CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, DECEMBER 19, 2016
5:00 P.M.

A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER KEVIN COUCH

A. 3. INVOCATION BY COUNCIL MEMBER KEVIN COUCH

A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 5, 2016

Public Hearing

B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5996
Closing and Abandoning a Portion of the Platted Right-of-Way being East Dugan Street, a Portion of North Luckett Avenue within the Charles Carter Survey, Abstract No. 229, a Portion of Bledsoe Street running between Dugan Street and Richards Street, and a portion of Porter Street running between Brockett Street and Pacific Street, Said Rights-of-Way to be Maintained as a Utility Easement; Conveying the Interest in Said Rights-of-Way to the Abutting and Adjacent Property Owner, Austin College

B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5997
Providing for a Permanent "Stop" Sign on Cornerstone Drive at Lamberth Road within the City Limits of the City of Sherman; Providing for a Penalty Provision

B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5998
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District at 1711 North F.M. 1417 (Heritage Parkway), Suite 500, being Part of Block 1, Western Hills Addition, Section 5 (Spavinaw Development, LLC, Owners; Ivy's Lash & Nail Bar, Tenant; and Ivy Ngyuen, Representative); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed $2,000.00

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

Close Public Hearing and Consider Adoption of Ordinances

B. 4. **ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 5996, 5997 and 5998

B. 5. **CONSENT AGENDA**
Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Resolutions

C. 1. **RESOLUTION NO. 6166**
Confirming the Employment of the Sherman Police Department's Police Chief

C. 2. **RESOLUTION NO. 6167**
Authorizing the Execution of a Third Option Term on an Agreement for the Option to Purchase Real Property

C. 3. **RESOLUTION NO. 6168**
Relating to Greater Texoma Utility Authority Contract Revenue Bonds, Series 2017 (City of Sherman Project), Approving the Issuance Thereof and the Facilities to be Constructed or Acquired by such Authority

C. 4. **RESOLUTION NO. 6169**
Authorizing Execution of Advance Funding Agreement ("AFA") Amendment #1 between the City of Sherman and the State of Texas, Acting By and Through the Texas Department of Transportation, for Project Management Services Rendered by a Local Government [FM 131 (Travis Street) from FM 691 South to US 75] for Termination of said AFA

C. 5. **RESOLUTION NO. 6170**
Authorizing the Execution of Supplemental Agreement No. 2 to Resolution No. 6095 Contract for Engineering Services for the Widening of F.M. 1417 (Heritage Parkway) from Washington Street to Just South of U.S. Highway 82 Project with H.W. Lochner, Inc.

C. 6. **** RESOLUTION NO. 6171***
Authorizing the Acceptance of a Special Warranty Deed from Roberto Molina Velazquez and Neomy Delcarmen Rivera for the Conveyance of Property located at 232 Kessler Boulevard, being Lot Twelve (12) of Parkview Addition to the City of Sherman, Texas, as shown by Plat of Record in Volume 306, Page 155 of the Deed Records of Grayson County, Texas

C. 7. **** RESOLUTION NO. 6172***

Authorizing Execution of a Deed Without Warranty to Austin College for Various Rights-of-Way and Alleys Previously Conveyed to Austin College, said Rights-of-Way to be Maintained as Utility Easements, and Combining Conveyances from Previous Documents from the City of Sherman into One Deed Without Warranty for Clarification of Ownership

Requests to Advertise

D. 1. **** REQUEST TO ADVERTISE***

Annual Services for Finish, Rough and Right-of-Way Mowing

Change Orders

E. 1. **** CHANGE ORDER NO. 4R2***

Approving the Greater Texoma Utility Authority's Intention to Execute Change Order No. 4r2 for Construction of the Sherman Wastewater Treatment Plant Headworks Lift Station Replacement and Electrical Upgrade

Other Business

F. 1. **OTHER BUSINESS**

Consider the Application of Luke Baio to Enroll his Business, Don's BBQ Sherman, LLC, into the Sherman Downtown Occupancy Incentive Grant Program

F. 2. **** OTHER BUSINESS***

Replat Approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, a part of the J.B. McAnair Survey, Abstract No. 763; Alcoholic Services of Texoma, Inc., Owners; and Helvey-Wagner Surveying, Inc., Surveyor (2407 Texoma Parkway and 1515 Baker Drive)

F. 3. **** OTHER BUSINESS***

Replat Approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1, being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1; Ringtail Tutor, LLC, Owners; and Preston Trail Land Surveying, LLC, Surveyor [2013 and 2017 North F.M. 1417 (Heritage Parkway)]

F. 4. **** OTHER BUSINESS***

Final Plat Approval of Progress Park One, Northgate Drive, Phase 3, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park; Sherman Economic Development Corporation, Owners; and Brockette/Davis/Drake, Inc., Surveyor (3100-3200 Blocks of Northgate Drive)

F. 5. **** OTHER BUSINESS***

Final Plat Approval of The Gardens at O'Hanlon Ranch, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120; Lamberth Crossing Joint Venture, Owners; Cross Engineering Consultants, Inc., Civil Engineer; and Preston Trail Land Surveying, LLC, Surveyor (2100-2400 Blocks of Shady Oaks Lane, 2300 Blocks of Norwood Street, and 2600-2800 Blocks of West Lamberth Road)

F. 6. **** OTHER BUSINESS***

Replat Approval of Lots 2R and 3 of Sherman Industrial Development Addition, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition, and also being Lot 2R of the Replat of Lots 1 and 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park; Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC, Owners; and Underwood Drafting and Surveying, Surveyor (407 Progress Drive)

F. 7. **** OTHER BUSINESS***

Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, being a part of Lot 1, Block 2, J.H. Carraway's Subdivision, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision; John Mabary, Owner; and Preston Trail Land Surveying, LLC, Surveyor (701 East Lamberth Road)

F. 8. **** OTHER BUSINESS***

Final Plat Approval of the Methodist Church Addition, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763; First United Methodist Church of Sherman, Owners; and Underwood Drafting and Surveying, Surveyor (401 North Elm Street, 215 West Mulberry Street, and 400 North Crockett Street)

F. 9. **** OTHER BUSINESS***

Final Plat Approval of Parkhaven Estates, Phase 1, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625; Kritt Concrete, LLC, Owners; Cross Engineering Consultants, Inc., Civil Engineer; and Underwood Drafting and Surveying, Surveyor (600-800 Blocks of Baker Park Drive)

F. 10. **** OTHER BUSINESS***

Final Plat Approval of Ellison Addition, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763; Cool Water Development, LLP and Daryl Ellison, Owners; and Underwood Drafting and Surveying, Surveyor (230 and 300 East Sycamore Street)

F. 11. **OTHER BUSINESS**

Consider Cancelation of the January 3, 2017 Called City Council Meeting

G. **CITIZEN REQUESTS**

H. **MEDIA QUESTIONS**

Consider Board/Commission Appointments

I. 1. APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Keep Sherman Beautiful Commission (3)

J. COUNCIL COMMENTS

Executive Session

K. 1. EXECUTIVE SESSION

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

Section 551.074 Personnel Matters:

(a) Consider the Appointment, Employment, Evaluation, Duties, Discipline or Dismissal of a Public Officer or Employee

Section 551.087 Deliberation Regarding Economic Development Negotiations:

(a) Deliberate Regarding Commercial or Financial Information that the City has Received from a Business Prospect and Deliberate any Offers or Incentives to the Business Prospect

The Council reconvenes into General Session

L. 1. OPEN MEETING

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

M. ADJOURNMENT

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on December 15, 2016 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of December, 2016
City of Sherman, Texas

_____

City Clerk

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

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

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

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

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

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

Mayor	Deputy Mayor	Council Members	
David Plyler	Jason Sofey	Kevin Couch, Council-At-Large, PL #1	Terrence R. Steele, Council – District #2
		Jason Sofey, Council-At-Large, PL #2	Pamela L. Howeth, Council – District #3
		Shawn C. Teamann, Council – District #1	Charles H. Brown, Sr., Council – District #4

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

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. A. 4.**

Meeting Date: 12/19/2016

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 5, 2016

Attachments

December 5, 2016

Animal Services Presentation

STATE OF TEXAS §

December 5, 2016

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on December 5, 2016.

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

MEMBERS ABSENT: **NONE.**

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of November 21, 2016. Council Member Couch moved to approve the Minutes as presented; Second by Council Member Howeth. All present voted AYE.
MOTION CARRIED.

COUNCIL ELECTION OF DEPUTY MAYOR

DEPUTY MAYOR ELECTION

Mayor Plyler asked for nominations for Deputy Mayor.

ACTION TAKEN.

Motion by Council Member Steele to nominate Council Member Jason Sofey to serve as Deputy Mayor from December 6, 2016 until November 7, 2017. Second by Council Member Howeth.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Plyler introduced Ordinance No. 5994 and called for a public hearing:

ORD 5994 SALE OF MIXED BEVERAGES

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 4 OF THE CODE OF ORDINANCES, ENTITLED "BUSINESS REGULATIONS", ARTICLE 4.14, ENTITLED "ALCOHOLIC BEVERAGES", DIVISION 2, ENTITLED "LAWFUL CONSUMPTION", AT SECTIONS 4.14.031, 4.14.032, 4.14.033 AND 4.14.035; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

Brandon Shelby, City Attorney, explained that a Local Option Election was held on November 8, 2016, to allow the sale of all alcoholic beverages. Previously the Code only addressed the sale of beer and wine.

The permits are handled through the Texas Alcoholic Beverage Commission, but the City has adopted TABC's distance requirements and some other provisions.

No other citizens appeared before the City Council to discuss Ordinance No. 5994.

Mayor Plyler introduced Ordinance No. 5995 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, READOPTING CHAPTER 8, ARTICLE 8.04, DIVISION 2 OF THE CODE OF ORDINANCES, ENTITLED "CURFEW HOURS FOR MINORS", WITH NO MODIFICATIONS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 5995 CURFEW FOR MINORS

Otis Henry, Police Chief, said the City is required to review the Curfew Ordinance every three years. He said the current provisions are working well for the City and they have no problems with the current provisions.

No other citizens appeared before the City Council to discuss Ordinance No. 5995.

The Public Hearing was closed.

<u>ADOPTION OF ORDINANCES</u>

<u>Ordinance 5994</u>
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 4 OF THE CODE OF ORDINANCES, ENTITLED "BUSINESS REGULATIONS", ARTICLE 4.14, ENTITLED "ALCOHOLIC BEVERAGES", DIVISION 2, ENTITLED "LAWFUL CONSUMPTION", AT SECTIONS 4.14.031, 4.14.032, 4.14.033 AND 4.14.035; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 5994 SALE OF MIXED BEVERAGES

<u>Ordinance 5995</u>
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, READOPTING CHAPTER 8, ARTICLE 8.04, DIVISION 2 OF THE CODE OF ORDINANCES, ENTITLED "CURFEW HOURS FOR MINORS", WITH NO MODIFICATIONS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 5995 CURFEW FOR MINORS

ACTION TAKEN.
Motion by Council Member Steele to adopt Ordinance Nos. 5994 and 5995, as presented. Second by Deputy Mayor Sofey.
VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

CONSENT AGENDA

CONSENT AGENDA

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

RESOLUTIONS

RES 6164 NORTH TRAVIS ST. WATER LINE REPLACEMENT & HWY 75 WATER CROSSING REPLACEMENT

RESOLUTION NO. 6164 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC. FOR THE DESIGN OF THE NORTH TRAVIS STREET WATER LINE REPLACEMENT AND THE U.S. HIGHWAY 75 WATER CROSSING REPLACEMENT PROJECTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC. FOR THE DESIGN OF THE NORTH TRAVIS STREET WATER LINE REPLACEMENT AND THE U.S. HIGHWAY 75 WATER CROSSING REPLACEMENT PROJECTS.

Mark Gibson, Director of Utilities, said this resolution authorizes the City to contract with Freeman-Millican to provide the engineering, survey, and design services for two separate projects.

The Travis Street Project replaces a 12" water line on the east side of Travis Street, between US Hwy 82 and Northcreek Drive. The water line is old and has deteriorated and needs to be replaced.

The US Hwy 75 Crossing Project is a 10" water line that carries groundwater from the east side of US Hwy 75 to the west side of US Hwy 75. It is located in the Post Oak Creek area, between Texas Instruments and Tyson Foods.

Both projects are needed to upgrade the infrastructure and the staff believes Freeman-Millican will provide the best engineering services for the City.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution No. 6164, as presented. Second by Council Member Steele.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6165 ABANDON ROADWAY EASEMENT

RESOLUTION NO. 6165 – ABANDONING A 0.2163 ACRE TEMPORARY ROADWAY EASEMENT LOCATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH TEMPORARY ROADWAY EASEMENT IS RECORDED IN VOLUME 2660, PAGE 656 OF

THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A 0.2163 ACRE TEMPORARY ROADWAY EASEMENT LOCATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH TEMPORARY ROADWAY EASEMENT IS RECORDED IN VOLUME 2660, PAGE 656 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS.

Clint Philpott, City Engineer, said Northgate Drive dead ends just north of FM 1417, and the temporary easement provided a "turn around" at the dead end to accommodate emergency services.

Since the plan is now to extend Northgate Drive to the north to tie in with West Travis Street, the "turn around" is no longer needed and the City can abandon the temporary easement. The Sherman Economic Development Corporation will dedicate the roadway farther north.

ACTION TAKEN.
Motion by Council Member Steele to adopt Resolution No. 6165, as presented. Second by Council Member Couch.
VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

REQUEST TO ADVERTISE FILTRATION SUPPLY OF GRANULAR ACTIVATED CARBON

REQ TO ADVERTISE GRANULAR ACTIVATED CARBON

The City Council approved the request to advertise for the purchase of granular activated carbon used in the filtration process in water production.

All of the surface water being treated passes through this process to absorb and remove various organic compounds and help control taste and odor issues, prior to final disinfection.
CONSENT AGENDA.

CHANGE ORDER NO. 1 APPROVING GREATER TEXOMA UTILITY AUTHORITY'S INTENT TO EXECUTE CHANGE ORDER NO. 1; SHERMAN SOUTHWEST ELEVATED 1.5 MILLION GALLON TANK; LANDMARK CONSTRUCTORS 1, L.P.; $36,715.00 DECREASE

CHANGE ORDER GTUA – SOUTHWEST ELEVATED 1.5 MG TANK

The City Council approved Greater Texoma Utility Authority's intent to execute Change Order No. 1, to Landmark Constructors 1, L.P. for the Sherman Southwest Elevated 1.5 Million Gallon Tank.

The change order reduces the original contract by $36,715 to allow the owner to directly purchase the nozzles and valves for the tank mixing system. Due to a conflict between the tank contractor and the supplier of the nozzles and valves for the mixing system, the equipment supplier will not sell any products to the tank contractor.

To obtain the required mixing equipment, the owner will directly purchase the nozzles and valves and supply to the tank contractor for installation.

The change order results in a revised contract price of $2,315,285.
CONSENT AGENDA.

OTHER BUSINESS

CONSIDER THE APPLICATION OF JOEL BLAGG AND HEATHER CREEK TO ENROLL THEIR BUSINESS, IZZY'S PET EMPORIUM, LLC, INTO THE SHERMAN DOWNTOWN OCCUPANCY INCENTIVE GRANT PROGRAM

DOWNTOWN OCCUPANCY INCENTIVE GRANT

Robby Hefton, City Manager, said this is the second application that the City Council has considered for the Downtown Occupancy Incentive Grant Program. The staff recently met with applicants Joel Blagg and Heather Creek, who have opened Izzy's Pet Emporium in Downtown Sherman.

Mr. Blagg said the business opened on November 3, 2016 at 218 West Houston Street. They are a retail pet store, not selling pets, but selling food, treats, and toys, as well as items for pet owners, such as t-shirts and mugs.

He said they also offer the area's first self-service dog wash facility. They feature two large stainless steel tubs and customers can bring their dogs in for a bath. They provide shampoo, clippers, brushes, towels, and a blow dryer, all items needed for the bath. Mr. Blagg added that they also provide full-service grooming.

Ms. Creek said they are also working in conjunction with the Sherman Animal Shelter and are collecting donations of food for the Shelter.

Deputy Mayor Sofey asked if they opened at that location in July 2016. Mr. Blagg said that's when they signed the lease and they began paying rent on August 1, 2016. They remodeled the building and actually opened on November 3, 2016.

Mayor Plyler said this item will also be discussed in Executive Session.

RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD CHAIRMAN GREG KIRKPATRICK AND SEDCO PRESIDENT JOHN PLOTNIK

SEDCO QUARTERLY REPORT

Mayor Plyler introduced Greg Kirkpatrick, SEDCO Board Chairman, and John Plotnik, SEDCO President, to present the Quarterly Progress Report.

Mr. Kirkpatrick said in August 2016, in conjunction with the City of Sherman and Workforce Solutions, SEDCO hosted the first Sherman Manufacturing Career Fair. Almost 500 people attended looking for jobs.

SEDCO has recently launched a new marketing campaign with the Dallas Business Journal, which is a "highly read" business newspaper in the Metroplex.

He said SEDCO is currently working on 19 projects, with an estimated $1.9 billion investment, and more than 3,200 new jobs. Not all will come to fruition. He said there are probably two to four of the projects that have a reasonable chance of success in the near future.

Mr. Kirkpatrick said since the last Quarterly Report, SEDCO has paid out $450,000 in grant funds. He added that $95,000 of that amount was paid to Emerson Process Management/ Fisher Controls for their $8 million capital investment. Another $357,000 was paid to Kaiser Aluminum for their new building and the creation of ten new jobs.

SEDCO also approved $150,000 for some culvert improvements on Progress Drive, and the easement contribution on Northgate Drive that will connect to West Travis Street.

During the last quarter, SEDCO has also had six site visits and have hosted 13 visits from site selectors in the Dallas area. He recognized Mr. Plotnik; Frank Gadek, Executive Vice President; and Stacey Jones, Vice President of Business Retention and Expansion, for their hard work.

Mr. Kirkpatrick said SEDCO has also created Facebook and Twitter accounts to market Sherman and SEDCO through social media campaigns.

He added that Mr. Plotnik has announced his retirement from SEDCO, and the Board has "regretfully accepted" it. A search committee has been formed and they hope to have decisions made in the near future.

Council Member Howeth asked how many people were placed in jobs through the Job Fair that was recently held. Ms. Jones said there was no way to determine the number because many people applied online. They did feel that the Job Fair was a great success. Council Member Steele said they continually hear businesses asking where is the workforce in Sherman.

Mr. Plotnik said all of Texas has the same concerns because the unemployment rate is less than 4%. Typically questions

from companies include what sites are available, do you have the labor for the skill sets needed for our job, and is there community acceptance.

He felt it was a "short term" problem and was better to be looking for people for the jobs rather than jobs for the people.

Council Member Howeth asked if there was a specific skill set that was lacking in the Sherman job force in which the School District and Grayson College might concentrate. Mr. Plotnik said the skill set that was most lacking was for advanced manufacturing. This includes everything from machine cast systems to truck drivers to fabricators to pipe fitters and electricians.

Mr. Plotnik said they have been working with Workforce Solutions, the High School, and local colleges to make students aware of the various options available to them other than college. They have also worked with teachers to make them aware of the needs so they can assist their students.

ANIMAL SHELTER RENOVATIONS & ADOPTION TRAILER

RECEIVE PRESENTATION FROM COMMUNITY AND SUPPORT SERVICES DIRECTOR STEVE AYERS AND ANIMAL SERVICES MANAGER SCOTT PARKER ON ANIMAL SHELTER FACILITY RENOVATIONS AND ADOPTION TRAILER IMPROVEMENTS

Steve Ayers, Community and Support Services Director, introduced a presentation on renovations at the Animal Shelter and on the adoption trailer improvements. He said there are some good projects going on at the Animal Shelter.

He introduced the newly renovated adoption trailers which now feature a "wrap" to promote adoption through the City. He said one of the trailers is on display outside City Hall if Council Members wanted to see it after the meeting. Mr. Hefton confirmed that the pets were available for adoption tonight and would make good Christmas gifts!

Mr. Ayers said they are also in the process of renovating the Animal Shelter to make the facility more "adoption friendly" and more "public friendly." The City Council designated funding for the renovation during the last budget period. City Crews are also being utilized for the renovation for efficiency and in order to make the funding go farther.

Mr. Ayers introduced Scott Parker, Animal Control Manager, adding that he and his crew do a great job of running the Animal Shelter. The staff emphasizes partnerships and things they can do to increase adoption. They also address animal complaints from the public, including vicious dog calls.

