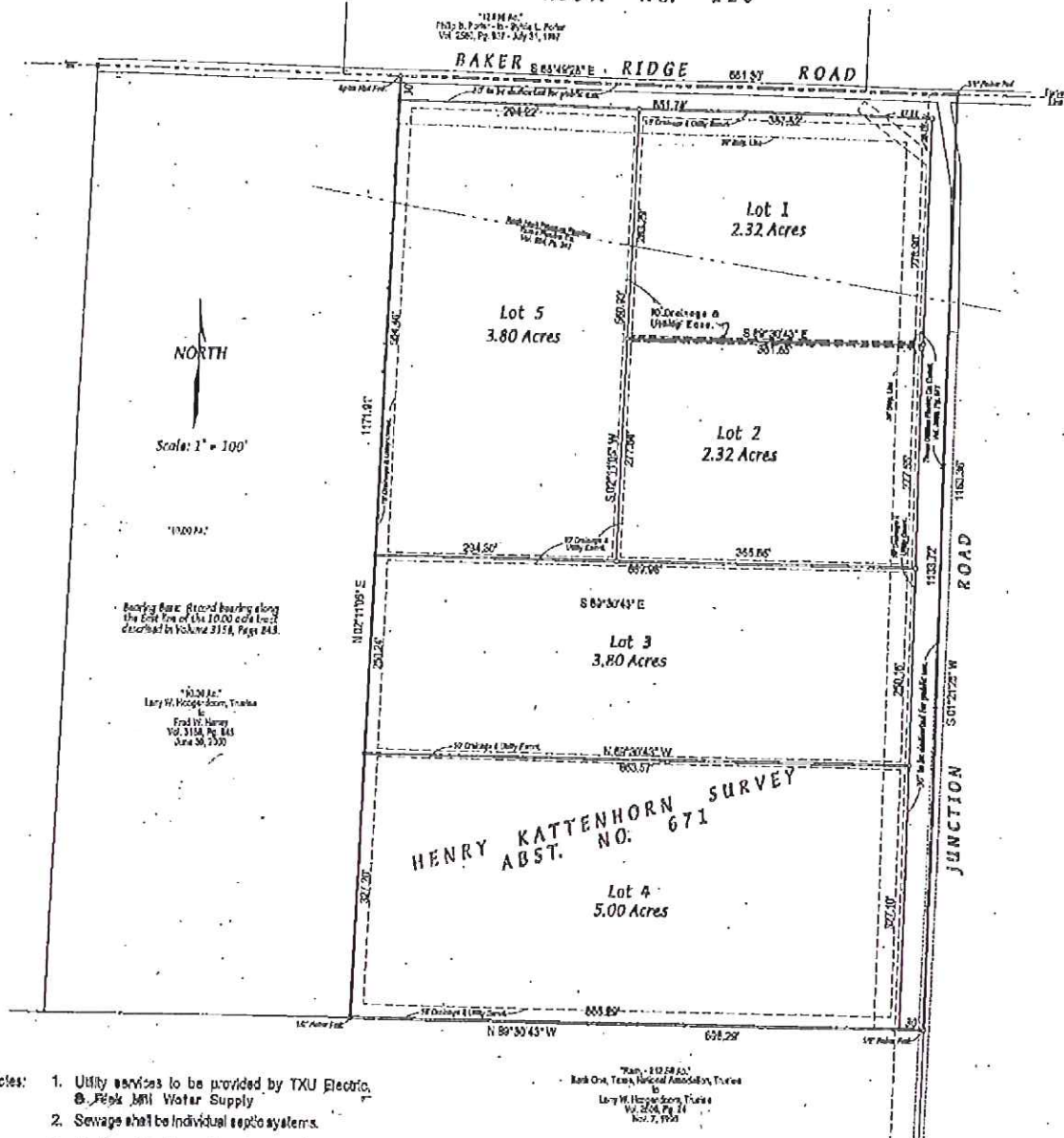
NOT TO SCALE

1 inch = 413 feet

2000 Block Baker Ridge Rd.



LUSIANO CABASOS SURVEY
ABST. NO. 220



DEVIN CARTER ADDITION to GRAYSON COUNTY, TEXAS



Owner & Developer

Ronnie Blakenship
40 CR 307
Anna, Texas 76409
(409) 450-5952

SARTIN & ASSOCIATES, INC.

Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 828-2370

11089
FILED FOR RECORD
3/18/99
Page 76
Recorded by
WILMA BLACK SHEAR BUSH
County Clerk, Grayson Co., Texas
Date: 3/18/99

SHEET 1 OF
CEDA

SITUATED in the County of Grayson, State of Texas, being a part of the HENRY KATTENHORN SURVEY, Abstract No. 671, being a part of a 212.86 acre tract of land conveyed by Bank One, Texas, National Association, Trustee of the Stella Mae Roberts Revocable Trust to Larry W. Hoogendoorn by deed dated November 7, 1995, recorded in Volume 2608, Page 24, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING a set 3/8 inch rebar, for the most Northerly Northeast corner of said 212.86 acre tract, the the Northwest corner of a 9.86 acre tract of land described in Deed of Trust from Lloyd D. Beall, et ux to James O. Rivera, Trustees, dated February 10, 1969, recorded in Volume 418, Page 191, Deed of Trust Records, Grayson County, Texas, on the North line of said Kattenhorn Survey, the South line of the Lusiano Cabasso Survey, Abstract No. 220, the South line of a 33.895 acre tract of land described in Tract No. Three and set aside to William L. "Buddy" Porter in Agreement to Partition dated June 3, 1990, recorded in Volume 2102, Page 308, Real Property Records, Grayson County, Texas, at the intersection of the center of a public road known as Baker Ridge Road with the center of a public road running South known as Junction Road;

THENCE South 01 deg. 21 min. 28 sec. West, with the center of said Junction Road, an East line of said 212.86 acre tract, the West line of said 9.86 acre tract, a distance of 1193.36 feet to a found 1/2 inch rebar;

THENCE North 89 deg. 30 min. 43 sec. West, a distance of 898.29 feet to a found 1/2 inch rebar maintaining the southeast corner of a 10.00 acre tract previously conveyed out of said 212.86 acre tract;

THENCE North 02 deg. 11 min. 05 sec. East, with the East line of said 10.00 acre tract, at a distance of 1146.91 feet passing a set 1/2 inch rebar on the South side of said Baker Ridge Road and continuing for a total distance of 1171.91 feet to a found spike nail in the center of said Baker Ridge Road and on the North line of both said 212.86 acre tract and Kattenhorn Survey, the South line of said Cabasso Survey, the South line of a 33.895 acre tract of land described in Tract No. Two and set aside to Phillip B. Porter in the above mentioned Agreement to Partition recorded in Volume 2102, Page 308;

THENCE South 83 deg. 49 min. 25 sec. East, with the center of said Baker Ridge Road, the North line of both said 212.86 acre tract and Kattenhorn Survey, the South line of both said Cabasso Survey and Tract No. Two, passing the Southeast corner of said Tract No. TWO, the Southwest corner of the above mentioned Tract No. Three and continuing with the South line of said Tract No. Three for a total distance of 861.30 feet to the PLACE OF BEGINNING and containing 18.49 ACRES OF LAND more or less.

I, Marshall Sartin, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of Grayson County, Texas.

Marshall Sartin
Marshall Sartin, R.P.L.S. #3484



Approved this _____ day of _____, 2006 by the City Planning and Zoning Commission of the City of Sherman, Texas.

CHAIRMAN _____

MAYOR _____

SECRETARY _____

CITY CLERK _____

That I, Ronnie Blakenhip, owner and developer of DEVIN CARTER ADDITION, an addition to Grayson County, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

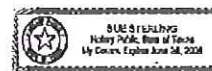
Ronnie Blakenhip
By: Ronnie Blakenhip

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 Ronnie Blakenhip, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 5th day of October, 2006.

She Sterling
NOTARY PUBLIC, State of Texas



I, Tim McGraw, County Judge of Grayson County, Texas do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

Tim McGraw
Tim McGraw, County Judge
Grayson County, Texas

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 24th day of April, 2006, the Grayson County Commissioner's Court by appropriate minute order did find this final plat of DEVIN CARTER ADDITION is in compliance with all applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this 24th day of April, 2006.

William Mackleson Bush
County Clerk, Grayson County, Texas. Date: 4-24-06

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 24th day of April, 2006, that all the owners of real property described above did execute and deliver unto the Grayson County Commissioner's Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Grayson County Commissioner's Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

Certified this 24th day of April, 2006.

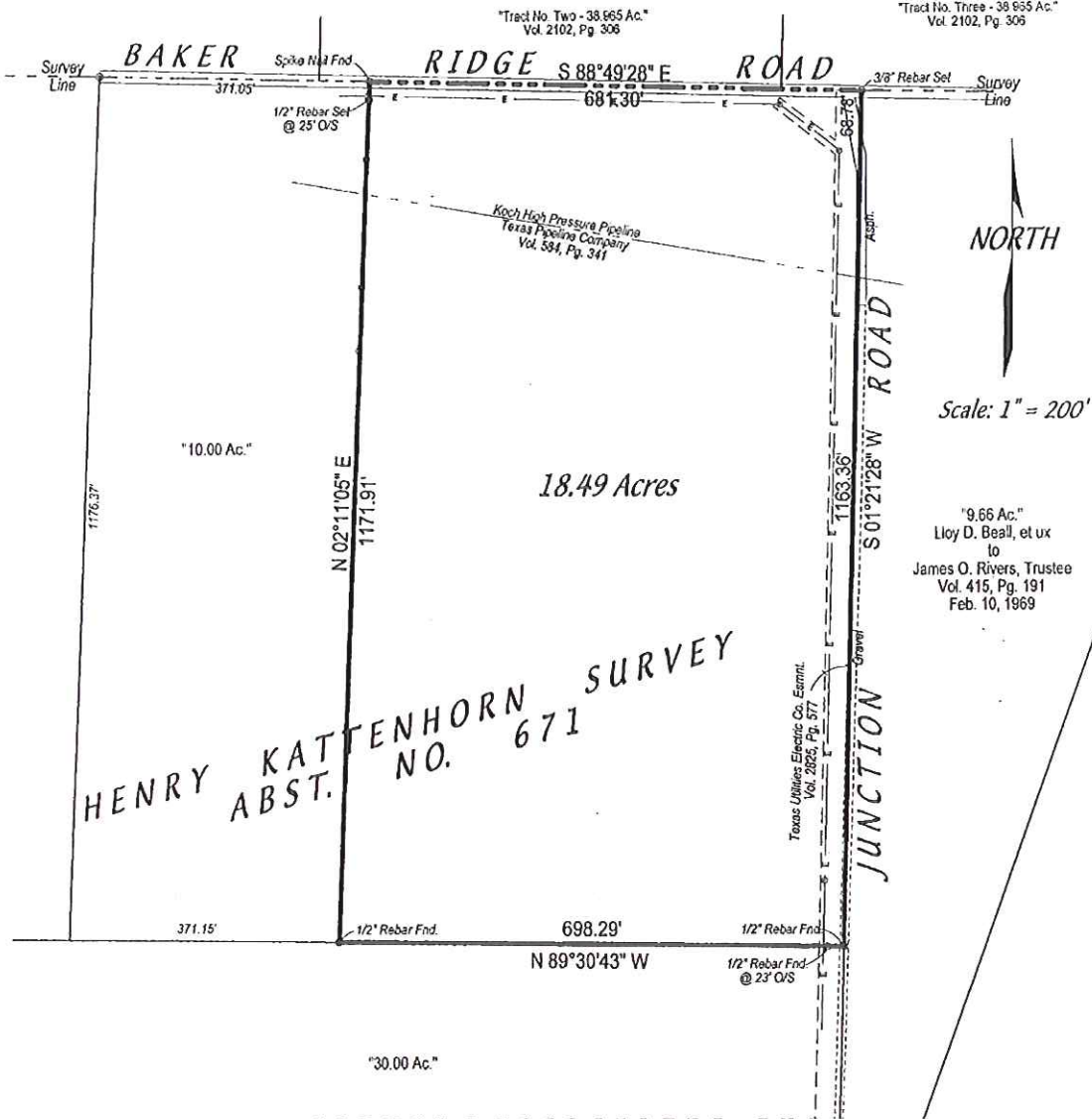
William Mackleson Bush
County Clerk, Grayson County, Texas. Date: 4-24-06