Mr. Parker thanked the City Council for supporting the Animal Shelter and "backing" the staff, adding that many cities do not support their facilities.

He said they now have two adoption trailers and have had one for a really long time. In fact, Sherman was originally one of three cities in Texas that had an adoption trailer. The original trailer was willed to the Shelter from the estate of a citizen that had served as a volunteer prior to his death. Many times both trailers will be at different events at the same time.

Mr. Parker said the partnership with Petco has been the best relationship to enhance the adoptions. There are more animals adopted during the weekends at Petco than there are all week at the Shelter.

One of the goals of the renovation project is to make the Shelter more inviting and brighten it up. He said volunteers from Grayson College, Austin College, and Cigna visit every week to socialize and exercise the pets. The volunteer program was started in 1995.

Mr. Parker said the Animal Shelter was originally built in 1989 and the facility has become outdated. During the remodeling, there will be some inconvenience, however they are in the process of turning the old cat area into an office. Citizens will also be entering through the back door during the remodeling. Mr. Ayers added that the estimated completion date for the remodeling project is late Spring of 2017.

Council Member Howeth saw the trailer at Petco, but she asked about others that were at Town Center selling animals out of their vehicles. Otis Henry, Police Chief, said that has been a problem for several years, and they have contacted the property owners of Sherman Town Center. The owners have provided the Police Department with a letter giving consent for the police to turn people away. They usually respond when they receive a citizen complaint.

Council Member Teamann asked about Sherman's rate of adoption compared to the rest of Texas. Mr. Parker said Sherman's adoption rate is sometimes about 50%, while the State average is 13% to 15%. Setting up at Petco has greatly increased the adoption rate. They also use tools such as Pet Finder on the Internet and putting photos on social media. Sherman also provides other services.

Council Member Couch verified that the City crews were working on this remodeling project, as well as other projects. He asked if they would be working on the Public Library remodeling. He felt it was a good example of how the staff is thinking strategically and saving taxpayer dollars.

Mr. Hefton said the Building Maintenance crew would be used at the Library where possible, but much of that remodeling job would be handled by contractors because it is specialized jobs, such as mechanical or for a new HVAC system. The internal crews are a great source to supplement remodeling jobs.

Don Keene, Assistant City Manager, said it is a "balancing act" because this is also the City's Building Maintenance crew and they maintain the facilities. Some internal remodeling jobs make sense but some are too big.

SET CALLED MEETING (JAN. 3, 2017)

CONSIDER CALLING A SPECIAL MEETING OF THE CITY COUNCIL FOR TUESDAY, JANUARY 3, 2017, DUE TO CONFLICT WITH A FEDERAL HOLIDAY

Mr. Hefton explained that the staff reviews the Federal holidays each year to see if there are any conflicts with scheduled City Council Meetings.

ACTION TAKEN.

Motion by Council Member Howeth to schedule a Called Council Meeting for Tuesday, January 3, 2017, due to a conflict with a Federal holiday, as presented. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

CLOSE STREETS FOR DR. MARTIN LUTHER KING, JR. DAY PARADE (JAN. 14, 2017)

CONSIDER REQUEST OF THE NEIGHBORHOOD RECREATIONAL COMMITTEE TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE 2017 DR. MARTIN LUTHER KING, JR. DAY PARADE ON SATURDAY, JANUARY 14, 2017

The City Council approved a request of the Neighborhood Recreational Committee to temporarily close certain streets for the 2017 Dr. Martin Luther King, Jr. Day Parade on January 14, 2017. The event will require traffic control assistance from the City of Sherman.
CONSENT AGENDA.

CITIZEN'S REQUESTS

CITIZENS REQUESTS

There were no citizen's requests.

MEDIA QUESTIONS

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

JUMPSTART THE HEART PROGRAM

JUMPSTART THE HEART PROGRAM

Council Member Teamann said he was encouraged by the Jumpstart the Heart Program and told Mr. Blagg and Ms. Creek that he was happy they wanted to open their business in the downtown area.

ANIMAL CONTROL TRAILER

ANIMAL CONTROL TRAILER

Council Member Teamann said he was impressed with the Animal Control Trailer and said they did a great job

designing and implementing the wrap on the trailer. He said the Animal Control staff was doing a great job and urged them to "keep it up."

DOWNTOWN OCCUPANCY INCENTIVE PROGRAM

DOWNTOWN OCCUPANCY INCENTIVE PROGRAM

Council Member Couch thanked Mr. Blagg and Ms. Creek for attending the Council Meeting and telling them about their business. He congratulated them on their recent ribbon cutting.

MERRY CHRISTMAS

MERRY CHRISTMAS

Council Member Steele said the real reason for this Christmas season is Jesus. He urged citizens to keep the first responders and public service officials in their prayers during this time. He also expressed the hope that the firemen don't get called out to fires because heaters were not properly serviced. He urged all citizens to pray for the City during this time of year.

ANIMAL CONTROL SERVICES

ANIMAL CONTROL SERVICES

Deputy Mayor Sofey thanked Mr. Parker for the great work the Animal Control Services is doing in Sherman.

SEDCO QUARTERLY REPORT

SEDCO QUARTERLY REPORT

Deputy Mayor Sofey thanked Mr. Kirkpatrick for the great report from SEDCO, adding that there is probably more interest in Sherman now than there has been in years. He said they appreciate the work SEDCO does.

COLD WEATHER

COLD WEATHER

Council Member Howeth said the weather will be changing this week and she urged citizens to check on their friends and neighbors, especially those that are elderly, to make sure they are warm. Make sure those on the street know where they can go to get a warm place to stay.

SHERMAN CITY COUNCIL

SHERMAN CITY COUNCIL

Council Member Brown said he was glad to be a part of the City Council and was an advocate of youth.

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- **The Christmas Parade and Snowflake Festival has been moved to Saturday, December 10, 2016. Sarah McRae, Tourism/Main Street Manager, outlined the schedule of activities, culminating in the parade at 6:00 p.m.**

- **Parks and Recreation will hold their Annual Holiday Bazaar at Midway Mall, on Saturday, December 10, 2016, beginning at 9:00 a.m.**

- **On Sunday, December 11, 2016, at 5:30 p.m., Southeastern Oklahoma State University and the Old Iron Post will sponsor a free concert on the Grayson**

County Courthouse lawn featuring Christmas Thunder. Shops around the Square will also be open for Christmas shopping.

- **The 2016 Nutcracker Ballet will be held on December 21 and 22, 2016, at 7:00 p.m., in the Kidd-Key Auditorium. Tickets will be sold at the Kidd-Key Box Office, starting at 5:00 p.m. each night.**

- **Thanks to Mr. Parker for the hard work of the Animal Control Department and for coordinating the volunteers to "man" the Adoption Trailers on the weekend.**

EXECUTIVE SESSION

<u>EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)</u>
THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

SECTION 551.074	**PERSONNEL MATTERS: CONSIDER THE QUALIFICATIONS, APPOINTMENT, AND REMOVAL OF MEMBERS TO BOARDS AND COMMISSIONS: SHERMAN ECONOMIC DEVELOPMENT CORPORATION EX-OFFICIO BOARD MEMBER (1)** **GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS (1)**
SECTION 551.087	**DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS: DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT AND DELIBERATE ANY OFFERS OR INCENTIVES TO THE BUSINESS PROSPECT**

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:47 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:42 p.m. and reconvened in Open Meeting.

OPEN MEETING — **OPEN MEETING**

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

CONSIDER THE APPLICATION OF JOEL BLAGG AND HEATHER CREEK TO ENROLL THEIR BUSINESS, IZZY'S PET EMPORIUM, LLC, INTO THE SHERMAN DOWNTOWN OCCUPANCY INCENTIVE GRANT PROGRAM — **DOWNTOWN OCCUPANCY INCENTIVE GRANT**

ACTION TAKEN.

Motion by Council Member Brown to approve the application of Joel Blagg and Heather Creek to enroll Izzy's Pet Emporium, LLC, into the Sherman Downtown Occupancy Incentive Grant Program, as presented. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION EX-OFFICIO BOARD MEMBER (1) — **SEDCO**

ACTION TAKEN.

Motion by Deputy Mayor Sofey to appoint Council Member Terrence Steele as an Ex-Officio Board Member on the Sherman Economic Development Corporation Board of Directors, to fill an unexpired term from December 6, 2016 to January 2018. Second by Council Member Teamann.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS (1) — **GTUA**

ACTION TAKEN.

Motion by Council Member Howeth to reappoint Brad Morgan to the Greater Texoma Utility Authority Board of Directors for a term from December 31, 2016 to December 31, 2018. Second by Council Member Couch.

VOTING AYE: Brown, Couch, Howeth, Sofey, Steele, Teamann.
VOTING NAY: None.
MOTION CARRIED.

ADJOURNMENT **ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 6:44 p.m.

MAYOR

CITY CLERK

Sherman
CLASSIC TOWN. BROAD HORIZON.

ANIMAL SERVICES

Sherman
CLASSIC TOWN. BROAD HORIZON.

POTENTIAL ADOPTION AREA

Sherman
CLASSIC TOWN. BROAD HORIZON.

POTENTIAL ADOPTION AREA

Sherman
CLASSIC TOWN. BROAD HORIZON.

ANIMAL SHELTER SIGNAGE

Currently there is not a sign for the Animal Shelter
below is an example for the signage

Sherman
CLASSIC TOWN. BROAD HORIZON.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Renovations in Progress

Sherman
CLASSIC TOWN. BROAD HORIZON.

Renovations in Progress

Sherman
CLASSIC TOWN. BROAD HORIZON.

Renovations in Progress

Sherman
CLASSIC TOWN. BROAD HORIZON.

Renovations in Progress

Sherman
CLASSIC TOWN. BROAD HORIZON.

Renovations in Progress

Sherman
CLASSIC TOWN. BROAD HORIZON.

Renovations in Progress

Sherman
CLASSIC TOWN. BROAD HORIZON.

CURRENT PROJECTS

- Office Area Renovation
  - Utilizing city staff
  - Services and facilities remain unchanged during renovation project
- Adoption Trailer Exterior Wrap
  - Completed
- Animal Shelter Signage
- Estimated time of completion late Spring of 2017

Sherman
CLASSIC TOWN. BROAD HORIZON.

ANIMAL SERVICES

- Since 1990 the Sherman Animal Shelter has worked with the community to help return lost pets to their owners and find homes for unwanted strays. Throughout the year, we take in many animals, including strays and those surrendered by their owners. The task of finding homes for them is tough.

- We rely on compassionate volunteers and community organizations to help get the word out. The many benefits of adopting from the Sherman Animal Shelter include low-cost spaying /neutering and the knowledge that your new pet has already received an initial vaccination against contagious diseases.

- Adoption - $50 for dogs and $40 for cats, which covers the cost of a basic exam, spay/neuter and rabies vaccination.

- Partnerships with Petco have allowed many pets to be adopted.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. B. 1.**

Meeting Date: 12/19/2016

Prepared By: Clint Philpott, City Engineer

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5996

Closing and Abandoning a Portion of the Platted Right-of-Way being East Dugan Street, a Portion of North Luckett Avenue within the Charles Carter Survey, Abstract No. 229, a Portion of Bledsoe Street running between Dugan Street and Richards Street, and a portion of Porter Street running between Brockett Street and Pacific Street, Said Rights-of-Way to be Maintained as a Utility Easement; Conveying the Interest in Said Rights-of-Way to the Abutting and Adjacent Property Owner, Austin College

Issue:

To consider approving the closure and abandonment of rights-of-way for conveyance to Austin College

Background:

On June 1, 2016, representatives from the City of Sherman met with representatives from Austin College. During the meeting, a number of topics were discussed, including the closure of rights-of-way where Austin College owns the adjacent properties. Austin College owns all properties adjacent to and abutting the identified portions of Luckett Avenue, Bledsoe Street and Dugan Street. Most if not all traffic on said rights-of-way are in the interest of Austin College. The abandonment and closure of these rights-of-way allows the City of Sherman to concentrate funds that would be used to repair said rights-of-way on other projects that would positively affect a larger number of citizens. This was discussed with Austin College; and they concurred with this decision at the meeting.

Origination:

Engineering Department

Financial Consideration:

Maintenance of these rights-of-way will revert to Austin College.

Staff Recommendation:

It is recommended that the City Council approve the Ordinance closing and abandoning these rights-of-way and permitting the transfer of property ownership to Austin College.

Alternatives:

As may be directed by the City Council

Attachments

Ordinance No. 5996
Exhibit "A"
Location Map

ORDINANCE NO. 5996

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF THE PLATTED RIGHT-OF-WAY BEING EAST DUGAN STREET, A PORTION OF NORTH LUCKETT AVENUE WITHIN THE CHARLES CARTER SURVEY, ABSTRACT NO. 229, A PORTION OF BLEDSOE STREET RUNNING BETWEEN DUGAN STREET AND RICHARDS STREET, AND A PORTION OF PORTER STREET RUNNING BETWEEN BROCKETT STREET AND PACIFIC STREET, RIGHTS-OF-WAY TO BE MAINTAINED AS A UTILITY EASEMENT; CONVEYING THE INTEREST OF SAID RIGHTS-OF-WAY TO THE ABUTTING AND ADJACENT PROPERTY OWNER, AUSTIN COLLEGE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

WHEREAS, that the City Manager be and is hereby authorized and directed, subject to all documents being property completed and approved as to form and content by the City Attorney, to execute close and vacate rights-of-way being a portion of East Dugan Street, a portion of Bledsoe Street, a portion of North Luckett Avenue, and a portion of Porter Street, Save and Except the Rights-of-Way being reserved as a utility easement, as platted and further described herein and as shown on Exhibit "A" attached hereto;

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

SECTION 1. That the hereinafter described portion of right-of-way being a portion of East Dugan Street, a portion of Bledsoe Street, a portion of North Luckett Avenue, and a portion of Porter Street, be hereby closed and vacated as a public right-of-way in the City of Sherman, save and except there is reserved unto the public easements as described below for any and all existing utilities for right of ingress and egress to same purposes of operation, maintenance or removal of such utilities or until such utilities shall be abandoned and relocated:

DUGAN STREET AND BLEDSOE STREET

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the Mildred Heights Addition, an addition to the City of Sherman as shown by plat of record in Volume 191, Page 1, Deed Records, Grayson County, Texas, being Dugan Street from Craycroft Street to the 17' alley between Hurt Street and Luckett Street, and being Bledsoe street from Dugan Street to Richards Street, and being more particularly described by metes and bounds as follows:*

Beginning *at a point at the intersection of the South right-of-way line of Dugan Street and the East line of Bledsoe Street;*

Thence *South 15°16'30" East, along the east line of said Bledsoe Street, a distance of 200.00 feet to a point in the north line of Richards Street (previously abandoned by deed of record in Volume 4153, Page 641, Official Public Records, Grayson County, Texas;*

Thence *South 74°43'30" West, along said north line of said Richards Street, a distance of 50.00 feet to a point in the west line of Bledsoe Street;*

Thence *North 15°16'30" West, along the west line of said Bledsoe Street, a distance of 200.00 feet to a point in the south line of said Duncan Street;*

Thence *North 74°43'30" East, along the south line of said Dugan Street, a distance of 32.29 feet to a point;*

Thence *North 26°22'36" West, a distance of 61.14 feet to a point at the intersection of the east right-of-way line of Bledsoe Street and the north line of said Dugan Street;*

Thence *North 74°43'30" East, along the north line of said Dugan Street, a distance of 480.84 feet to a point in the east line of a 17-foot-wide alley between Hurt Street and Luckett Street;*

Thence *South 15°38'56" East, along the east line of said 17-foot-wide alley, a distance of 60.00 feet to a point in the south line of said Dugan Street;*

Thence *South 74°43'30" West, along the south line of said Dugan Street, a distance of 451.75 feet to the* ***Point-of-Beginning*** *and containing* ***0.884 acres*** *of land.*

LUCKETT STREET

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the Mildred Heights Addition, an addition to the City of Sherman as shown by plat of record in Volume 191, Page 1, Deed Records, Grayson County, Texas, being Luckett Street from Richards Street north to the southeast corner of Lot 3, Block 6 of said Mildred Heights Addition, and being more particularly described by metes and bounds as follows:*

Beginning *at a point at the intersection of the west right-of-way line of Luckett Street and the north line of Richards Street (previously abandoned by deed of record in Volume 4153, Page 641, Official Public Records, Grayson County, Texas);*

Thence *North 15°38'56" West, along said west right-of-way line of said Luckett Street, a distance of 278.34 feet to the southeast corner of said Lot 3;*

Thence *North 74°21'04" East, a distance of 64.00 feet to a point in the east right-of-way line of said Luckett Street;*

Thence *South 15°38'56" East, along the east line of said Luckett Street, a distance of 278.75 feet to a point in the north line of said Richards Street;*

Thence *South 74°43'30" West, along the north line of said Richards Street, a distance of 64.00 feet to the* ***Point-of-Beginning*** *and containing* ***0.409 acres*** *of land.*

PORTER STREET

Situated *in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, also being that portion of the right-of-way of Porter Street lying between Pacific Street and Brockett Street and being described by metes and bounds as follows:*

Beginning *at a "X" cut in concrete at the northeast corner of Lot 1, Block One of Brockett SW Addition to*
the City of Sherman, Texas as recorded in Volume 21, Page 19, Plat Records, Grayson County, Texas;

Thence *North 74°50'10" East, with the south line of Brockett Street, a distance of 60.00 feet ta set 1/2" steel rod;*

Thence *South 15°09'50" East with the east line of Porter Street, a distance of 300.00 feet to a set 1/2" steel rod in the north line of Pacific Street:*

Thence *South 74°50'10" West with said north line a distance of 60.00 feet to a set 1/2" steel rod at the southeast corner of said Lot 1:*

Thence *North 15°09'50" West with the west line of Porter Street and the east line of said Lot 1, a distance of 300.00 feet to the* ***Point-of-Beginning*** *and containing* ***0.413 acres*** *(18,000 sq. ft.) of land.*

SECTION 2. That it is the intent of the City Council that the right and interest in such right-of-way herein closed and vacated.

SECTION 3. That 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 _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____

LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM

AND CONTENT:

_____

BRANDON S. SHELBY,

CITY ATTORNEY

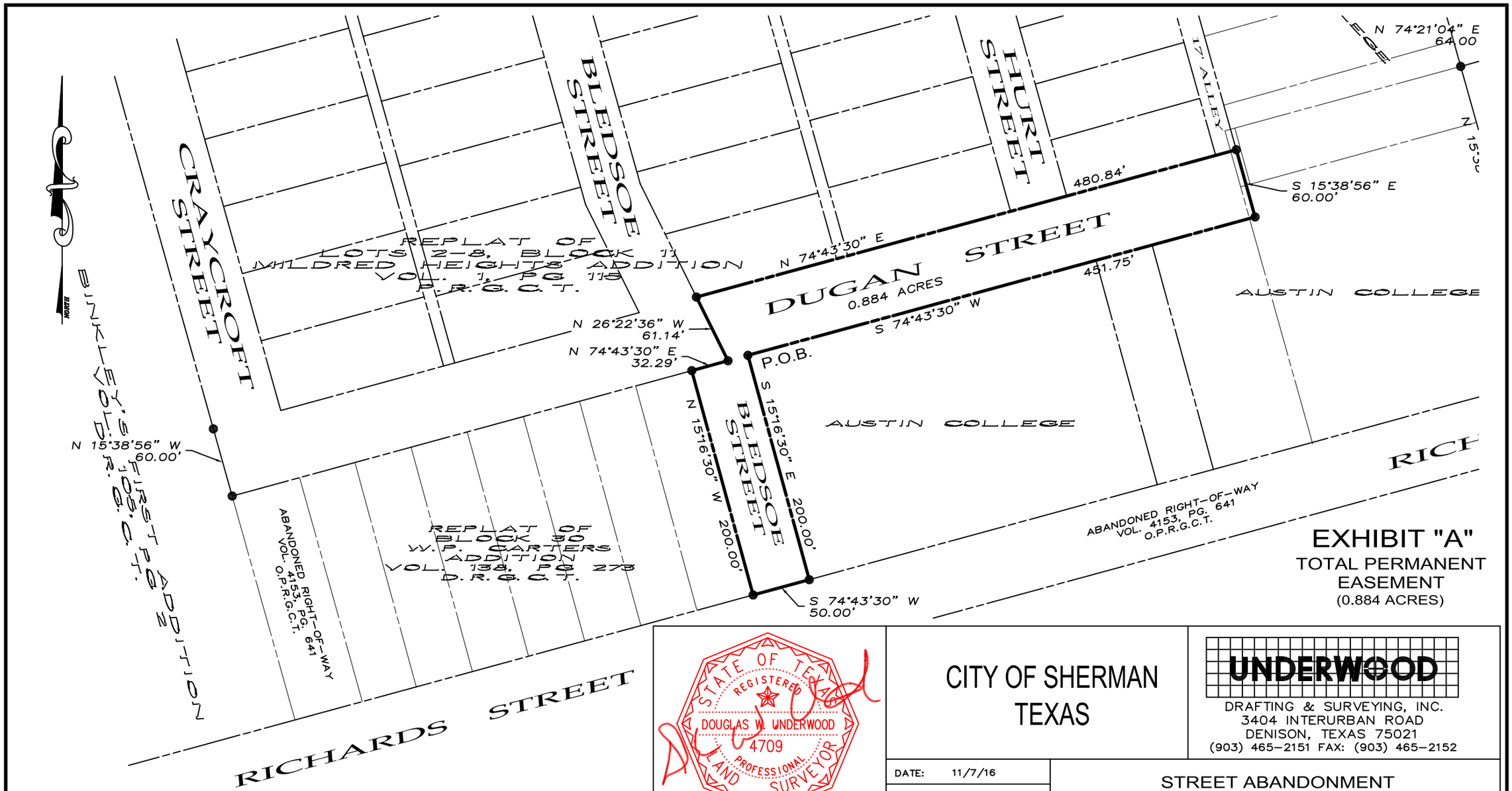

EXHIBIT "A"

TOTAL PERMANENT EASEMENT
(0.884 ACRES)

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

JOB NO. 16070545

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

DOUGLAS W. UNDERWOOD,
R.P.L.S. NO. 4709
SURVEYED ON THE GROUND
AUGUST 2016

CITY OF SHERMAN
TEXAS

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903) 465-2151 FAX: (903) 465-2152

DATE:	11/7/16
DRAWN BY:	JCC
APPROVED BY:	DWU
SCALE:	1" = 100'

STREET ABANDONMENT
MILDRED HEIGHTS ADDITION
GRAYSON COUNTY, TEXAS
GRANTOR: CITY OF SHERMAN

UNDERWOOD
DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION
RIGHT-OF-WAY ABANDONMENT
DUGAN & BLEDSOE STREET
JOB NO. 16070545

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the Mildred Heights Addition, an addition to the City of Sherman as shown by plat of record in Volume 191, Page 1, Deed Records, Grayson County, Texas, being Dugan Street from Craycroft Street to the 17' alley between Hurt Street and Luckett Street, and being Bledsoe street from Dugan Street to Richards Street, and being more particularly described by metes and bounds as follows:*

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Thence *South 74°43'30" West, along the south line of said Dugan Street, a distance of 451.75 feet to the* ***Point-of-Beginning*** *and containing* ***0.884 acres*** *of land.*

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

JOB NO. 16070545

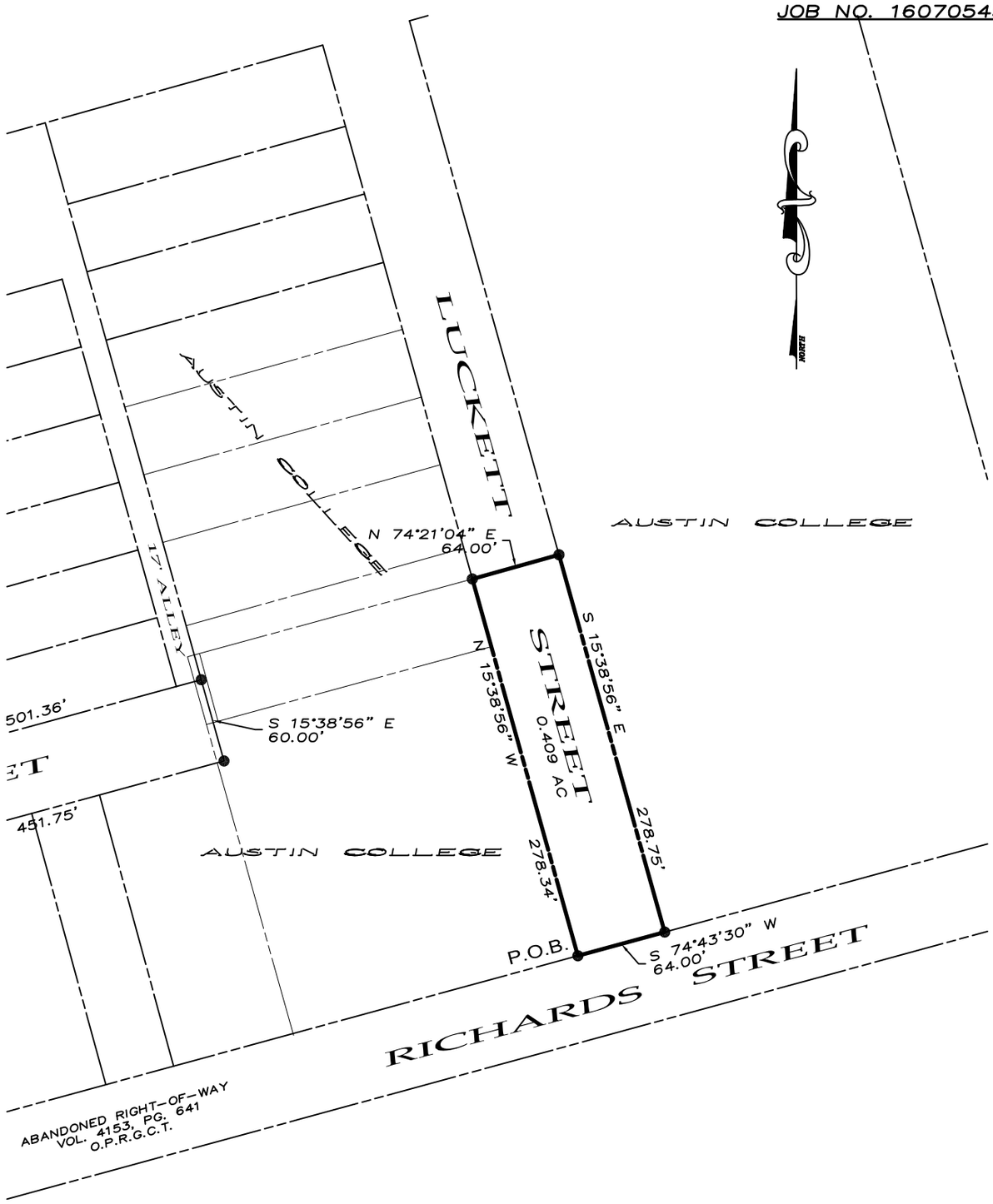

EXHIBIT "A"

TOTAL PERMANENT EASEMENT
(0.409 ACRES)

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

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

DOUGLAS W. UNDERWOOD,
R.P.L.S. NO. 4709
SURVEYED ON THE GROUND
AUGUST 2016

CITY OF SHERMAN
TEXAS

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903) 465-2151 FAX: (903) 465-2152

DATE:	8/23/16
DRAWN BY:	JCC
APPROVED BY:	DWU
SCALE:	1" = 100'

STREET ABANDONMENT
MILDRED HEIGHTS ADDITION
GRAYSON COUNTY, TEXAS
GRANTOR: CITY OF SHERMAN

UNDERWOOD
DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION
RIGHT-OF-WAY ABANDONMENT
LUCKETT STREET
JOB NO. 16070545

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the Mildred Heights Addition, an addition to the City of Sherman as shown by plat of record in Volume 191, Page 1, Deed Records, Grayson County, Texas, being Luckett Street from Richards Street north to the southeast corner of Lot 3, Block 6 of said Mildred Heights Addition, and being more particularly described by metes and bounds as follows:*

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Thence *North 74°21'04" East, a distance of 64.00 feet to a point in the east right-of-way line of said Luckett Street;*

Thence *South 15°38'56" East, along the east line of said Luckett Street, a distance of 278.75 feet to a point in the north line of said Richards Street;*

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3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

JOB NO. 16070545

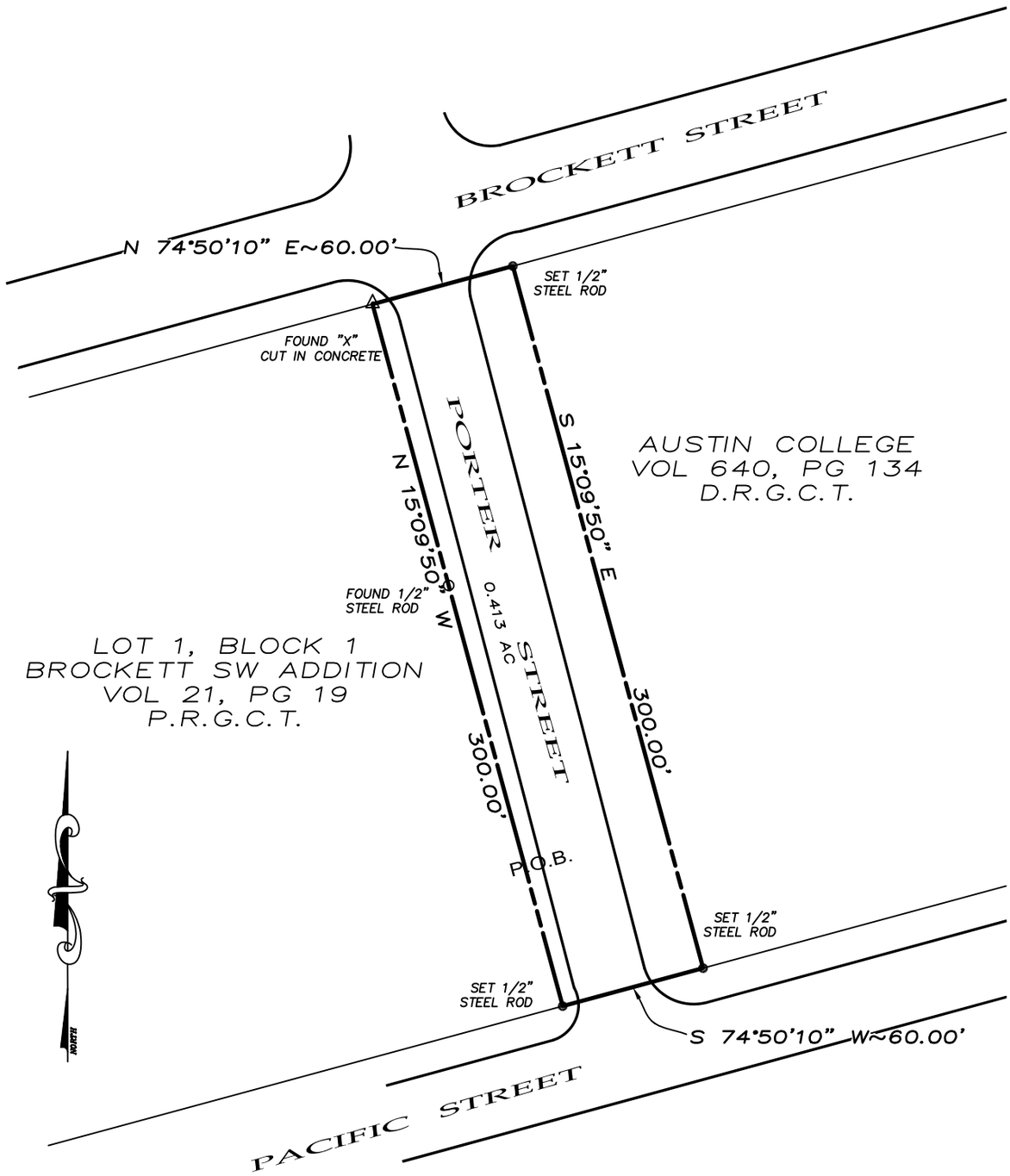

EXHIBIT "A"

TOTAL PERMANENT EASEMENT
(0.413 ACRES)

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

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

DOUGLAS W. UNDERWOOD,
R.P.L.S. NO. 4709
SURVEYED ON THE GROUND
AUGUST 2016

CITY OF SHERMAN
TEXAS

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903) 465-2151 FAX: (903) 465-2152

DATE:	8/23/16
DRAWN BY:	JCC
APPROVED BY:	DWU
SCALE:	1" = 60'

STREET ABANDONMENT
PORTER STREET
GRAYSON COUNTY, TEXAS
GRANTOR: CITY OF SHERMAN

UNDERWOOD
DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION
RIGHT-OF-WAY ABANDONMENT
PORTER STREET
JOB NO. 12100449

Situated *in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, also being that portion of the right-of-way of Porter Street lying between Pacific Street and Brockett Street and being described by metes and bounds as follows:*

Beginning *at a "X" cut in concrete at the northeast corner of Lot 1, Block One of Brockett SW Addition to*
the City of Sherman, Texas as recorded in Volume 21, Page 19, Plat Records, Grayson County, Texas;

Thence *North 74°50'10" East, with the south line of Brockett Street, a distance of 60.00 feet ta set 1/2" steel rod;*

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Thence *South 74°50'10" West with said north line a distance of 60.00 feet to a set 1/2" steel rod at the southeast corner of said Lot 1:*

Thence *North 15°09'50" West with the west line of Porter Street and the east line of said Lot 1, a distance of 300.00 feet to the* ***Point-of-Beginning*** *and containing* ***0.413 acres*** *(18,000 sq. ft.) of land.*

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

1 inch = 400 feet

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. B. 2.**

Meeting Date: 12/19/2016

Prepared By: Clint Philpott, City Engineer

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5997

Providing for a Permanent "Stop" Sign on Cornerstone Drive at Lamberth Road within the City Limits of the City of Sherman; Providing for a Penalty Provision

Issue:

To consider introducing, seeking public input on, and adopting an ordinance providing for a permanent "Stop" sign on Cornerstone Drive at Lamberth Road, stopping southbound traffic on Cornerstone Drive

Background:

The Engineering Department reviewed the area and, based on the flow of traffic, has come to the conclusion that the safety of the citizens of the City of the Sherman will greatly benefit from placing a permanent "Stop" sign on Cornerstone Drive at Lamberth Road.

Origination:

Citizen of Sherman, Texas
Public Works and Engineering Department

Financial Consideration:

The City's cost for installing the sign, totaling approximately $160.00 (time and materials).

Staff Recommendation:

It is recommended that the City Council adopt the proposed ordinance.

Alternatives:

As directed by the City Council

Attachments

Ordinance No. 5997
Location Map

ORDINANCE NO. 5997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR A PERMANENT "STOP" SIGN ON CORNERSTONE DRIVE AT LAMBERTH ROAD WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; 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, from and after the passage of this ordinance, A permanent "Stop" sign shall be in place at the following location within the corporate limits of the City of Sherman, Texas:

At the intersection of Cornerstone Drive and Lamberth Road, stopping southbound traffic on Cornerstone Drive, as shown by the exhibit attached hereto and incorporated herein for all purposes.

SECTION 2. That the City Engineer is directed to designate this action by the appropriate markings and signs.

SECTION 3. That, from and after the erection of the stop signs herein authorized, it shall be unlawful for the driver of any vehicle approaching such stop signs to fail to bring such vehicle to a complete stop at a clearly-marked stop line; but, if none, then at the point nearest the intersecting roadway where the driver has a view of approaching traffic on the intersecting roadway before entering the intersection. Violators of this ordinance shall be subject to fine as provided in Chapter 1, Section 1.01.009 of the Code of Ordinances of the City of Sherman, Texas, codified.

SECTION 4. 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 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That t 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 _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

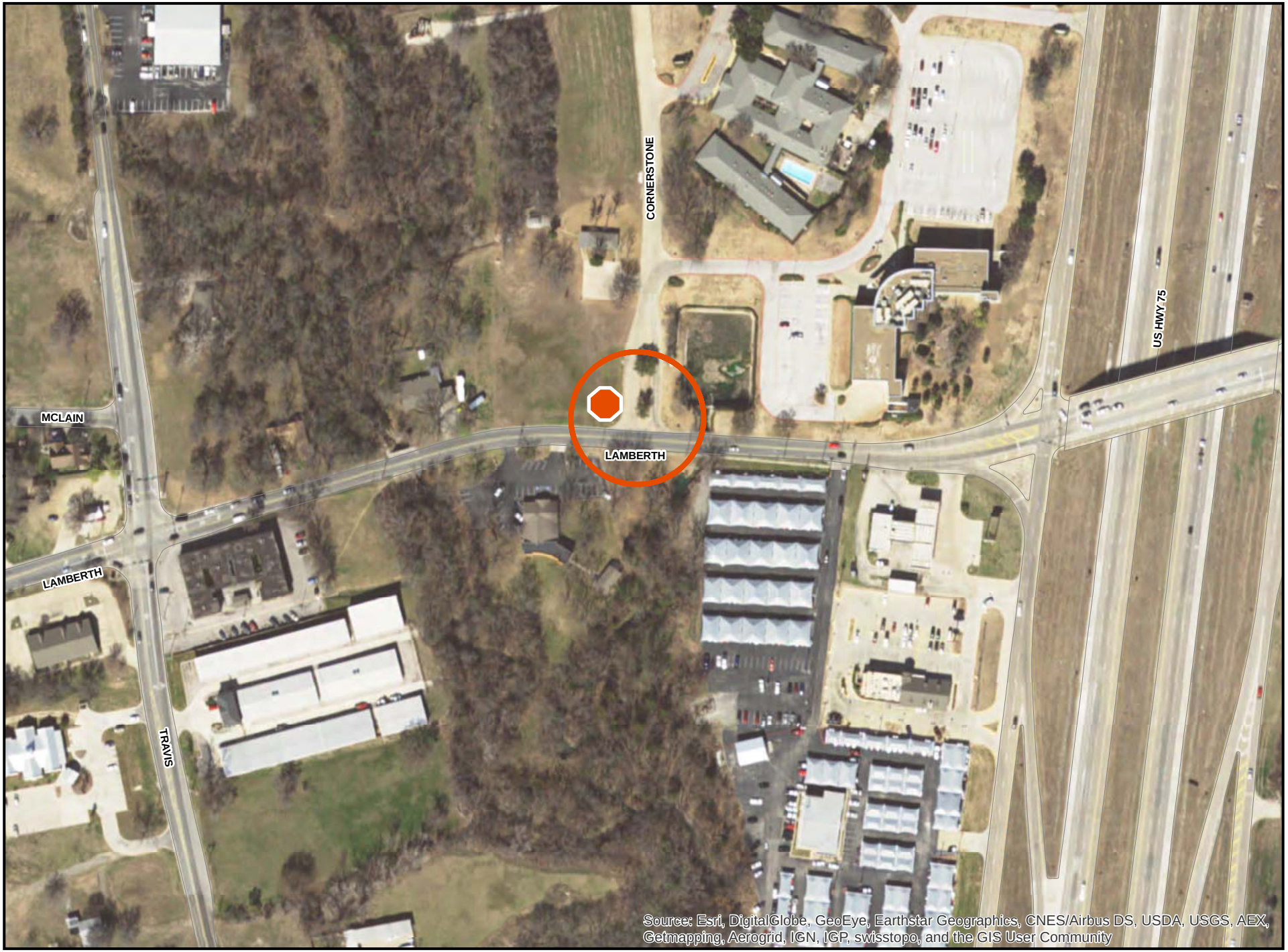
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

Stop Sign Location Map



N

1 inch = 200 feet

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. B. 3.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5998

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District at 1711 North F.M. 1417 (Heritage Parkway), Suite 500, being Part of Block 1, Western Hills Addition, Section 5 (Spavinaw Development, LLC, Owners; Ivy's Lash & Nail Bar, Tenant; and Ivy Ngyuen, Representative); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed $2,000.00

Issue:

To consider the request of Spavinaw Development, LLC (Owners), Ivy's Lash & Nail Bar (Tenant), and Ivy Nguyen (Representative) concerning the property at 1711 North F.M. 1417 (Heritage Parkway), Suite 500, being part of Block 1, Western Hills Addition, Section 5, for a Specific Use Permit to allow permanent make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District

Background:

The property is located at 1711 North F.M. 1417 (Heritage Parkway), Suite 500, the southeast corner of Taylor Street and F.M. 1417 (Heritage Parkway); Ivy's Lash & Nail Bar is the tenant. The property is zoned an M-1 (Light Manufacturing) District and is also located in the O-1.1 (FM 1417 Overlay) District. The owners would like to provide permanent make-up as a service for the eyelash and nail spa center.