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-5003 Fax: (903) 863-2970

11089
FILED FOR RECORD
3-13-06
Recorded in Vol. 18 Page 27
Plat
WILLIAM BLAKENSHIP
County Clerk, Grayson County, Texas
William Mackleson Bush
County Clerk

SHEET 2 OF 2
CEGAR-1.pdf

LUSIANO CABASOS SURVEY ABST. NO. 220



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

SURVEY FOR: RONNIE BLANKENSHIP

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 21 st day of March, 2002 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.



Marshall Sartin
P.L.S. # 3694

Ronnie Blankenship
4/9/02
KATT-19A.pcs
4/9/02

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

SITUATED in the County of Grayson, State of Texas, being a part of the HENRY KATTENHORN SURVEY, Abstract No. 671, being a part of a 212.56 acre tract of land conveyed by Bank One, Texas, National Association, Trustee of the Stella Mae Roberts Revocable Trust to Larry W. Hoogendoorn by deed dated November 7, 1996, recorded in Volume 2506, Page 24, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING a set 3/8 inch rebar for the most Northerly Northeast corner of said 212.56 acre tract, the the Northwest corner of a 9.66 acre tract of land described in Deed of Trust from Lloyd D. Beall, et ux to James O. Rivers, Trustee, dated February 10, 1969, recorded in Volume 415, Page 191, Deed of Trust Records, Grayson County, Texas, on the North line of said Kattenhorn Survey, the South line of the Lusiano Cabasos Survey, Abstract No. 220, the South line of a 38.695 acre tract of land described in Tract No. Three and set aside to William L. "Buddy" Porter in Agreement to Partition dated June 3, 1990, recorded in Volume 2102, Page 306, Real Property Records, Grayson County, Texas, at the intersection of the center of a public road known as Baker Ridge Road with the center of a public road running South known as Junction Road;

THENCE South 01 deg. 21 min. 28 sec. West, with the center of said Junction Road, an East line of said 212.56 acre tract, the West line of said 9.66 acre tract, a distance of 1163.36 feet to a found 1/2 inch rebar;

THENCE North 89 deg. 30 min. 43 sec. West, a distance of 698.29 feet to a found 1/2 inch rebar maintaining the Southeast corner of a 10.00 acre tract previously conveyed out of said 212.56 acre tract;

THENCE North 02 deg. 11 min. 05 sec. East, with the East line of said 10.00 acre tract, at a distance of 1146.91 feet passing a set 1/2 inch rebar on the South side of said Baker Ridge Road and continuing for a total distance of 1171.91 feet to a found spike nail in the center of said Baker Ridge Road and on the North line of both said 212.56 acre tract and Kattenhorn Survey, the South line of said Cabasos Survey, the South line of a 38.695 acre tract of land described in Tract No. Two and set aside to Philip B. Porter in the above mentioned Agreement to Partition recorded in Volume 2102, Page 306;

THENCE South 88 deg. 49 min. 28 sec. East, with the center of said Baker Ridge Road, the North line of both said 212.56 acre tract and Kattenhorn Survey, the South line of both said Cabasos Survey and Tract No. Two, passing the Southeast corner of said Tract No. Two, the Southwest corner of the above mentioned Tract No. Three and continuing with the South line of said Tract No. Three for a total distance of 681.30 feet to the PLACE OF BEGINNING and containing 18.49 ACRES OF LAND more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground on the 21 st day of March, 2002 and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.



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

Whitfield, Lisa

From: Jerry White [jdwhite@co.grayson.tx.us]
Sent: Monday, May 19, 2014 4:07 PM
To: Whitfield, Lisa
Subject: Re: Vacate Plat

The county would like to retain the right of way recognized in the platter subdivision. If you can vacate plat, while leaving row dedication, that would be fine with the county.

Thanks, Jerry

Sent from my iPad

On May 16, 2014, at 12:03 PM, "Whitfield, Lisa" <lisaw@ci.sherman.tx.us> wrote:

Jerry,

I am not sure if I sent you an e-mail on this already, but for some reason I don't see an e-mail in my "Sent" box.

We are working toward vacating the attached plat in its entirety. The utilities were all dedicated by separate instrument, but the roadway dedication was by plat. Are you going to require a separate instrument to be filed for the roadway dedication to remain? This entire property and road is in the county. Please send me an e-mail with your wishes and we can move forward.

Thank you,
Lisa Whitfield

From: Vellotti, Christopher D [mailto:christopher_d_vellotti@uhc.com]
Sent: Thursday, May 08, 2014 8:57 AM
To: Whitfield, Lisa
Subject: RE: Easement removal

Hi Lisa,

Thank you for taking the time to help direct me to the most appropriate area. We have entered into contract to purchase this last remaining 18.49 acres of the Devin Carter Addition. We are purchasing all 5 subdivided lots, and would like to eliminate the divisions between them and keep them as one large piece of acreage for our future home. I've attached a survey from 2002 and a plat from 2006. The Scan001 is the actual survey from 2002, and the "18 acres survey" is actually the subdivided plat. I can find all sorts of documents that identify the electrical and water that run up the main Junction Road (North to South) on the right side of the surveys which are obviously fine for us since we'll be connecting utilities, but I cannot find anything related to the easements that cut across the properties along the lot lines. This is raw undeveloped land, and there was never anything buried on these lot lines. The land was abandoned and foreclosed, and we're purchasing directly from the bank. Is Jerry White or yourself the best person to visit with regarding this, and what other information would you need? This is the last piece to the titlework we need to have clarification on to be complete.

Thank you
Chris Vellotti
903-436-3947

Whitfield, Lisa

From: Thomas, Jacky G [Jacky.Thomas@atmosenergy.com]
Sent: Monday, May 19, 2014 7:42 AM
To: Whitfield, Lisa
Subject: RE: Vacate Plat

Atmos Energy have no facilities within the plated areas.

From: Whitfield, Lisa [<mailto:lisaw@ci.sherman.tx.us>]
Sent: Friday, May 16, 2014 12:12 PM
To: 'Meek, Stephen'; 'Graham, Nolan'; 'Cook, Clint'; 'clint.cook@cableone.biz'; 'Smith, Chris W (CHRIS)'; Thomas, Jacky G
Subject: Vacate Plat

We are working toward vacating the attached plat in its entirety (explanation in the e-mail below). I believe the utilities were all dedicated by separate instrument. This entire property and road is in the county. Please send me an e-mail with your wishes and we can move forward.

Thank you,
Lisa Whitfield
City of Sherman

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Thank you
Chris Vellotti
903-436-3947

From: Shadden, Scott [<mailto:scotts@ci.sherman.tx.us>]
Sent: Thursday, May 08, 2014 8:26 AM
To: Whitfield, Lisa

Whitfield, Lisa

From: Cook, Clint [Clinton.Cook@cableone.biz]
Sent: Friday, May 23, 2014 5:03 PM
To: Whitfield, Lisa
Subject: FW: Vacate Plat

Lisa,

CableOne is clear in this area.

Thanks

Clint

From: Miller, Cecil
Sent: Monday, May 19, 2014 8:45 AM
To: Cook, Clint
Subject: RE: Vacate Plat

Cableone has no facilities in this area.

From: Cook, Clint
Sent: Friday, May 16, 2014 12:19 PM
To: Miller, Cecil
Subject: FW: Vacate Plat

When you get can you look at this?