Origination:

Spavinaw Development, LLC (Owners)
Ivy's Lash & Nail Bar (Tenant)
Ivy Nguyen (Representative)

Financial Consideration:

None

Staff Recommendation:

At the November 22, 2016 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and with the condition it be limited to Ivy Nguyen only and to the face only.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 5998
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 5998

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 PERMANENT MAKE-UP (TATTOO STUDIO) AT IVY'S LASH & NAIL BAR IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT AT 1711 NORTH F.M. 1417 (HERITAGE PARKWAY), SUITE 500, BEING PART OF BLOCK 1, WESTERN HILLS ADDITION, SECTION 5 (SPAVINAW DEVELOPMENT, LLC, OWNERS; IVY'S LASH & NAIL BAR, TENANT; AND IVY NGUYEN, REPRESENTATIVE); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

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

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

SECTION 1. That, from and after the passage of this ordinance, Spavinaw Development, LLC (Owners), Ivy's Lash & Nail Bar (Tenant) and Ivy Nguyen (Representative) are granted a Specific Use Permit to allow permanent make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District at 1711 North F.M. 1417 (Heritage Parkway), Suite 500, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING part of Block 1, Western Hills Addition, Section 5

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

Zoning:

1. All requirements of the M-1 (Light Manufacturing) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) or Taylor Street right-of-way.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. A parking space is considered to be 9'x20'.
5. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. May need additional Right of Way dedication for FM 1417 (Heritage Parkway) improvements.

Planning & Zoning Commission:

10. Approval limited to Ivy Nguyen only and to the face only.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

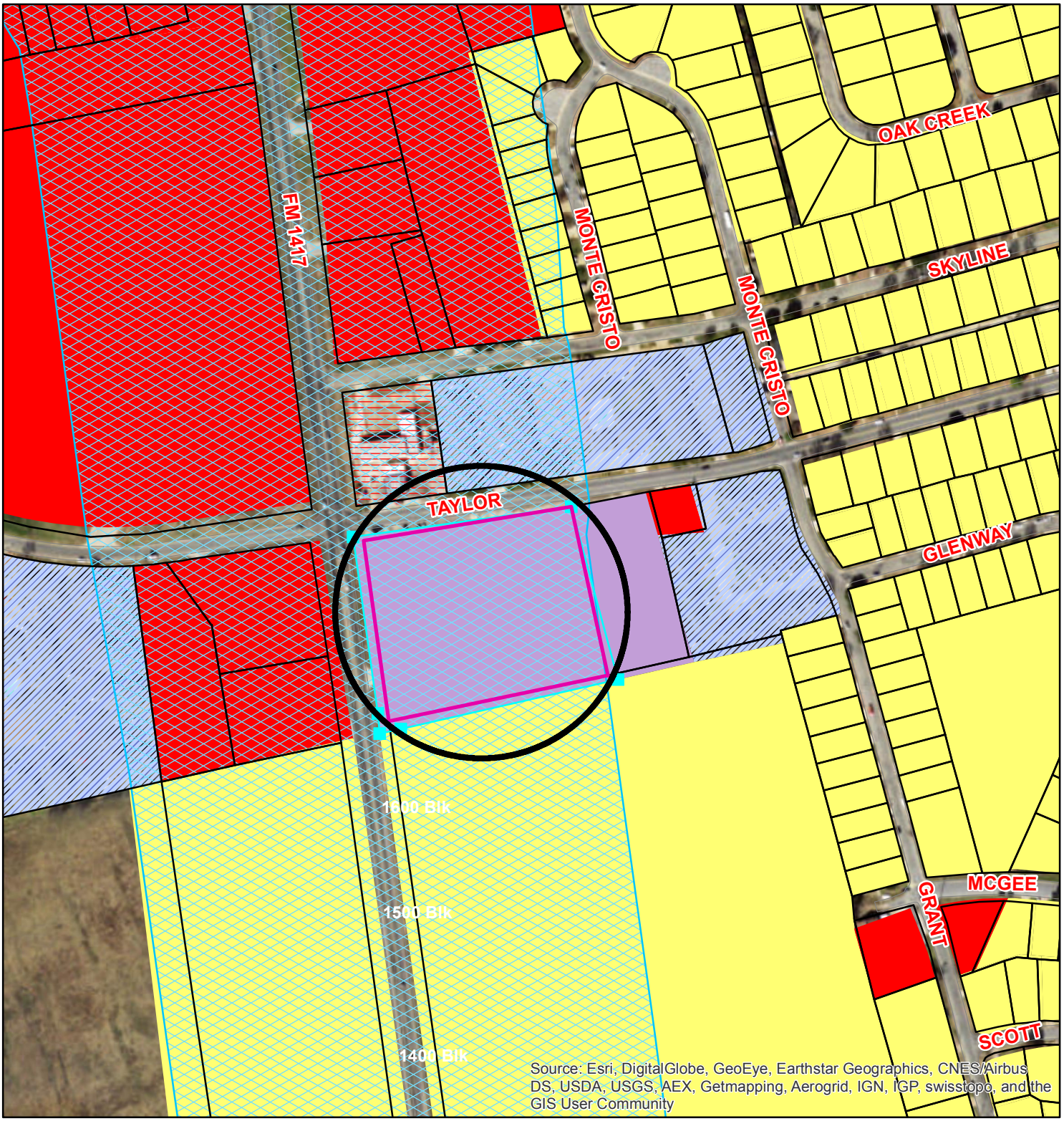
1711 N. FM 1417 (Heritage Parkway) Suite 500

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 892 ft

City of Sherman, Texas
Developmental Services Department



1711 N. FM 1417 (Heritage Parkway), Suite 500

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

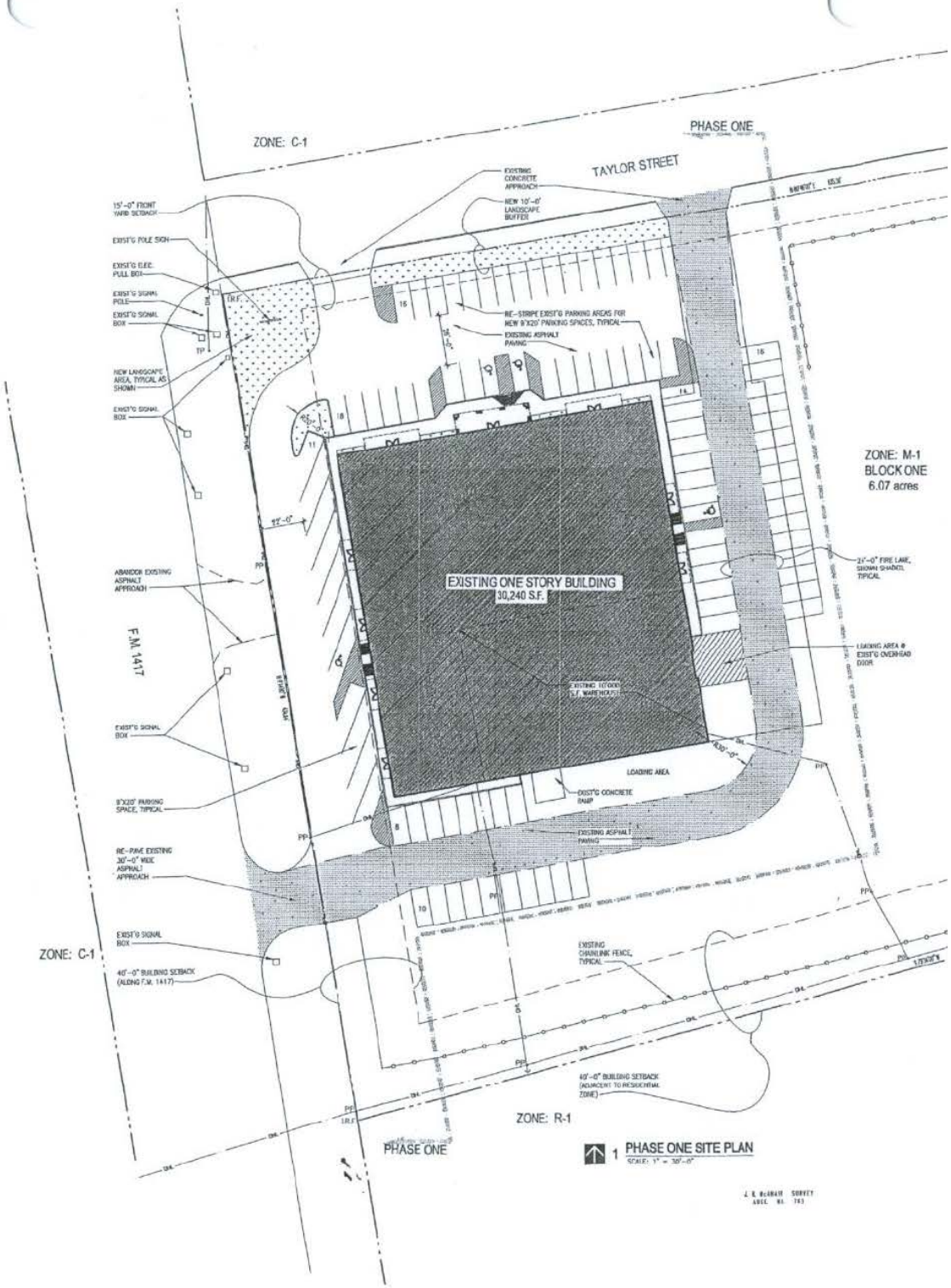
1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1711 N. FM 1417 (Heritage Parkway)

Suite 500


ZONE: C-1
PHASE ONE
TAYLOR STREET
EXISTING CONCRETE APPROACH
NEW 10'-0" LANDSCAPE BUFFER
15'-0" FRONT YARD SETBACK
EXIST'G POLE SIGN
EXIST'G ELEC. PULL BOX
EXIST'G SIGNAL POLE
EXIST'G SIGNAL BOX
RE-STRIPE EXIST'G PARKING AREAS FOR NEW 9'X20' PARKING SPACES, TYPICAL
EXISTING ASPHALT PAVING
NEW LANDSCAPE AREA, TYPICAL AS SHOWN
EXIST'G SIGNAL BOX
ZONE: M-1
BLOCK ONE
6.07 acres
EXISTING ONE STORY BUILDING
30,240 S.F.
ABANDON EXISTING ASPHALT APPROACH
F.M. 1417
EXIST'G SIGNAL BOX
9'X20' PARKING SPACE, TYPICAL
RE-PAVE EXISTING 30'-0" WIDE ASPHALT APPROACH
EXIST'G SIGNAL BOX
40'-0" BUILDING SETBACK (ALONG F.M. 1417)
ZONE: C-1
LOADING AREA
EXIST'G CONCRETE RAMP
EXISTING ASPHALT PAVING
EXISTING CHAINLINK FENCE, TYPICAL
40'-0" BUILDING SETBACK (ADJACENT TO RESIDENTIAL ZONE)
ZONE: R-1
PHASE ONE
1 PHASE ONE SITE PLAN
SCALE: 1" = 30'-0"

Ivy's Lash and Nail Bar

Ivy's Lash and Nail Bar
GRAND OPENING

STAFF REVIEW LETTER

November 11, 2016

Jason Sofey
PO Box 2904
Sherman, TX 75091

Ivy Nguyen
1711 N FM 1417 (Heritage Parkway)
Suite 500
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow permanent make-up at Ivy's Lash and Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District for the property located at 1711 North FM 1417 (Heritage Parkway), Suite 500 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the M-1 (Light Manufacturing) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) or Taylor Street right-of-way.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. A parking space is considered to be 9'x20'.
5. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. May need additional Right of Way dedication for FM 1417 (Heritage Parkway) improvements.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 17.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

1711 N. FM 1417 (HERITAGE PARKWAY), SUITE 500

The request of Spavinaw Development, LLC (Owners), Ivy's Lash & Nail Bar (Tenant) and Ivy Nguyen (Representative) concerning the property at 1711 North FM 1417 (Heritage Parkway), Suite 500, being part of Block 1, Western Hills Addition, Section 5, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 1711 North FM 1417 (Heritage Parkway), Suite 500, the southeast corner of Taylor Street and FM 1417 (Heritage Parkway); Ivy's Lash & Nail Bar is the tenant. The property is zoned an M-1 (Light Manufacturing) District and is also located in the O-1.1 (FM 1417 Overlay) District. The owner would like to provide permanent make-up as a service for the eyelash and nail spa center.

Adjacent Zoning:

M-1 (Light Manufacturing) District
R-1 (One Family Residential) District

Origination:

Spavinaw Development, LLC (Owners)
Ivy's Lash & Nail Bar (Tenant)
Ivy Nguyen (Representative)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

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

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. B. 4.**

Meeting Date: 12/19/2016

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 5996, 5997 and 5998

Issue:

B. 1. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5996**
Closing and Abandoning a Portion of the Platted Right-of-Way being East Dugan Street, a Portion of North Luckett Avenue within the Charles Carter Survey, Abstract No. 229, a Portion of Bledsoe Street running between Dugan Street and Richards Street, and a portion of Porter Street running between Brockett Street and Pacific Street, Said Rights-of-Way to be Maintained as a Utility Easement; Conveying the Interest in Said Rights-of-Way to the Abutting and Adjacent Property Owner, Austin College

B. 2. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5997**
Providing for a Permanent "Stop" Sign on Cornerstone Drive at Lamberth Road within the City Limits of the City of Sherman; Providing for a Penalty Provision

B. 3. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5998**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow Permanent Make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District at 1711 North F.M. 1417 (Heritage Parkway), Suite 500, being Part of Block 1, Western Hills Addition, Section 5 (Spavinaw Development, LLC, Owners; Ivy's Lash & Nail Bar, Tenant; and Ivy Ngyuen, Representative); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed $2,000.00

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. B. 5.**

Meeting Date: 12/19/2016

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

CONSENT AGENDA

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

Issue:

C. 6. **** RESOLUTION NO. 6171***

Authorizing the Acceptance of a Special Warranty Deed from Roberto Molina Velazquez and Neomy Delcarmen Rivera for the Conveyance of Property located at 232 Kessler Boulevard, being Lot Twelve (12) of Parkview Addition to the City of Sherman, Texas, as shown by Plat of Record in Volume 306, Page 155 of the Deed Records of Grayson County, Texas

C. 7. **** RESOLUTION NO. 6172***

Authorizing Execution of a Deed Without Warranty to Austin College for Various Rights-of-Way and Alleys Previously Conveyed to Austin College, said Rights-of-Way to be Maintained as Utility Easements, and Combining Conveyances from Previous Documents from the City of Sherman into One Deed Without Warranty for Clarification of Ownership

D. 1. **** REQUEST TO ADVERTISE***

Annual Services for Finish, Rough and Right-of-Way Mowing

E. 1. **** CHANGE ORDER NO. 4R2***

Approving the Greater Texoma Utility Authority's Intention to Execute Change Order No. 4r2 for Construction of the Sherman Wastewater Treatment Plant Headworks Lift Station Replacement and Electrical Upgrade

F. 2. **** OTHER BUSINESS***

Replat Approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, a part of the J.B. McAnair Survey, Abstract No. 763; Alcoholic Services of Texoma, Inc., Owners; and Helvey-Wagner Surveying, Inc., Surveyor (2407 Texoma Parkway and 1515 Baker Drive)

F. 3. **** OTHER BUSINESS***

Replat Approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1, being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1; Ringtail Tutor, LLC, Owners; and Preston Trail Land Surveying, LLC, Surveyor [2013 and 2017 North F.M. 1417 (Heritage Parkway)]

F. 4. **** OTHER BUSINESS***

Final Plat Approval of Progress Park One, Northgate Drive, Phase 3, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park; Sherman Economic Development Corporation, Owners; and Brockette/Davis/Drake, Inc., Surveyor (3100-3200 Blocks of Northgate Drive)

F. 5. **** OTHER BUSINESS***

Final Plat Approval of The Gardens at O'Hanlon Ranch, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120; Lamberth Crossing Joint Venture, Owners; Cross Engineering Consultants, Inc., Civil Engineer; and Preston Trail Land Surveying, LLC, Surveyor (2100-2400 Blocks of Shady Oaks Lane, 2300 Blocks of Norwood Street, and 2600-2800 Blocks of West Lamberth Road)

F. 6. **** OTHER BUSINESS***

Replat Approval of Lots 2R and 3 of Sherman Industrial Development Addition, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition, and also being Lot 2R of the Replat of Lots 1 and 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park; Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC, Owners; and Underwood Drafting and Surveying, Surveyor (407 Progress Drive)

F. 7. **** OTHER BUSINESS***

Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, being a part of Lot 1, Block 2, J.H. Carraway's Subdivision, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision; John Mabary, Owner; and Preston Trail Land Surveying, LLC, Surveyor (701 East Lamberth Road)

F. 8. **** OTHER BUSINESS***

Final Plat Approval of the Methodist Church Addition, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763; First United Methodist Church of Sherman, Owners; and Underwood Drafting and Surveying, Surveyor (401 North Elm Street, 215 West Mulberry Street, and 400 North Crockett Street)

F. 9. **** OTHER BUSINESS***

Final Plat Approval of Parkhaven Estates, Phase 1, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625; Kritt Concrete, LLC, Owners; Cross Engineering Consultants, Inc., Civil Engineer; and Underwood Drafting and Surveying, Surveyor (600-800 Blocks of Baker Park Drive)

F. 10. **** OTHER BUSINESS***

Final Plat Approval of Ellison Addition, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763; Cool Water Development, LLP and Daryl Ellison, Owners; and Underwood Drafting and Surveying, Surveyor (230 and 300 East Sycamore Street)

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. C. 1.**

Meeting Date: 12/19/2016

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6166

Confirming the Employment of the Sherman Police Department's Police Chief

Issue:

To consider confirming the employment of the Sherman Police Department's Police Chief

Background:

The need to appoint a new Police Chief comes with the recent announcement of current Chief Otis Henry's retirement, effective January 1, 2017. Sherman's City Charter, at Article IV, Section 2(d), grants to the city manager the power and duty to appoint the police chief, "subject to the approval of the council." In addition, such Council confirmation is required by Section 143.013 of the Local Government Code.

Mr. Zachary Flores has worked for the City of Sherman since 2007. He started with the Sherman Police Department as a patrol officer and has served on the department's honor guard and as a Field Training Officer. Mr. Flores worked in the Criminal Investigation Division prior to promoting to Corporal and eventually Sergeant. In 2015, he went to work for City management as the Human Resources Manager. Mr. Flores holds a Masters Peace Officer certification and a Masters Degree in Public Administration, as well as a Bachelors Degree in Business. Mr. Flores was named Acting Police Chief effective December 12, 2016.

Mr. Flores meets all of the requirements in Local Government Code Section 143.013 to be appointed Sherman's Police Chief; and the City Manager seeks Council ratification of his appointment at the December 19th meeting.

Origination:

City Manager Robby Hefton

Staff Recommendation:

It is recommended that the Council approve Resolution No. 6166 confirming the employment of Mr. Zachary Flores as Sherman's new Police Chief.

Alternatives:

None recommended

Attachments

Resolution No. 6166

RESOLUTION NO. 6166

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CONFIRMING THE EMPLOYMENT OF THE SHERMAN POLICE DEPARTMENT'S POLICE CHIEF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Manager of the City of Sherman has offered employment to Mr. Zachary Flores as the Police Chief of the City of Sherman Police Department, which Mr. Flores has accepted; and

WHEREAS, Chapter 143 of the Local Government Code and Article IV, Section 2(d) of the Sherman City Charter require such appointment to be confirmed by the City Council;

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

SECTION 1. That Mr. Zachary Flores is hereby confirmed as the Police Chief for the City of Sherman Police Department.

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

PASSED AND APPROVED on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. C. 2.**

Meeting Date: 12/19/2016

Prepared By: Brandon Shelby, City Attorney

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6167

Authorizing the Execution of a Third Option Term on an Agreement for the Option to Purchase Real Property

Issue:

Executing an option on real property to allow staff to evaluate the feasibility of joint-use land with Sherman Independent School District (Sherman ISD)

Background:

City staff has been working with Sherman ISD to evaluate potential sites for future development. City staff has identified a tract in southwest Sherman as a potential location for such shared use facilities. Additionally, the location of this tract is adjacent to what will be the westward extension of Travis Street from Hwy 75 to FM 1417, so purchase of this land would be in part used for this planned roadway extension. The City has negotiated a purchase price and entered into an option agreement with the property owner in order to perform due diligence on the property. The option contract has multiple option periods, the second of which is set to expire on January 3, 2017. City Council must authorize the expenditure to enter into a third option period in accordance with state procurement statutes.