From: Whitfield, Lisa [<mailto:lisaw@ci.sherman.tx.us>]
Sent: Friday, May 16, 2014 12:12 PM
To: 'Meek, Stephen'; 'Graham, Nolan'; Cook, Clint; Cook, Clint; 'Smith, Chris W (CHRIS)'; 'jacky.thomas@atmosenergy.com'
Subject: Vacate Plat

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City of Sherman

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Lisa,
Please contact Mr. Vellotti about the vacation of this plat and easements.
Thanks

From: Vellotti, Christopher D [mailto:christopher_d_vellotti@uhc.com]
Sent: Wednesday, May 07, 2014 3:54 PM
To: Shadden, Scott
Subject: Easement removal

Hi Mr. Shadden,

Brandon Shelby referred me to you for a few easement questions you may be able to help me with. I've entered into contract for property and working with the Title company to get a little clarity on easements and right's of way that are on it. This is an 18.49 acre area that was at one time subdivided into 5 lots in a plat. Since we are turning these plots back to full acreage and eventually build a home, we need to have the easements removed and vacate the plat for this land. There has never been anything built on the property. Who would we contact for this?

The property is SW corner of Baker Ridge Rd and Junction Rd originally part of a Devin Carter Addition
Thank you
Chris Vellotti

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Whitfield, Lisa

From: Meek, Stephen [Stephen.Meek@oncor.com]
Sent: Monday, May 19, 2014 7:18 AM
To: Whitfield, Lisa
Subject: RE: Vacate Plat

ONCOR Electric Delivery has no objections.

Thanks

Stephen Meek
Sr. Project Manager
ONCOR ELECTRIC DELIVERY

2201 Woodlake Rd
Denison, Texas 75021
903-868-8287

No Injuries...No Accidents...NOT TODAY!!!

From: Whitfield, Lisa [mailto:lisaw@ci.sherman.tx.us]
Sent: Friday, May 16, 2014 12:12 PM
To: Meek, Stephen; Graham, Nolan; 'Cook, Clint'; 'clint.cook@cableone.biz'; 'Smith, Chris W (CHRIS)'; 'jacky.thomas@atmosenergy.com'
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City of Sherman

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Whitfield, Lisa

From: Smith, Chris W (CHRIS) [smith.chris@verizon.com]
Sent: Monday, May 19, 2014 10:35 AM
To: Whitfield, Lisa
Subject: RE: Vacate Plat

Lisa,

Verizon has no facilities in the referenced area therefore we have no objections to vacating all easements.

Thanks,

Chris W. Smith
Network Engineering
Twin Cities/Eastern Districts
Ofc 972-578-3311
Fax 972-578-3396



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Sent: Friday, May 16, 2014 12:12 PM
To: 'Meek, Stephen'; 'Graham, Nolan'; 'Cook, Clint'; 'clint.cook@cablone.biz'; Smith, Chris W (CHRIS); 'jacky.thomas@atmosenergy.com'
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Chris Vellotti

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VACATING DECLARATION

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

Vacation Declaration for the Devin Carter Addition, Subdivision Plat. Known all men by these presents that I (we), the undersigned, hereby acknowledge that I am (we are) the owner(s) of all the land and/or lots or portions of lots known as the Devin Carter Addition (a copy of which is attached hereto), April 18, 2005, and recorded in Volume 18, Pages 76-77, on May 5, 2006, Grayson County Plat Records.

In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 212.013 the undersigned hereby declares such plat (or a portion of such plat as described below) known as the Devin Carter Addition, is to be vacated. **(Lots 1 – 5 shall be vacated. The dedication of street right-of-way for Baker Ridge Road and Junction Road shall remain).** It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced plat (or the portion described of the above referenced plat) by filing this vacation instrument in the Grayson County Plat Records to cause the County Clerk to write the word "Vacated" in plain, legible letters across the plat (or portion of the plat) so vacated.

Executed this 27th day of May, A.D., 2014.

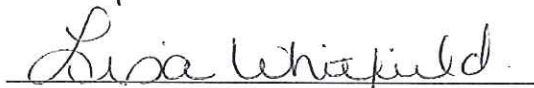
Christopher D. Vellotti



Owner

State of Texas §
 §
County of Grayson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared **Christopher D. Vellotti**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this 27th day of May, 2014.