Origination:

City Manager

Financial Consideration:

Exercising the third option period requires a payment of $60,000.00. Should the City exercise its option to purchase the property, any previous option payments would be applied to the purchase price.

Staff Recommendation:

Staff recommends that the Council extend the third option term.

Alternatives:

Council could refuse the third option period and release the property.

Attachments

Resolution No. 6167

RESOLUTION NO. 6167

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF A THIRD OPTION TERM ON AN AGREEMENT FOR THE OPTION TO PURCHASE REAL PROPERTY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a third option term on an Agreement for the Option to Purchase Real Property, being a tract of land situated in southwest Sherman, in accordance with the contract documents attached hereto and incorporated herein for all purposes.

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

PASSED AND APPROVED on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. C. 3.**

Meeting Date: 12/19/2016

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6168

Relating to Greater Texoma Utility Authority Contract Revenue Bonds, Series 2017 (City of Sherman Project), Approving the Issuance Thereof and the Facilities to be Constructed or Acquired by such Authority

Issue:

Approving bond issuance through the Greater Texoma Utility Authority (GTUA) for $7.155 million of improvements to the City's Water Treatment Plant (WTP)

Background:

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

At the August 2014 meeting, the GTUA Board adopted a resolution authorizing the submission of a financial participation application for the WTP project with the TWDB. At their November 20, 2014 meeting, the TWDB approved the financial assistance from the DWSRF for the planning, acquisition, and design ("PAD") in the amount of $2,515,000. Because project's PAD funding was issued from the DWSRF program, this makes the project's construction eligible for the DWSRF as well.

At the November 2015 meeting, the GTUA Board authorized a bond resolution in the amount of $27,310,000 for the construction of the Sherman Water Treatment Plant and the Southwest Elevated Storage Tank Project.

In July of 2016, it became apparent that the WTP bids were likely going to be higher than was initially anticipated before design of the project began. In order to be in a position to issue more debt after the contract was bid, the GTUA Board adopted a resolution at its May meeting authorizing the submission of a financial participation application for the Water Treatment Plant Construction project with the TWDB.

On November 15, 2016, bids were opened at the GTUA offices for the WTP. The low bid came in at $23,805,000 which does not include the procurement of the microfiltration components which were awarded at the August 2015 meeting at $3,359,425.

In order to award the construction contract for this project, GTUA and the City of Sherman will need additional funds as anticipated.

GTUA General Manager Drew Satterwhite will be on hand to answer any questions or offer additional information as needed.

Origination:

Drew Satterwhite, P.E., GTUA General Manager

Financial Consideration:

By utilizing this below market interest rate program, the City will save 1.25% on the interest rate on the loan.

Debt service on these bonds will be paid by the City to GTUA in accordance with the Contract for Water Supply and Sewer Service between the two entities. Funds for this contractual debt repayment are generated through the City's water and sewer revenues.

Staff Recommendation:

It is recommended that the resolution be passed as presented, confirming GTUA's issuance of these bonds.

Alternatives:

No viable alternatives can be suggested at this time.

Attachments

Resolution No. 6168

Exhibit B - Texas Water Development Board Commitment

RESOLUTION NO. 6168

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RELATING TO GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2017 (CITY OF SHERMAN PROJECT), APPROVING THE ISSUANCE THEREOF AND THE FACILITIES TO BE CONSTRUCTED OR ACQUIRED BY SUCH AUTHORITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Greater Texoma Utility Authority (the "Authority") and the City of Sherman, Texas (the "City"), have previously executed and delivered a Contract for Water Supply and Sewer Service, dated as of March 1, 1985 (the "Contract"), whereby the Authority is to provide water and sewer services to the City; and

WHEREAS, under Section 4.15 of the Contract, it is provided that the City shall approve the issuance by the Authority of any bonds that are to be payable (in whole or in part) from certain moneys that the City has contracted to pay under the provisions of the Contract; and

WHEREAS, in connection with the proposed "Greater Texoma Utility Authority Contract Revenue Bonds, Series 2017 (City of Sherman Project)" (the "Bonds"), the Texas Water Development Board (the "Board") has agreed, pursuant to an Application Requesting Financial Assistance (the "Application"), to purchase the Bonds and, therefore, it is neither necessary nor advisable for the Authority to prepare a Notice of Sale because, insofar as the City is concerned, the Application contains sufficient information to accomplish the purpose of a Notice of Sale; and

WHEREAS, the net effective interest rate on the Bonds will not exceed the maximum permitted by law (as defined in Chapter 1204, Texas Government Code, as amended) and it is now appropriate for this Council to approve the Application (in lieu of approving a Notice of Sale with respect to the Bonds) as well as the issuance and delivery of the Bonds and the facilities to be constructed or acquired with the proceeds of the Bonds, including the project (the "Series 2017 Project") described in the Resolution of the Authority authorizing the Bonds (the "Bond Resolution");

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

SECTION 1. The findings and determinations of the City Council contained in the preamble hereof are hereby incorporated by reference and made a part of this Resolution for all purposes as if the same were restated in full in this Section.

SECTION 2. That the facilities to be constructed, acquired, and improved by the Authority with the proceeds of the Bonds as described in the Bond Resolution are hereby approved. The issuance of the Bonds by the Authority and the use of the proceeds thereof, as described in the Bond Resolution, is hereby approved. The Bond Resolution is approved as to

form and content, and the City acknowledges that the payment of principal of and interest on the Bonds is payable, in whole or in part, from payments to be made by the City under and pursuant to the Contract. The City agrees to provide the reports described in the Bond Resolution within the times specified therein, in compliance with the Board's commitment. The City agrees with the obligations and conditions set forth in the Board's Commitment 16-121, and the City hereby expressly agrees that it will not acquire any of the Board's bonds that were issued to provide financing for the Bonds in the amount of the Bonds to be acquired from the Authority by the Board. A copy of such commitment is attached hereto as **Exhibit A**.

SECTION 3. That is the purpose and intent of the City Council of the City to approve the Bond Resolution, and the facilities to be constructed, acquired, and improved in full accordance with the provisions of the Contract mentioned in the preamble hereof. To the extent required by the Board or the Office of the Attorney General of Texas, the Authority is authorized by this City Council to make changes and revisions to the Bond Resolution from the form approved by this Resolution in order to expedite the delivery of the Bonds. It is the intent of the City to authorize the Authority to proceed with the construction, acquisition, and improvement of the facilities at the earliest possible date, but nothing herein shall be construed as a limitation upon the right and power of the City to approve a change in the facilities for which the Bonds are to be issued (but not the purpose for which the Bonds are to be issued as set forth in the Bond Resolution), the City specifically reserving the right to modify the facilities for which the Bonds are being issued if the Authority and the City agree such modification should be made.

SECTION 4. That Exhibit D to the Contract is amended to include the Series 2017 Project as described in the Bond Resolution. In all other respects the Contract is reapproved and shall be and remain in full force as the agreement of the parties.

SECTION 5. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given as required.

[remainder of page left blank intentionally]

PASSED AND APPROVED on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

(CITY SEAL)

EXHIBIT A

COMMITMENT OF THE TEXAS WATER DEVELOPMENT BOARD

A RESOLUTION OF THE TEXAS WATER DEVELOPMENT BOARD
APPROVING AN APPLICATION FOR FINANCIAL ASSISTANCE IN THE AMOUNT OF
$11,880,000 TO THE GREATER TEXOMA UTILITY AUTHORITY
FROM THE DRINKING WATER STATE REVOLVING FUND
THROUGH THE PROPOSED PURCHASE OF
$11,880,000 GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE
BONDS, PROPOSED SERIES 2017 (CITY OF SHERMAN PROJECTS)

(16-121)

WHEREAS, the Greater Texoma Utility Authority (Authority) has filed an application for financial assistance in the amount of $11,880,000 from the Drinking Water State Revolving Fund (DWSRF) to finance the construction of certain water system improvements identified as Project No. 62648; and

WHEREAS, the Authority seeks financial assistance from the Texas Water Development Board (TWDB) through the TWDB's proposed purchase of $11,880,000 Greater Texoma Utility Authority Contract Revenues Bonds, Proposed Series 2017 (City of Sherman Projects) (together with all authorizing documents, "Obligations"), all as is more specifically set forth in the application and in recommendations of the TWDB's staff; and

WHEREAS, the Authority has offered a pledge of contract revenues from the City of Sherman as sufficient security for the repayment of the Obligations; and

WHEREAS, the TWDB hereby finds:

1. that the revenue and/or taxes pledged by the Authority will be sufficient to meet all the Obligations assumed by the Authority, in accordance with Texas Water Code § 15.607;

2. that the application and assistance applied for meet the requirements of the Safe Drinking Water Act, 42 U.S.C. §§ 300f *et seq.* as well as state law, in accordance with Texas Water Code § 15.607;

3. that the Authority has adopted and implemented a water conservation program for the more efficient use of water that will meet reasonably anticipated local needs and conditions and that incorporates practices, techniques or technology prescribed by the Texas Water Code and TWDB's rules;

4. that the TWDB has approved a regional water plan for the region of the state that includes the area benefiting from the project and the needs to be addressed by the project will be addressed in a manner that is consistent with the approved regional and state water plans, as required by Texas Water Code § 16.053(j);

5. that the Executive Administrator issued a Finding of No Significant Impact on June 24, 2015, such findings being subject to the standard emergency discovery conditions for threatened and endangered species and cultural resources in the Project contract

documents. The TWDB concurs with the environmental finding issued by the Executive Administrator;

NOW, THEREFORE, based on these findings, the TWDB resolves as follows:

A commitment is made by the TWDB to the Greater Texoma Utility Authority for financial assistance in the amount of $11,880,000 from the Drinking Water State Revolving Fund through the TWDB's proposed purchase of $11,880,000 Greater Texoma Utility Authority Contract Revenues Bonds, Proposed Series 2017 (City of Sherman Projects). This commitment will expire on November 30, 2017.

Such commitment is conditioned as follows:

Standard Conditions

1. this commitment is contingent on a future sale of bonds by the TWDB or on the availability of funds on hand;

2. this commitment is contingent upon the issuance of a written approving opinion of the Attorney General of the State of Texas stating that all of the requirements of the laws under which said Obligations were issued have been complied with; that said Obligations were issued in conformity with the Constitution and laws of the State of Texas; and that said Obligations are valid and binding obligations of the Authority;

3. this commitment is contingent upon the Authority's compliance with all applicable requirements contained in 31 TAC Chapter 371;

4. the Obligations must provide that the Obligations can be called for early redemption only in inverse order of maturity, and on any date beginning on or after the first interest payment date which is 10 years from the dated date of the Obligations, at a redemption price of par, together with accrued interest to the date fixed for redemption;

5. the Authority, or an obligated person for whom financial or operating data is presented to the TWDB in the application for financial assistance either individually or in combination with other issuers of the Authority's Obligations or obligated persons, will, at a minimum, regardless of the amount of the Obligations, covenant to comply with requirements for continuing disclosure on an ongoing basis substantially in the manner required by Securities and Exchange Commission (SEC) in 17 CFR § 240.15c2-12 (Rule 15c2-12) and determined as if the TWDB were a Participating Underwriter within the meaning of such rule, such continuing disclosure undertaking being for the benefit of the TWDB and the beneficial owners of the Authority's Obligations, if the TWDB sells or otherwise transfers such Obligations, and the beneficial owners of the TWDB's bonds if the Authority is an obligated person with respect to such bonds under SEC Rule 15c2-12;

6. the Obligations must contain a provision requiring the Authority to levy a tax and/or maintain and collect sufficient rates and charges to produce system revenues in an

amount necessary to meet the debt service requirements of all outstanding obligations and to maintain the funds established and required by the Obligations;

7. the Obligations must include a provision requiring the Authority to use any loan proceeds from the Obligations that are determined to be remaining unused funds, which are those funds unspent after the original approved project is completed, for enhancements to the original project that are explicitly approved by the Executive Administrator or if no enhancements are authorized by the Executive Administrator, requiring the Authority to submit a final accounting and disposition of any unused funds;

8. the Obligations must include a provision requiring the Authority to use any loan proceeds from the Obligations that are determined to be surplus funds remaining after completion of the project and completion of a final accounting for the following purposes as approved by the Executive Administrator: (1) to redeem, in inverse annual order, the Obligations owned by the TWDB; (2) deposit into the Interest and Sinking Fund or other debt service account for the payment of interest or principal on the Obligations owned by the TWDB; or (3) deposit into a reserve fund;

9. the Obligations must contain a provision that the TWDB may exercise all remedies available to it in law or equity, and any provision of the Obligations that restricts or limits the TWDB's full exercise of these remedies shall be of no force and effect;

10. loan proceeds are public funds and, as such, the Obligations must include a provision requiring that these proceeds shall be held at a designated state depository institution or other properly chartered and authorized institution in accordance with the Public Funds Investment Act, Government Code, Chapter 2256, and the Public Funds Collateral Act, Government Code, Chapter 2257;

11. loan proceeds shall not be used by the Authority when sampling, testing, removing or disposing of contaminated soils and/or media at the project site. The Obligations shall include an environmental indemnification provision wherein the Authority agrees to indemnify, hold harmless and protect the TWDB from any and all claims, causes of action or damages to the person or property of third parties arising from the sampling, analysis, transport, storage, treatment and disposition of any contaminated sewage sludge, contaminated sediments and/or contaminated media that may be generated by the Authority, its contractors, consultants, agents, officials and employees as a result of activities relating to the project to the extent permitted by law;

12. prior to closing, the Authority shall submit documentation evidencing the adoption and implementation of sufficient system rates and charges or, if applicable, the levy of an interest and sinking tax rate sufficient for the repayment of all system debt service requirements;

13. prior to closing, and if not previously provided with the application, the Authority shall submit executed contracts for engineering and, if applicable, financial advisor and bond counsel contracts, for the project that are satisfactory to the Executive Administrator.

Fees to be reimbursed under the contracts must be reasonable in relation to the services performed, reflected in the contract, and acceptable to the Executive Administrator;

14. prior to closing, when any portion of the financial assistance is to be held in escrow or in trust, the Authority shall execute an escrow or trust agreement, approved as to form and substance by the Executive Administrator, and shall submit that executed agreement to the TWDB;

15. the Executive Administrator may require that the Authority execute a separate financing agreement in form and substance acceptable to the Executive Administrator;

16. the TWDB retains the option to purchase the Obligations in separate lots and/or on an installment basis, with delivery of the purchase price for each installment to be paid against delivery of the relevant installment of Obligations as approved by the Executive Administrator;

Conditions Related To Tax-Exempt Status

17. the Authority's bond counsel must prepare a written opinion that states that the interest on the Obligations is excludable from gross income or is exempt from federal income taxation. Bond counsel may rely on covenants and representations of the Authority when rendering this opinion;

18. the Authority's bond counsel opinion must also state that the Obligations are not "private activity bonds." Bond counsel may rely on covenants and representations of the Authority when rendering this opinion;

19. the Obligations must include a provision prohibiting the Authority from using the proceeds of this loan in a manner that would cause the Obligations to become "private activity bonds" within the meaning of § 141 of the Internal Revenue Code of 1986, as amended (Code) and the Treasury Regulations promulgated thereunder (Regulations);

20. the Obligations must provide that no portion of the proceeds of the loan will be used, directly or indirectly, in a manner that would cause the Obligations to be "arbitrage bonds" within the meaning of § 148(a) of the Code and Regulations, including to acquire or to replace funds which were used, directly or indirectly, to acquire Nonpurpose Investments (as defined in the Code and Regulations) which produce a yield materially higher than the yield on the TWDB's bonds that are issued to provide financing for the loan (Source Series Bonds), other than Nonpurpose Investments acquired with:

    a. proceeds of the TWDB's Source Series Bonds invested for a reasonable temporary period of up to three (3) years after the issue date of the Source Series Bonds until such proceeds are needed for the facilities to be financed;

    b. amounts invested in a bona fide debt service fund, within the meaning of § 1.148-1(b) of the Regulations; and

c. amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed the least of maximum annual debt service on the Obligations, 125% of average annual debt service on the Obligations, or 10 percent of the stated principal amount (or, in the case of a discount, the issue price) of the Obligations;

21. the Obligations must include a provision requiring the Authority take all necessary steps to comply with the requirement that certain amounts earned on the investment of gross proceeds of the Obligations be rebated to the federal government in order to satisfy the requirements of § 148 of the Code. The Obligations must provide that the Authority will:

a. account for all Gross Proceeds, as defined in the Code and Regulations, (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and retain all records of such accounting for at least six years after the final Computation Date. The Authority may, however, to the extent permitted by law, commingle Gross Proceeds of its Loan with other money of the Authority, provided that the Authority separately accounts for each receipt and expenditure of such Gross Proceeds and the obligations acquired therewith;

b. calculate the Rebate Amount, as defined in the Code and Regulations, with respect to its Loan, not less frequently than each Computation Date, in accordance with rules set forth in § 148(f) of the Code, § 1.148-3 of the Regulations, and the rulings thereunder. The Authority shall maintain a copy of such calculations for at least six years after the final Computation Date;

c. as additional consideration for the making of the Loan, and in order to induce the making of the Loan by measures designed to ensure the excludability of the interest on the TWDB's Source Series Bonds from the gross income of the owners thereof for federal income tax purposes, pay to the United States the amount described in paragraph (b) above within 30 days after each Computation Date;

d. exercise reasonable diligence to assure that no errors are made in the calculations required by paragraph (b) and, if such error is made, to discover and promptly to correct such error within a reasonable amount of time thereafter, including payment to the United States of any interest and any penalty required by the Regulations;

22. the Obligations must include a provision prohibiting the Authority from taking any action that would cause the interest on the Obligations to be includable in gross income for federal income tax purposes;

23. the Obligations must provide that the Authority will not cause or permit the Obligations to be treated as "federally guaranteed" obligations within the meaning of § 149(b) of the Code;

24. the transcript must include a No Arbitrage Certificate or similar Federal Tax Certificate setting forth the Authority's reasonable expectations regarding the use, expenditure and investment of the proceeds of the Obligations;

25. the transcript must include evidence that the information reporting requirements of § 149(e) of the Code will be satisfied. This requirement may be satisfied by filing an IRS Form 8038 with the Internal Revenue Service. In addition, the applicable completed IRS Form 8038 or other evidence that the information reporting requirements of § 149(e) have been satisfied must be provided to the Executive Administrator within fourteen (14) days of closing. The Executive Administrator may withhold the release of funds for failure to comply;

26. the Obligations must provide that neither the Authority nor a related party thereto will acquire any of the TWDB's Source Series Bonds in an amount related to the amount of the Obligations to be acquired from the Authority by the TWDB;

State Revolving Fund Conditions

27. the Authority shall submit outlay reports with sufficient documentation on costs on a quarterly or monthly basis in accordance with TWDB outlay report guidelines;

28. the Obligations must include a provision stating that all laborers and mechanics employed by contractors and subcontractors for projects shall be paid wages at rates not less than those prevailing on projects of a similar character in the locality in accordance with the Davis-Bacon Act, and the U.S. Department of Labor's implementing regulations. The Authority, all contractors, and all sub-contractors shall ensure that all project contracts mandate compliance with Davis-Bacon. All contracts and subcontracts for the construction of the project carried out in whole or in part with financial assistance made available as provided herein shall insert in full in any contract in excess of $2,000 the contracts clauses as provided by the TWDB;

29. the Obligations must include a provision stating that the Authority shall provide the TWDB with all information required to be reported in accordance with the Federal Funding Accountability and Transparency Act of 2006, Pub. L. 109-282, as amended by Pub. L. 110-252. The Authority shall obtain a Data Universal Numbering System (DUNS) Number and shall register with System for Award Management (SAM), and maintain current registration at all times during which the Obligations are outstanding;

30. the Obligations shall provide that all loan proceeds will be timely and expeditiously used, as required by 40 CFR § 35.3135(d), and also shall provide that the Authority will adhere to the approved project schedule;

31. The Obligations must contain a covenant that the Authority will abide by all applicable construction contract requirements related to the use of iron and steel products produced in the United States, as required by 31 TAC § 371.4 and related State Revolving Fund Policy Guidelines;

Drinking Water State Revolving Fund Conditions

32. prior to or at closing, the Authority shall pay a 2.25% origination fee to the TWDB calculated pursuant to 31 TAC Chapter 371;

33. prior to closing, the Texas Commission on Environmental Quality, must make a determination, the form and substance of which is satisfactory to the Executive Administrator, that the Authority has demonstrated the necessary financial, managerial, and technical capabilities to proceed with the project or projects to be funded with the proceeds of these Obligations;

34. prior to release of funds for professional consultants including, but not limited to, the engineer, financial advisor, and bond counsel, as appropriate, the Authority must provide documentation that it has met all applicable state procurement requirements as well as all federal procurement requirements under the Disadvantaged Business Enterprises program;

Pledge Conditions for the Loan

35. if the Authority has existing revenue obligations with the same pledge of security as the proposed Obligations that will remain outstanding after any loan(s) made by the TWDB pursuant to this commitment, the lien or liens securing the Obligations issued to the TWDB shall be at least on a parity with lien or liens securing such outstanding obligations;

36. upon request by the Executive Administrator, the Authority shall submit annual audits of contracting parties for the Executive Administrator's review;

37. the Obligations must contain a provision requiring the Authority to maintain rates and charges sufficient to meet the debt service requirements on the outstanding debt Obligations that are being supported by the pledged contract revenues and will further require its customers to maintain rates and charges sufficient to pay all of their revenue obligations arising from the operation of the water and sewer system;

38. the Obligations must contain a provision that the pledged contract revenues from the Authority may not be pledged to the payment of any additional parity obligations of the Authority secured by a pledge of the same contract revenues unless the Authority demonstrates to the Executive Administrator's satisfaction that the pledged contract revenues will be sufficient for the repayment of all Obligations and additional parity obligations;

39. prior to closing, the Authority must submit executed contracts between the Authority and the City of Sherman regarding the contract revenues pledged to the payment of the Authority's Obligations, in form and substance acceptable to the Executive Administrator. Such contracts shall include provisions consistent with the provisions of this Resolution regarding the contracting parties' annual audits, the setting of rates and charges and collection of revenues sufficient to meet the Authority's debt service obligations and additional parity obligations;

PROVIDED, however, the commitment is subject to the following special conditions:

Special Conditions:

40. the Authority shall not amend or revise the Water and Sewer Facilities contract with the City of Sherman, which is the revenue source for the pledge, if the revision or amendment affects the financial condition of the Authority or its ability to repay the loan described in this Commitment without receiving the written approval of the Executive Administrator.