Notary Public in and for the State of Texas

My commission expires: 10-27-2015



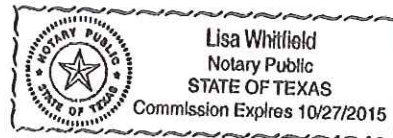
Wendy M. Vellotti

Wendy Vellotti
Owner

State of Texas §
 §
County of Grayson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared **Wendy M. Vellotti**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this 27th day of May, 2014.

Lisa Whitfield
Notary Public in and for the State of Texas



My commission expires: 10-27-2015

This vacating declaration for the Devin Carter Addition, Subdivision Plat (excluding the street right-of-way for Baker Ridge Road and Junction Road), submitted to and considered by the City of Sherman, Texas is hereby approved.

Approved by the Planning and Zoning Commission of Sherman, Texas on the _____ day of _____, 2014

By: _____
Planning and Zoning Chairman

By: _____
Secretary

Accepted by the City Council of the City of Sherman, Texas on the _____ day of _____,
2014

By: _____
Carolyn S. Wacker, Mayor

Date: _____

Attest: _____
Linda Ashby, City Clerk

Date: _____



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

Agenda Item No. 7.

Meeting Date: 06/17/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 2000 BLOCK BAKER RIDGE ROAD**

The request of Christopher Vellotti (Owner) and Sartin and Associates (Surveyor) concerning the property located in the 2000 Block Baker Ridge Road, being 18.49 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows:

Planning and Zoning Commission

Vacation of Plat - Devin Carter Addition in the Extra Territorial Jurisdiction of the City of Sherman (ETJ).

Background:

The property is located in the 2000 block of Baker Ridge Road off East U.S. Highway 82, in the City of Sherman's extraterritorial jurisdiction. Devin Carter Addition was platted into five (5) lots and recorded in Volume 18, Pages 76 and 77 of the Plat Records of Grayson County, May 5, 2006. The property was never developed. Mr. Vellotti has purchased all the lots in the subdivision and would like to vacate the plat to turn it back into one lot to build his family's future home.

Adjacent Zoning:

Not available - outside city

Origination:

Christopher Vellotti (Owner)

Sartin and Associates (Surveyor)

Master Plan Designation:

Not available - outside city

Number of notices mailed:

0

Objections Received:

0

Attachments

Location Map

Zoning Photo

Plat

Survey

Field Notes

Letters from Utility Companies

Vacating Declaration

Staff Review Letter

**STAFF REVIEW LETTER**

June 11, 2014

Chris & Wendy Vellotti
743 S. Andrews
Sherman, TX 75090

Sartin & Associates Survey Company
P.O. Box 1843
Sherman, Texas 75091

Dear Applicants,

The request for approval of a Vacation of Final Plat of the Devin Carter Addition, for the property located in the 2000 block of Baker Ridge Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2014 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:

Grayson County Comments:

1. The plat may be vacated with the understanding the right-of-way recognized in the platted subdivision will not be vacated.

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 Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Clay Barnett
Dir. of Public Works and Engineering

CC: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. J.

Meeting Date: 07/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: George Olson, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2014 Council Calendar

2014

JANUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY						
S	M	T	W	T	F	S
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

1/17/2014	Joint Meeting w/SEDCO Board - Panda Tour - Canceled
2/3/2014	Regular City Council Meeting - Cancelled
2/12/2014	Called Meeting for Informational Presentation
2/26/2014	Called Meeting for Informational Presentation
3/12/2014	Called Meeting for Informational Presentation
3/21/2014	Joint Meeting w/SEDCO Board - Panda Tour

3/26/2014	Called Meeting for Informational Presentation
4/18/2014	Called Budget Planning Meeting in Council Chambers
4/21/2014	Regular City Council Meeting - Cancelled
06/18-19/2014	Called Budget Workshop in Council Chambers - Second Day Cancelled
9/1/2014	Labor Day/Called Council Meeting on 09/02/2014