41. prior to the release of construction funds for that portion of a project that proposes surface water or groundwater development, the Executive Administrator must have issued a written finding that the Authority has the right to use the water that the project financed by the TWDB will provide;

42. the Authority must comply with all conditions as specified in the final environmental finding of the Executive Administrator, including the standard emergency discovery conditions for threatened and endangered species and cultural resources;

APPROVED and ordered of record this 17th day of November, 2016.

TEXAS WATER DEVELOPMENT BOARD

Bech K. Bruun

Bech K. Bruun, Chairman

DATE SIGNED: 11-17-16

ATTEST:

Jeff Walker
Executive Administrator

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. C. 4.**

Meeting Date: 12/19/2016

Prepared By: Clint Philpott, City Engineer

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6169

Authorizing Execution of Advance Funding Agreement ("AFA") Amendment #1 between the City of Sherman and the State of Texas, Acting By and Through the Texas Department of Transportation, for Project Management Services Rendered by a Local Government [FM 131 (Travis Street) from FM 691 South to US 75] for Termination of said AFA

Issue:

Termination of the AFA with the Texas Department of Transportation (TxDOT) for project management of the design of FM 131 (Travis Street) from FM 691 South to US 75

Background:

On March 21, 2016, the City Council approved and executed an Advance Funding Agreement with TxDOT to reconstruct the interchange at the FM 131 (Travis Street) and US 82 intersection and to widen the existing FM 131 (Traivs Street) from two-lanes to four-lanes from North Creek Drive south to Taylor Street. This Amendment No. 1 is to terminate said Advance Funding Agreement between TxDOT and the City of Sherman in order to allow Grayson County to enter into an Advance Funding Agreement with TxDOT for the same project.

Origination:

Clint Philpott, City Engineer

Financial Consideration:

None

Staff Recommendation:

It is recommended that the Council authorize the execution of Advance Funding Agreement Amendment #1 to terminate the AFA.

Alternatives:

Those as may be directed by the City Council.

Attachments

Resolution No. 6169
AFA Amendment #1 - Termination
Attachment B - Location Map

RESOLUTION NO. 6169

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT ("AFA") AMENDMENT #1 BETWEEN THE CITY OF SHERMAN AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR PROJECT MANAGEMENT SERVICES RENDERED BY A LOCAL GOVERNMENT [FM 131 (TRAVIS STREET) FROM FM 691 SOUTH TO US 75] FOR TERMINATION OF SAID AFA; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all documents being properly completed and approved as to form and content by the City Attorney, to execute an Advance Funding Agreement Amendment #1 between the City of Sherman and the State of Texas, acting by and through the Texas Department of Transportation, for project management services to design FM 131 (Travis Street) from FM 691 south to US 75, for termination of said AFA, in accordance with the contract documents attached hereto and incorporated herein for all purposes.

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

PASSED AND APPROVED on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

CSJ #	**0202-08-054, 0202-08-056, and 0202-08-059**
District #	**01-PAR**
Code Chart 64 #	**39200**
Project:	**Reconstruct Interchange, Widen from 2-Ln to 4-Ln**
Federal Highway Administration	
CFDA Title	**Highway Planning and Construction**
CFDA #	**20.205**
Not Research and Development	

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT
AMENDMENT #1

THIS AMENDMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, called the State, and **City of Sherman**, acting by and through its duly authorized officials, called the Local Government.

W I T N E S S E T H

WHEREAS, the State and the Local Government executed a contract on **July 19** of **2016** to effectuate their agreement to **reconstruct interchange at FM 131 / US 82 intersection, widen existing FM 131 from 2-lane to 4-lane from North Creek Drive south to Taylor Street**; and,

WHEREAS, it has become necessary to amend that contract;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, the State and the Local Government do agree as follows:

A G R E E M E N T

1. In accordance with Article 4 of the original contract, the contract will terminate effective when signed by the last party whose signing makes this amendment fully executed and after an audit of the contract costs is completed and funds are paid by the owing party

CSJ #	**0202-08-054, 0202-08-056, and 0202-08-059**
District #	**01-PAR**
Code Chart 64 #	**39200**
Project:	**Reconstruct Interchange, Widen from 2-Ln to 4-Ln**
Federal Highway Administration	
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CFDA #	**20.205**
Not Research and Development	

2. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THIS AGREEMENT IS EXECUTED by the State and the Local Government in duplicate.

THE LOCAL GOVERNMENT – City of Sherman

_____
Signature

Robby Hefton
Typed or Printed Name

City Manager
Title

_____
Date

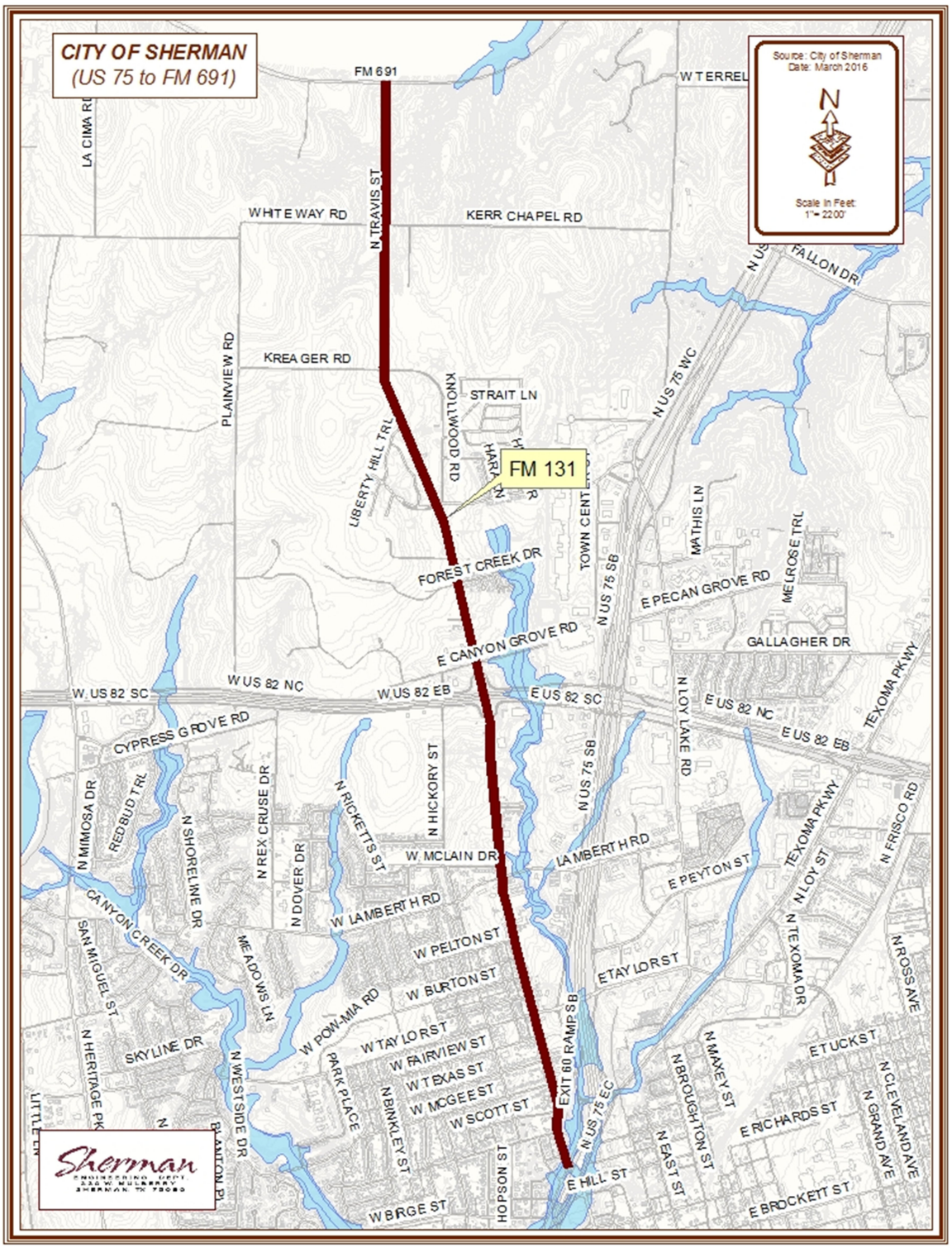
THE STATE OF TEXAS

_____
Kenneth Stewart
Director of Contract Services
Texas Department of Transportation

_____
Date

CSJ # 0202-08-059
District # 01-PAR
Code Chart 64 # 39200
Project: FM 131 @ US 82
Federal Highway Administration
CFDA # 20.205
Not Research and Development

ATTACHMENT B
LOCATION MAP SHOWING PROJECT



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. C. 5.**

Meeting Date: 12/19/2016

Prepared By: Clint Philpott, City Engineer

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6170

Authorizing the Execution of Supplemental Agreement No. 2 to Resolution No. 6095 Contract for Engineering Services for the Widening of F.M. 1417 (Heritage Parkway) from Washington Street to Just South of U.S. Highway 82 Project with H.W. Lochner, Inc.

Issue:

Approval of Supplemental Agreement No. 2 to Resolution No. 6095 Contract for Engineering Services with H.W. Lochner, Inc. for right-of-way surveying and mapping services along F.M. 1417 (Heritage Parkway) from Houston Street (SH 56) to just South of U.S. Highway 82

Background:

At the June 20, 2016 meeting, the Sherman City Council approved Resolution No. 6095, awarding a Contract for Engineering Services to H.W. Lochner, Inc. for the schematic design and environmental studies of F.M.1417 (Heritage Parkway) from Washington Street to just South of U.S. Highway 82. On September 6, 2016, the Sherman City Council approved Supplemental Agreement No. 1 to extend the contract for the project by 1.0 miles south to Houston Street (SH 56). The City of Sherman has opted to provide right-of-way surveying, right-of-way maps, parcel plats, and deeds for the F.M. 1417 widening project. Supplemental Agreement No. 2 states revisions made to accommodate said changes.

Origination:

Public Works and Engineering Department

Financial Consideration:

The maximum amount payable is increased by $151,201.10, from $563,660.50 to $714,861.60, for the completion of this contract. Funds for this project will be from the 2016 Certificates of Obligation Bond issuance.

Staff Recommendation:

It is recommended that the Supplemental Agreement No. 2 for the Widening Project be approved.

Alternatives:

Those as may be directed by the City Council.

Attachments

Resolution No. 6170
Supplemental Agreement No. 2 to Resolution No. 6095
Aerial Location Map

RESOLUTION NO. 6170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 2 TO RESOLUTION NO. 6095 CONTRACT FOR ENGINEERING SERVICES FOR THE WIDENING OF F.M. 1417 (HERITAGE PARKWAY) FROM WASHINGTON STREET TO JUST SOUTH OF U.S. HIGHWAY 82 PROJECT WITH H.W. LOCHNER, INC.; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute Supplemental Agreement No. 2 to Resolution No. 6095 Contract for Engineering Services for the widening of F.M. 1417 (Heritage Parkway) from Washington Street to just south of U.S. Highway 82 Project with H.W. Lochner, Inc., in accordance with all contract documents attached hereto and made a part hereof for all purposes.

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

PASSED AND APPROVED on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

SUPPLEMENTAL AGREEMENT NO. 2
TO RESOLUTION NO. 6095
CONTRACT FOR ENGINEERING SERVICES

THIS SUPPLEMENTAL WORK AUTHORIZATION is made pursuant to the terms and conditions of the Contract Resolution No. 6095 passed and approved by the City of Sherman City Council on June 20, 2016 hereafter identified as the "Contract" entered into by and between the City of Sherman (the City), and H. W. Lochner, Inc., (the Engineer).

BACKGROUND

The following terms and conditions of City of Sherman, TX Resolution 6095 are hereby amended as follows:

I. Exhibit A, Services to be Provided by the Engineer, is amended to also include additional Services to be Provided by the Engineer included in Exhibit A-2 attached to this Supplemental Agreement. This work to be provided will included ROW surveying and mapping services as described in this Exhibit to develop the ROW map, parcel plats and deeds required by TxDOT to acquire the additional ROW needed for this project.

II. Exhibit B, Schedule of Engineering Services to be Provided is modified to also include Exhibit B-2 attached to this Supplemental Agreement. This schedule reflects the additional amount of time required to prepare the ROW map, parcel plats and deeds required by TxDOT to acquire the additional ROW needed for this project.

III. Exhibit C, Fee Schedule, is supplemented to include additional man-hour/fees as shown in the attached Exhibit C-2 required to prepare the ROW map, parcel plats and deeds required by TxDOT to acquire the additional ROW needed for this project.

IV. The maximum amount payable is increased by $151,201.10 from $563,660.50 to $714,861.60 for the completion of this Contract.

This Supplemental Agreement shall become effective on the date of the final execution of the parties hereto. All other terms and conditions as stated in the City of Sherman, TX Resolution 6095 not hereby amended are to remain in full force and effect.

IN WITNESS WHEREOF, this Supplemental Work Authorization is executed in duplicate counterparts and hereby accepted and acknowledged below:

THE ENGINEER	**THE CITY OF SHERMAN**
_____ (Signature)	_____ (Signature)
_____ (Printed Name)	_____ (Printed Name)
_____ (Title)	_____ (Title)
_____ (Date)	_____ (Date)

Attachments:
Exhibit A-2
Exhibit B-2
Exhibit C-2

EXHIBIT A-2

SERVICES TO BE PROVIDED BY THE ENGINEER

The work to be performed by the Engineer shall consist of providing right-of-way (ROW) surveying and mapping services including the preparation of ROW parcel plats, deeds and a ROW Map for FM 1417 from SH 56 (W. Houston St.), to just South of US 82 within the City of Sherman, Texas.

The Engineer shall complete the services to be provided by the Engineer according to the milestone work schedule. The Engineer shall submit a written progress report to the City monthly indicating the actual work accomplished during the month, scheduled work to be accomplished for that month, and the estimated work to be accomplished for the coming month.

The Engineer shall prepare a project work schedule. The work schedule must incorporate an allocation of time for reviews.

General Standards for Surveying

All surveys shall meet or exceed the standards set in the Professional Land Surveying Practices Act, the General Rules of Procedures and Practices promulgated by the Texas Board of Professional Land Surveying (TBPLS), and the Texas Department of Transportation (TxDOT) TxDOT Survey Manual, latest edition, and shall be accomplished in an organized and professional manner, subject to the approval of the State.

The State's *ROW Vol. 1 - Procedures Preliminary to Release*, (online at: http://onlinemanuals.txdot.gov/txdotmanuals/ppr/index.htm) and the TxDOT Survey Manual, latest edition, will serve as a guide and shall be the basis for the format and preparation of all right-of-way documents produced, including Right-of-Way (ROW) maps, property descriptions (including parcel plats), and other Right-of-Way work products, unless otherwise specified by the State.

The North American Datum of 1983 (NAD83), Texas Coordinate System of 1983 (State Plane Coordinates), applicable to the zone or zones in which the work is performed, with values in U.S. Survey Feet, will be used as the basis for all horizontal coordinates derived, unless otherwise directed by the State. The datum adjustment currently in use by the State shall be utilized unless otherwise specified by the State.

Project or surface coordinates will be calculated by applying a Combined Adjustment Factor (CAF) to State Plane Coordinate values. The value utilized for a project may be directed by the State to: a) match existing or ongoing projects, b) conform to a county-wide surface adjustment factor, or c) be calculated specifically for the project area.

Elevations will be based on the North American Vertical Datum 88 (NAVD88), unless otherwise specified by the State.

All GPS work, whether primary control surveys or other, shall meet or exceed the current Federal Geodetic Control Subcommittee's (FGCS) Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques and the TxDOT Survey Manual, latest edition, to the order of accuracy specified in the categories listed below or in a work authorization. If the order of accuracy is not specified in this contract or in a work authorization, the work shall meet or exceed the order of accuracy specified in the publications listed in this paragraph.

All conventional horizontal and vertical control surveys shall meet or exceed the current FGCS Standards and Specifications for Geodetic Control Networks, the TxDOT Survey Manual, latest edition, and the Texas Society of Professional Surveyors (TSPS) Manual of Practice for Land Surveying in the State of Texas, latest edition, to the order of accuracy specified, and in the categories listed below or in a work authorization. If the order of accuracy is not specified in this contract or in a work authorization, the work shall meet or exceed the order of accuracy specified in the publications listed in this paragraph.

In order to ensure accuracy and accountability of the services provided under this contract, the Surveyor may be required to certify work performed under this contract as true and correct according to FGCS standards, the TxDOT Survey Manual, latest edition, or the TSPS Manual of Practice for Land Surveying in the State of Texas, as may be applicable.

The Surveyor shall provide temporary signing and traffic control in and around survey operations; signing and traffic control will comply with provisions of the Texas Manual of Uniform Traffic Control Devices. All signs, flags and safety equipment shall be provided by the Surveyor. As specified, the Public Information Office in the District Headquarters shall be notified 24 hours in advance of any lane closures on a state highway.

The Surveyor shall provide all personnel, equipment, and materials necessary for the performance of the activities required by this agreement or by any work authorization.

Survey Data (original and processed) shall be provided to the State on a compact disk or other approved medium and shall be fully compatible with the State's computer system and with programs in use by the State at the time of the submission, without further modification or conversion. The current program formats used by the State are: *Microsoft® Office Word 2010* for word processing, *MicroStation® V8i* and *GEOPAK Survey* for graphics applications. Data collection programs must be compatible with the current import formats allowed by *GEOPAK Survey* and be attributed with current Feature Codes. These programs may be replaced at the discretion of the State.

Variations from these software applications or other requirements listed above shall only be allowed if requested in writing by the Surveyor and approved by the State.

The Surveyor shall perform Quality Control/Quality Assurance on all procedures, field surveys, data, and products prior to delivery to the State. The State may also require the Surveyor to review the survey work performed by other Surveyors. If, at any time, during the course of reviewing a submittal of any item it becomes apparent to the State that the submittal contains errors, omissions, and inconsistencies, the State may cease its review and return the submittal to the Surveyor immediately for appropriate action by the Surveyor. A submittal returned to the Surveyor for this reason is not a submittal for purposes of the submission schedule.

The Standards for services that are not boundary-related but that relate to surveying for engineering projects may be determined by the construction specifications, design specifications, or as specified by the State.

Specific Work To Be Performed

A. Right-of-Way Mapping: Function Code 130

This includes the performance of on the ground surveys and preparation of parcel maps, legal descriptions (metes and bounds descriptions), and right-of-way maps.

1. Purpose

   The purpose of right-of-way mapping is to prepare documents suitable for the acquisition of real property interests and the probable issuance of a title policy.

2. Definitions

   For purposes of this Contract, the following definitions shall apply:

   2.1. Abstract Map (Working Sketch) – A drawing to scale prepared from record

documents depicting proposed right-of-way lines, existing right-of-way lines, easement lines, and private property lines with relevant grantee names, recording data, and recording dates.

2.2. Closure/Area Calculation Sheet – A computer generated print-out of the area and the perimeter bearings, distances, curve data, and coordinates of an individual parcel of land to be acquired.

2.3. Property Description – A document prepared as an exhibit for the conveyance of a property interest, reflecting a boundary survey, signed and sealed by a Registered Professional Land Surveyor (RPLS), attached to an acquisition deed as Exhibit A, and consists of the following two parts:

2.3.1. A written metes and bounds description delineating the area and the boundary and describing the location of an individual parcel of land unique to all other parcels of land.

2.3.2. A parcel plat – An 8 ½ inch by 11 inch formatted drawing to scale depicting all the information shown on the right-of-way map regarding an individual parcel of land to be acquired.

2.4. Owner – The most current title holder of record as determined by a study of the Real Property Records.

2.5. Parent Tract – A unit or contiguous units of land under one ownership, comprising a single marketable tract of land consistent with the principle of highest and best use.

A parent tract may be described by a single instrument or several instruments. A single parent tract cannot be severed by a public right-of-way, easement, or separate ownership which destroys unity of use.

2.6. Parent Tract Inset – A small line drawing, to an appropriate scale, of the parent tract perimeter placed upon the right-of-way map in the proximity of the respective parcel. Parent tract insets are used in cases where the parent tract cannot be shown to the same scale as the right-of-way map. Since parent tract insets are used to identify the limits and location of parent tracts, they should include public right-of-ways, utility easements and fee strips, and identifiable water courses which bound the parent tract.

2.7. Point of Beginning (P.O.B.) – A corner of the parcel of land to be acquired, located on the proposed right-of-way line and being the beginning terminus of the first course of the property description.

2.8. Point of Commencing (P.O.C.) – A monumented property corner which can be identified in the Real Property Records and is located outside the proposed right- of-way corridor. For title purposes, the point of commencing should be a monumented back corner of the parent tract. In the event a monumented back corner of the parent tract cannot be recovered, the nearest identifiable monumented property corner located outside the proposed right-of-way corridor may be used.

2.9. Preliminary Right-of-Way Layout – A drawing to scale depicting proposed right- of-way lines, existing right-of-way lines, proposed pavement, access denial lines, the proposed centerline alignment, private property lines, easement lines, visible improvements, visible utilities, the station and offset from the centerline alignment to each Point of Curvature (PC), Point of Tangency (PT), and angle point in the proposed right-of-way lines and to each PC, PT, and angle point in the existing right-of-way lines in areas of no proposed acquisition.

2.10. Right-of-Way Maps – A series of 22 inch by 34 inch drawings to scale depicting the results of relevant elements of records research, field work, analysis, computation, and map making required to determine title, delineate areas and boundaries, locate and describe utilities and improvements to the extent necessary to appraise the value and negotiate the acquisition of individual parcels of private land for a proposed right-of-way project.

3. Procedure

All standards, procedures and equipment used by the Surveyor shall be such that the results of the survey will be in compliance with Board Rule 663.15 as promulgated by the Texas Board of Professional Land Surveying (TBPLS)

RULE §663.15 Precision and Accuracy

Survey measurements shall be made with equipment and methods of practice

capable of attaining the accuracy and tolerances required by the professional land surveying services being performed. Areas, if reported, shall be produced, recited, and shown only to the least significant number compatible with the precision of closure.

3.1. Abstract Map (Working Sketch)

The Surveyor shall prepare an abstract map sufficient to determine the following:

3.1.1. Any and all interests of public record held in the land to be acquired.

3.1.2. The total record holdings of an owner contiguous to land to be acquired from that owner.

3.1.3. Any and all interests in land to be acquired held in common (shopping mall parking lots, subdivision reserves, and others)

3.1.4. Any and all improvements proposed by other agencies which may have a bearing on project development.

3.1.5. All called monuments, bearings, and distances as per recorded information.

3.2. Right-of-Way Map

The Surveyor shall field locate property corners, existing right-of-way markers, improvements, visible utilities, verify and update the planimetric file, if provided, and as directed by the City.

The Surveyor shall prepare a right-of-way map for each proposed right-of-way project. A right-of-way map shall include a title sheet, an index sheet, a survey control index sheet, a horizontal and vertical control data sheet, and sufficient plan sheets to cover the proposed project, or as directed by the City. The City has developed standard title sheets, index sheets, and plan sheets, copies of which the Surveyor shall request and secure for all purposes of this Contract.

Plan sheets shall include, but need not be limited to, the following items of information:

By mutual agreement between the TBPLS and TxDOT, right-of-way maps need not be signed and sealed by a RPLS.

3.2.1. Proposed right-of-way lines shall be delineated with appropriate bearings, distances, and curve data. Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance.

3.2.2. Existing right-of-way lines shall be delineated with appropriate bearings, distances, and curve data to the extent necessary to describe the individual parcels of land to be acquired. Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance.

3.2.3. The proposed project baseline alignment shall be delineated with appropriate bearings, distances, and curve data. Curve data shall include the station of the curve Point of Intersection (PI), radius, delta angle, arc length, tangent length, long chord bearing and distance, and the N and E coordinates of the curve PI. All alignment PCs, PTs, and even 500 foot stations shall be labeled as to station.

3.2.4. Proposed paving lines combined with relevant existing paving lines shall be shown to the extent necessary to compile a complete picture of proposed traffic movements. Proposed paving on the final mylars submitted to the City shall be shaded with a dot pattern or highlighted by some other means acceptable to the City.

3.2.5. Private property lines shall be delineated with appropriate bearings, distances, and curve data to the extent necessary to describe the individual parcels of land to be acquired. Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance.

3.2.6. League lines and survey lines shall be shown and identified by name and abstract number.

3.2.7. County lines and city limit lines shall be located and identified by name.

3.2.8. A north arrow shall be shown on each sheet, and, if possible, located in the upper right corner of the sheet.

3.2.9 Monumentation set or found shall be shown and described as to material and size.

3.2.10 A station and offset shall be shown for each PC, PT, and angle point in

the proposed right-of-way lines. Stations and offsets shall be with respect to the proposed centerline alignment.

3.2.11 Intersecting and adjoining public right-of-ways shall be shown and identified by name, right-of-way width, and recording data.

3.2.12 Railroads shall be shown and identified by name, right-of-way width, and recording data.

3.2.13 Utility corridors shall be identified as to easement or fee.

3.2.14 Easements and fee strips shall be shown and identified by width, owner, and recording data.

3.2.15 Building lines or set-back lines shall be shown and identified.

3.2.16 Visible improvements located within the proposed right-of-way corridor or within 50 feet of a proposed right-of-way line shall be shown and identified.

3.2.17 Structures shall be identified as commercial or residential, by number of stories, and as to type (brick, wood frame, metal, or stucco).

3.2.18 Structures which are severed by a proposed right-of-way line shall be dimensioned to the extent necessary to completely delineate the severed parts.

3.2.19 Parking areas, billboards, and other on-premise signs which are severed by a proposed right-of-way line shall be dimensioned to the extent necessary to delineate that portion of the parking area, billboard, or sign which is located within the proposed right-of-way corridor.

3.2.20 In cases where structures are located outside the proposed right-of-way corridor and within 10 feet of a proposed right-of-way line, the shortest distance between the structure and the proposed right-of-way line shall be shown.

3.2.21 If the structure is an element of the planimetric furnished to the Surveyor by the City, the Surveyor may snap to the structure to determine the shortest distance to the proposed right-of-way line.

However, if the distance is less than 3 feet, it shall be field verified.

3.2.22 Visible utilities located within the proposed right-of-way corridor or within 50 feet of a proposed right-of-way line shall be shown and identified.

3.2.23 The location of underground fuel storage tanks situated within the proposed right-of-way corridor or within 50 feet of a proposed right-of-way line shall be determined and shown. The visible location of vents and filler caps in conjunction with available design and as-built drawings may be used to determine a most probable location in the event an actual location is indeterminable.

3.2.24 Points of commencing and points of beginning shall be shown and labeled. Points of beginning shall be shown with their respective N and E surface coordinates. As an exception, a point of commencing will not be required in the case of a total taking without a remainder.

3.2.25 Each parcel of land to be acquired shall be identified by a parcel number which shall appear in the ownership tabulation and on the right-of-way map in the proximity of the respective parcel. If the Surveyor is unfamiliar with the criteria used by the City to assign parcel numbers, the Surveyor shall seek the assistance of the City at the time the abstract map is complete.

3.2.26 An ownership tabulation shall be shown which shall include the parcel number, existing area of the parent tract, lot(s) and block(s) constituting the parent tract when applicable, owner’s name, type of conveyance, film code, county clerk’s file number, taking area, and remaining area of the parent tract located left and right of the centerline alignment. Types of conveyance, film code and file numbers refer to conveyances into the City and will be added to the right-of-way map by the City at a later date. Several blank lines shall be provided in the tabulation block to facilitate future map additions.

3.2.27 A parent tract inset shall be shown for each parent tract which cannot be shown to scale on the right-of-way map. The use of broken scale

lines should be avoided. When parent tract insets are used, the point of commencing with the appropriate bearing and distance to the point of beginning may be shown on the parent tract inset.

3.2.28 A note shall be included on the title sheet and each map sheet stating the source of bearings, coordinates, and datum used. The note shall also include the National Geodetic Survey (NGS) or other basis monument(s) name or identification number, State Plane Coordinate zone information, Grid or Surface values and the Combined Adjustment Factor or Surface Adjustment Factor.

3.2.29 Appropriate notes shall be included on the title sheet and each map sheet stating the following:

a. Month(s) and year abstracting upon which the map is based.
b. Month(s) and year field surveys were conducted upon which the map is based.
c. Month and year the map was completed by the Surveyor.

3.2.30 The right-of-way Control-Section-Job (CSJ) number, if available, shall be shown on each right-of-way map sheet.

3.2.31 Place four (4) Tick Marks in each quadrant of the map sheet, based on surface coordinates, with Latitude and Longitude (Lat/Long). The tick marks may be placed on the match lines of each map sheet, if convenient. A foot note shall also be placed on the sheet defining the tick marks as Lat/Long in Decimal Degrees.

3.3 Exhibits

The Surveyor shall prepare a Property Description for each parcel or tract consisting of two (2) parts: (1) a metes and bounds description of the property and (2) a parcel plat. Each part of a Property Description shall be signed and sealed by a RPLS.

3.3.1. Metes and bounds description

A metes and bounds description shall be prepared for each parcel of land to be acquired. The State has developed standard formats for metes and bounds descriptions, copies of which the Surveyor shall request and secure for all purposes of this Contract. Metes and bounds descriptions shall include, but need not be limited to, the

following items of information:

a. State, County, and Survey within which the proposed parcel of land to be acquired is located.

b. A reference to unrecorded and recorded subdivisions by name, lot, block, and recording data to the extent applicable.

c. A reference by name to the grantor and grantee, date and recording data of the most current instrument(s) of conveyance describing the parent tract.

   It is the preference of the State to use execution dates in deed references as opposed to recording or filing dates. In any case, the metes and bounds description shall make clear which date is being used.

d. A point of commencing.

e. A point of beginning with the appropriate N and E surface coordinates.

f. A series of courses, identified by number and proceeding in a clockwise direction, describing the perimeter of the parcel of land to be acquired, and delineated with appropriate bearings, distances, and curve data.

   Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance.

   Each course shall be identified either as a proposed right-of-way line, an existing right-of-way line, or a property line of the parent tract. Each property line of the parent tract shall be described with an appropriate adjoiner call.

g. A description of all monumentation set or found shall include, as a minimum, size and material.

h. A reference to the source of bearings, coordinates, and datum used.

3.3.2. Parcel plat

A parcel plat shall be prepared for each parcel of land to be acquired.

The State has developed standard formats for parcel plats, copies of which the Surveyor shall request and secure for all purposes in this Contract. Parcel plats shall include each and every item of information shown on the right- of-way map which concerns the individual parcel.

4. Adherence to Standards

For purposes of clarity, consistency, and ease of understanding, the State, as an acquiring agency of private property for public use, has adopted standards and formats for right-of-way mapping which have proven to facilitate the processes of negotiation, appraisal, relocation assistance, and condemnation. It shall be the responsibility of the Surveyor to adhere to these standards and formats to every extent possible to ensure that the needs of the State are met.

5. General Specifications

For purposes of this Contract, the following general specifications for right-of-way mapping shall apply:

5.1. Completed right-of-way maps shall be submitted to the State on single or double matte mylar, 22 inches by 34 inches in size with a 21 inch by 32 inch printed border positioned ½ inch from the top, bottom, and right edge of the sheet.

5.2. Parcel plats shall be submitted to the City on 8 ½ inch by 11 inch bond paper with respective borders of 7 ½ inches by 10 inches, positioned ½ inch from the top, bottom, and right edge of the sheet. Match lines shall be used where more than one sheet is required.

5.3. Right-of-way maps shall be drawn to a scale of 1 inch = 50 feet. An appropriate scale other than 1 inch = 50 feet may be used on some proposed right-of-way projects upon prior approval by the City.

5.4. Since right-of-way maps are reduced in size by one-half for archiving purposes, the smallest size lettering acceptable on a right-of-way map shall be 1/10 of one inch (Leroy #100). A right-of-way map which contains any lettering smaller than 1/10 of one inch will not be accepted by the City.

5.5. Parcel plats shall be drawn to a preferred scale of 1 inch = 50 feet. An appropriate scale other than 1 inch = 50 feet may be used on some proposed

right-of-way projects upon prior approval by the City. In the case of a very large parcel which would be difficult to show with clarity on a single 8 ½ inch by 11 inch sheet, the Surveyor shall use multiple 8 ½ inch by 11 inch sheets with matching lines.

5.6. The smallest size lettering acceptable on a parcel plat shall be 0.06 of an inch (Leroy #60).

5.7. Property descriptions shall be submitted on 8 ½ inch by 11 inch bond paper.

5.8. The State has encountered a number of mylar products which are considered unacceptable. Prior to using a new mylar product, the Surveyor shall obtain approval by the State.

5.9. Zip-A-Tone or other similar stick-on products shall not be used on right-of-way maps or parcel plats.

6. General Requirements

For purposes of this Contract, the following general requirements shall apply:

6.1. Copies of instruments of record submitted to the City shall be indexed by parcel number.

6.2. Coordinates appearing on right-of-way maps, on parcel plats, and in property descriptions shall be surface coordinates based on the Texas Coordinate System. The appropriate combined adjustment factors (sea level factor multiplied scale factor) for each zone of the coordinate system, which have been developed by the City, shall be noted. In order to obtain surface coordinates; grid coordinates are multiplied by the appropriate combined adjustment factor for each zone, as provided by the State. (grid coordinates multiplied by the combined adjustment factor = surface coordinates).

6.3. Line and curve tables may be used when necessary.

6.4. The number of centerline alignment stations to be shown on a single plan sheet shall be restricted to the extent necessary to allow approximately 4 inches between match lines and sheet borders for future details and notes.

6.5. A minimum 4 inch by 4 inch space shall be reserved at the bottom right corner of each map sheet for future revision notes.

6.6. Based on the discretion and direction of the City, a 5/8 inch Iron Rod with a

TxDOT Aluminum Cap (or other appropriate monument) may be set on the proposed right-of-way line, and may be replaced at a later date with a TxDOT Type II right-of-way marker.

When a TxDOT 5/8" iron rod with a TxDOT Aluminum Cap is set for PCs, PTs, PIs, and 1500 foot stations, the double asterisk symbol (**) shall be shown on the map sheets, written into, and shown in the property description, and shall be accompanied by following note:

**The monument described and set may be replaced with a TxDOT Type II right- of-way marker upon the completion of the construction project, under the supervision of a RPLS, either employed or retained by the City.

7. Right-of-Way Maps Deliverables

In preparing right-of-way maps, the following will be required:

7.1. An Abstract Map (Working Sketch) of the current record title holders.

7.2. A Preliminary Map showing the proposed schematic and existing right-of-way.

7.3. A Right-of-Way map for the project limits under cover of Title Sheet, Index Sheet, Control Data Sheet, and Exhibits of the property descriptions and parcel plats.

7.4. Documentation stating that the appropriate monuments were set on the proposed right-of-way lines at intersecting property lines, and at all PCs, PTs, angle points, intersecting right-of-way lines of side streets, and at 1,500 foot stations.

7.5. Documentation stating that the appropriate monuments were set on the existing right-of-way lines in areas of no acquisition at all PCs, PTs, angle points, and 1,500 foot stations, and as directed by the City.

7.6. A surveyor's report, outlining the approach, reasons or basis for the existing right-of-way determination, and conclusions made.

7.7. A copy of the State's right-of-way mapping check list, signed by the Surveyor.

7.8. GIS and Electronic Mapping submission requirements, detailed hereinafter.

8. GIS SUBMISSION REQUIREMENTS AND STANDARDS

All ROW Mapping project work authorizations shall be subject to these submission requirements and standards.

8.1. The required geo-referenced parcel data (features) will be submitted in ArcGIS 10 format or the current version in use by the State and in the format of the ROW Geo-Database Template "ROW_Parcels_Edits", which will be provided by TxDOT.

8.2. The template will also be available to download from the ROW Division's webpage on TxDOT's internet site (txdot.gov), along with more detailed requirements.

8.3. The template's NE Coordinate System is Geographic coordinates (longitude and latitude), North American Datum of 1983 in Decimal Degrees (8 or more place after the decimal point).

8.4. The data must be geospatially correct and submitted to the City in the exact format of the template.

9. Electronic Right-of-Way Mapping Standards

The primary purpose of this section is to provide guidelines for the graphics standards and file management (structure and naming conventions) of right-of-way mapping electronic deliverables submitted to the State's Right-of-Way Division by the Districts, Regions, other Divisions and Consultants as an integral part of the right-of-way mapping package.

The software, file types and file formats must be compatible with those used by the District/Division Design for Schematics and PS&E, example: native *MicroStation® V8i* files for graphics and *Microsoft® Office Word 2010* for metes and bounds descriptions.

9.1. *MicroStation® V8i*

All graphic files for Map Sheets and Parcel Plats must be native DGN files created by *MicroStation® V8i* using the State's current seed files in the State's workspace environment, settings, and resource files.

9.2. Level Library Files

MicroStation® V8i has an unlimited number of levels and uses logically descriptive names for the features on that level instead of level numbers. Each level can have a predefined line type, line weight, line color, text font, text weight, and text color. The *MicroStation® V8i* Level Library File (file_name.dgnlib) is a file that contains predefined levels. When attached in the Level Manger it loads these predefined levels into the current DGN file.

The State's current Level Library Files for right-of-way mapping will be provided by the State. The file(s) contains all the predefined levels that will normally be needed for right-of-way mapping and to show existing utilities.

9.3. Separate DGN Files for Each Map Sheet

To have each right-of-way map sheet spatially correct (snapping on elements gives correct coordinate values), there should be one (1) DGN file for each map sheet. This allows multiple users to work on different sheets at the same time from a server in production, with all the sheets utilizing the same master reference files. (Note: It is possible to have all the sheets in one DGN, but only one person at a time would be able to work on the project.)

The sheet file naming convention is "ROW CSJ_Sheet Number.dgn", with an example as follows: "212104065_S01.dgn"

In the example above, the first nine (9) numbers "212104065" is the right-of-way CSJ for the project and "S01" is the sheet number, beginning with number 1 as the cover sheet.

9.4. Format of the MDF/MRF (Master Design File or Master Right-of-Way Files) DGN Reference Files and Map Sheet Naming Conventions

Since the recommended naming prefix for design files is MDF (Master Design File), the prefix should be different for the right-of-way files since the location of the existing and proposed right-of-way in the design files from the schematic will change to some degree after an on the ground survey is made for right-of-way mapping. Therefore, the prefix could be MRF for Master Right-of-Way File.

The corrected Master Right-of-Way Files will be given to the design engineer to be used in the final PS&E so that all features of construction and the relocation of utilities will be correctly placed in relation to the highway right-of-way and the right-of-way of cross streets or roadways.

The Master Right-of-Way File naming convention is: “MRF ROW CSJ_Logical Name.dgn”, with examples as follows: MRF212104065_Schematic90.dgn (Schematic layout 90% submittal);

MRF212104065_Schematic100.dgn (Schematic layout 100% submittal); MRF212104065_SchemApprov.dgn (Final Approved [State & FHWA] Schematic); MRF212104065_PSEDesign.dgn (Final P.S.&E. Design);

MRF212104065_ExROW.dgn (Existing right-of-way determined by RPLS);
MRF212104065_PropROW.dgn (Proposed right-of-way of final design);
MRF212104065_DeedPlot.dgn (Deed Record);
MRF212104065_Planimetric.dgn (Aerial mapping topography);
MRF212104065_ROWTopo.dgn (Improvements data collection);
MRF212104065_DesignTopo.dgn (Design level data collection topography);
MRF212104065_ExUtil.dgn (Existing utilities)

All sheet files with a plan view will have the MRF referenced to allow more than one sheet file to be worked on at the same time.

9.5. File Structure of Master and Reference DGN Files

The State's preference is to have no subfolders, if possible, to allow better transfer of data to different PC or server drive names or CD/DVD's without path problems to reference files when the sheet files are opened.

9.6. Lines Weights, Line Styles, Colors, Text Size, Text Fonts, Scale, and Annotations

Legibility is the primary concern when choosing the scale, line weights and text size. Not only should the sheets be legible at full scale sheet size (22 inches x 34 inches), they should be completely legible at half scale sheet size (11 inches x 17 inches). Even if the originals or first generation plots are legible, the reproductions (copies) must also be legible.

The normal scales for the full scale sheet size must be 1 inch = 50 feet (urban) and 1 inch = 100 feet (rural), which will be 1 inch = 100 feet and 1 inch = 200 feet, respectively, when plotted or reduced to the half scale sheet size.

Minimum line weights, text size and text font will be dictated by legibility at half scale sheet size (11 inches x 17 inches). Even if the originals or first generation plots are legible, the reproductions (copies) must also be legible.

Standard cell library: TxdotSurv_04.cel or current State cell files; Standard Font: 1 Leroy; and standard State color tables: V256COLR.ctb or Txgpk.ctb.

Use the State's current *GEOPAK Survey* SMD file that sets up new feature codes in SMD file for alignment chains, parcel chains and survey chains that can be drawn by *GEOPAK Survey* from the GPK file with the correct line styles, colors and weights to the designated levels loaded into the dgn by the State's current level library files.

Use *MicroStation® Packager* for the submission of electronic deliverables, which would capture any non-State standard rsc, cel, text, and text color files that were used in the mapping that look and plot differently in the State's *MicroStation® V8i* workspace.

9.7. Text and Line Colors When Using Color Digital Orthoimagery in the

Background The predominate colors of the digital orthoimagery (greens, browns, and others) will dictate the line and text colors that stand out and are legible. Some degree of trial and error is sometimes needed.

9.8. Required Data in the *GEOPAK* Right-of-Way GPK File

Alignments, chains of proposed and existing right-of-way lines, parent tracts and taking parcels, all points collected in the field (start with schematic or design GPK file) are required.

If the design GPK file is too detailed for right-of-way use, input files can be created for just the information sought from the design GPK file to load into the right-of-way GPK file.

9.9. Surface Coordinate and the Future ROW GIS Data Base

Surface adjustment factors and basis of datum should be well documented in the electronic deliverables “file structure/deliverables read me” file.

9.10. Requirements for Electronic Deliverables

Native *MicroStation® V8i* DGN files (reference files, sheets files, and parcel plats files); *GEOPAK Survey* GPK files; Separate comma delimited point files (ASCII text file) and .csv file in the following types of coordinates: Surface or Project Coordinates, Grid Coordinates (Texas Coordinate System of 1983 in U.S. Survey feet) and Geographic Coordinates (WGS-84 in decimal degrees) in the following format: point number, northing or latitude, easting or longitude, elevation, feature code, description. Text/.csv point file naming convention is: ROWCSJ_Type of Coordinates.csv (Example: 212101065_Surface.csv, 212101065_Grid.csv, and 212101065_WGS84.csv);

PDF’s created in *MicroStation® V8i* of Map Sheets (both 22 inches x 34 inches and 11 inches x 17 inches, one set in black and white and another set in color if there is orthoimagery for the background;

PDF’s of signed and sealed Property Descriptions, Parcel Plats, and Surveyor’s Reports and *Microsoft® Office Word 2010* documents of Property Descriptions and Surveyor’s Reports;

Raw and processed GPS files including adjustment reports.

City of Sherman
Supplemntal Agreement #2
FM 1417 ~ From SH 56 to just South of US 82
Add ROW Syrveying and Mapping

EXHIBIT B-2
(Schedule of Engineering Services)

ROW Surveying and Mapping Services
Contract Resolution No. 6095

LETTING DATE:	% COMPL	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
			2017											
TASK DESCRIPTION														
Begin Work (WA #2 - FM 1417 ROW Map, Parcel Plats and Deeds														
PROJECT MANAGEMENT														
Prepare Invoices; Document Communications; QCQA														
Attend Meetings as Required														
OBTAIN RIGHT OF ENTRY (ROE)														
VERIFY PRELIM. PROP. OWNERSHIP FROM PRELIM. RECORDS														
PREP A BASE MAP / IDENTIFYING OWNERSHIP & PROP. LINES														
CONT. PROP. OWNERS/OBTAIN ROE TO SURVEY														
KEEP RECORDS OF ROW RESPONSES														
ROW MAPS AND LEGAL DESCRIPTIONS														
DETERMINE PARCEL OWNERSHIP (DEED RESEARCH)														
PREP AND SUBMIT ROW MAP, PLATS, AND DEEDS														
REVISE ROW MAP, PARCEL PLATS, AND LEGAL DESCR. AS REQ'D.														
SHOW ALL IMPROVEMENTS AFFECTING ROW IN ROW MAP.														
DELINEATE EASEMENTS OUTSIDE OF PROPOSED ROW														
SURVEY AND STAKE ROW														
SET IRON PINS AT PARCEL CORNERS AFTER MAP APPROVAL														
FLAG THE PROPOSED ROW AT 200' INTERVALS. ASSUME 2 TIMES														
DRAFT & FINAL SUBMITTAL OF ABSTRACT MAP, ROW MAP, PARCEL PLATS AND DEEDS														
TXDOT REVIEW AND APPROVAL OF ABSTRACT MAP, ROW MAP, DEEDS, Etc.														

LEGEND

Lochner Task

State Review and Approval / Aquired by Others

Overall Contract Summary

FIRM	ROLE	TOTAL FOR DESIGN	TOTAL FOR ODE	CONTRACT TOTAL	PERCENT OF TOTAL CONTRACT	DBE PERCENTAGE
Provider - H. W. Lochner, Inc.(ROW Surveying Tasks)	ROW Surveying and Mapping (Parcel Plats, Deeds and ROW Map Preparation)	$141,228.00	$9,973.10	$151,201.10	100.00%	
Total Contract Cost		**$ 141,228.00**	**$ 9,973.10**	**$ 151,201.10**	**100.00%**	**0.00%**
						Note: Total adjusted for rounding

# of Parcels =		30
ROW Surveying and Mapping Cost of this Work Authorization =	$	151,201.10
Cost per Parcel =	$	5,040.04

$11,042	Management	
$0	Right of Entry	
$54,860	Parcel Plats and Deeds	
$16,200	Parcel Monumentation	
$7,993	Survey Expenses	
		$90,095 Parcel Plats and Deeds
$41,378	ROW Map	
$630	ROW Map Printing Expenses	
		$42,008 ROW Map
$17,748	TxDOT ROW Monumentation	
$1,350	TxDOT ROW Moumentation Expenses	
		$19,098 TxDOT ROW Monumentation
$151,201	Total	

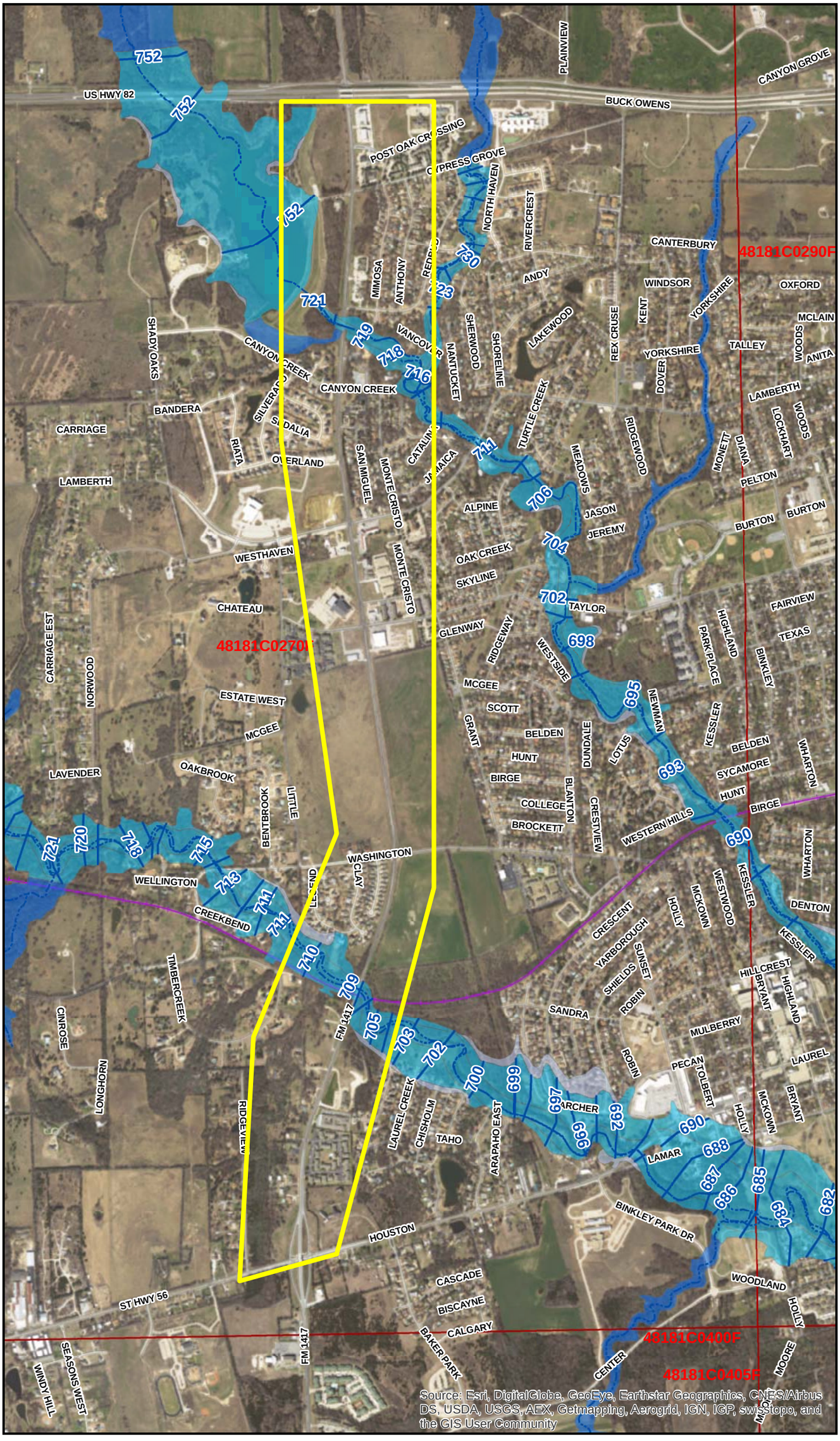
PRIME PROVIDER: H.W. Lochner, Inc. (ROW Surveying and Mapping Tasks)

TASK DESCRIPTION	PROJECT MANAGER	RPLS TASK LEADER	SENIOR SURVEY TECHNICIAN	SURVEY TECHNICIAN	SURVEYING 2-MAN CREW	ABSTRAC-TOR	ADMIN./ CLERICAL	TASK TOTALS	TOTAL LABOR HRS. & COSTS
CONTRACT RATE PER HOUR	$190.00	$122.00	$95.00	$84.00	$135.00	$60.00	$58.00		
ROW SURVEYING AND MAPPING (Function Code 130)									
PROJECT MANAGEMENT									
A. PREPARE INVOICES; DOCUMENTATION; COMMUNUICATIONS. *UP TO NINE (9) MONTHS.*	9	9					18	$3,852.00	36
B. ATTEND MEETINGS. *UP TO TWO (2) MEETINGS.*	12	12					2	$3,860.00	26
C. PROJECT DIRECTION/ADVICE/QCQA. UP TO NINE (9) MONTHS.	9	9					9	$3,330.00	27
OBTAIN RIGHT OF ENTRY (ROE)									
A. VERIFY PRELIM. PROP. OWNERSHIP FROM PRELIM. PUB. RECORDS AND GIS DATA	*To be Provided by the City of Sherman Staff*							$0.00	0
B. PREP A BASE MAP IDENTIFYING PROP OWNERSHIP WITH UNCONTROLLED PROP. LINES	*To be Provided by the City of Sherman Staff*							$0.00	0
C. CONT. PROP. OWNERS/OBTAIN ROE TO SRVY/PREF. ENV STUD. (MAIL)(UP TO 30 EACH)	*To be Provided by the City of Sherman Staff*							$0.00	0
D. CONT. PROP. OWNERS/OBTAIN ROE TO SRVY/PREF. ENV STUD. (PHONE/SITE VISIT)(UP TO 10 EACH)	*To be Provided by the City of Sherman Staff*							$0.00	0
E. KEEP RECORDS OF ROW RESPONSES IN PROJECT FILES	*To be Provided by the City of Sherman Staff*							$0.00	0
ROW MAPS AND LEGAL DESCRIPTIONS									
A. DETERMINE PARCEL OWNERSHIP. OBTAIN APPRAISAL DISTRICT INFORMATION. OBTAIN EXISTING DEEDS AND COURTHOUSE RECORDS. UPDATE BASE MAP OWNERSHIP DATA. *FOR UP TO THIRTY (30) PARCELS*.		4	16	40		60		$8,968.00	120
B. PARCEL PLATS AND ROW MAPS									
1) PERFORM FIELD SURVEYS. *FOR UP TO THIRTY (30) PARCELS.*					120			$16,200.00	120
2) ADDRESS FIELD SURVEY ISSUES. *FOR UP TO THREE (3) ISSUES.*		12	24		12			$5,364.00	48
3) PREP PARCEL PLATS, AND LEGAL DESCRIPTIONS. *FOR UP* TO THIRTY (30) PARCELS.		8	24	120				$13,336.00	152
4) PREP ROW MAP. *ASSUME 14 SHEETS FOR TITLE, SURVEY CONTROL, AND MAP SHEETS.*		14	140	280				$38,528.00	434
5) QC/QA AND SUBMIT ROW MAP, PARCEL PLATS, AND LEGAL DESCRIPTIONS. *FOR UP TO THIRTY (30) PARCELS.*		16	30	8			4	$5,706.00	58
6) REVISE ROW MAP, PARCEL PLATS, AND LEGAL DESCR. AS REQ'D. *FOR UP TO TWO (2) REVISIONS.*		8		16			2	$2,436.00	26
7) SHOW ALL IMPROVEMENTS AFFECTING ROW IN ROW MAP. UP TO THIRTY (30) PARCELS.			30					$2,850.00	30
C. DELINEATE EASEMENTS OUTSIDE OF PROPOSED ROW ON THE PROPOSED ROW MAP AND INCLUDE IN LEGAL DESCRIPTIONS. *FOR UP TO THIRTY (30) PARCELS.*			30					$2,850.00	30
D. SURVEY AND STAKE ROW									
1) AFTER APPROVAL OF ROW MAP, PARCEL PLATS, AND LEGAL DESCRIPTIONS, SET IRON PINS AT PARCEL CORNERS *FOR UP TO THIRTY (30) PARCELS.*					60			$8,100.00	60
2) FLAG THE PROPOSED ROW AT 200' INTERVALS. *ASSUME TWO (2) SEPARATE STAKINGS FOR UP TO THIRTY (30) PARCELS..*					60			$8,100.00	60
E. SET TxDOT ROW MONUMENTS									
1) NOTIFY AND COORDINATE WITH DIGTESS. *UP TO FORTY-FIVE (45) ROW MONUMENTS*			8	8			2	$1,548.00	18
2) SET TxDOT ROW MONUMENTS. *UP TO FORTY-FIVE (45) ROW MONUMENTS.*					120			$16,200.00	120
HOURS SUB-TOTALS	30	92	302	472	372	60	37	$141,228.00	1,365
TOTAL LABOR COSTS	$5,700.00	$11,224.00	$28,690.00	$39,648.00	$50,220.00	$3,600.00	$2,146.00		$141,228.00
% DISTRIBUTION OF STAFFING	2.20%	6.74%	22.12%	34.58%	27.25%	4.40%	2.71%		
SUBTOTAL (FC 150)									**$141,228.00**
TOTALS BY FUNCTION CODE								**TOTAL MH BY FC**	**TOTAL COSTS BY FC**
ROW SURVEYING AND MAPPING (Function Code 130)								1,365	$141,228.00
SUBTOTAL LABOR EXPENSES								1,365	**$141,228.00**

PRIME PROVIDER: H.W. Lochner, Inc. (ROW Surveying and Mapping Tasks)

OTHER DIRECT EXPENSES	QUANTITY	UNIT	COST/UNIT						
FC 130									
Mileage (Assume 2 mtg, 4 courthouse, and 8 survey trips to project site at 400 miles each trip)	5600	MILES	$0.540						$3,024.00
Meals (Assume 5 days/wk for 6 weeks for survey crew)	30	EACH	$46.00						$1,380.00
Hotel (Assume 4 days/wk for 6 weeks for survey crew)	24	EACH	$120.00						$2,880.00
8 1/2" X 11" B/W Paper Copies (Assume 4 pages x 30 parcels x 10 copies)	1,200	SHEET	$0.10						$120.00
11" X 17" B/W Paper Copies (Assume 14 sheets x 10 copies)	200	EACH	$0.20						$40.00
22" X 34" B/W Paper Copies (Assume 14 sheets x 5 copies)	70	EACH	$6.00						$420.00
22" X 34" Mylar Copies (Assume 14 sheets x 1 copies)	14	EACH	$15.00						$210.00
Overnight Mail - Letter Size	4	EACH	$25.00						$100.00
Deed Copies (Assume 4 pages per deed for up to 30 deeds)	120	SHEET	$1.00						$120.00
Envelopes and Letterhead (30 mailouts)	30	EACH	$0.50						$15.00
Postage (30 mailouts)	30	EACH	$0.47						$14.10
Survey supplies for parcels (Flagging,lathes, iron pins, etc.). *For up to 30 parcels.*	30	LOCATIONS	$10.00						$300.00
TxDOT ROW monuments (supplied by TxDOT)	45	EACH	$0.00						$0.00
Survey supplies for setting TxDOT ROW monuments (Conc, steel, sonotube, etc.). *For up to 45 monuments.*	45	LOCATIONS	$30.00						$1,350.00
SUBTOTAL DIRECT EXPENSES									**$9,973.10**

SUMMARY	
TOTAL COSTS FOR PROVIDER HWL (SURVEYING TASK ONLY)	$141,228.00
NON-SALARY (OTHER DIRECT EXPENSES & UNIT COSTS) FOR PROVIDER HWL (SURVEYING TASK ONLY)	$9,973.10
GRAND TOTAL	**$151,201.10**



1 inch = 1,500 feet

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. C. 6.**

Meeting Date: 12/19/2016

Prepared By: Clint Philpott, City Engineer

Approved By: Robby Hefton, City Manager

Caption:

**** RESOLUTION NO. 6171***

Authorizing the Acceptance of a Special Warranty Deed from Roberto Molina Velazquez and Neomy Delcarmen Rivera for the Conveyance of Property located at 232 Kessler Boulevard, being Lot Twelve (12) of Parkview Addition to the City of Sherman, Texas, as shown by Plat of Record in Volume 306, Page 155 of the Deed Records of Grayson County, Texas

Issue:

To consider acceptance of a Special Warranty Deed for the purchase of property located at 224 Kessler Boulevard in the City of Sherman

Background:

Post Oak Creek, which runs parallel to Kessler Boulevard, has eroded and caused a slope failure to occur that includes a section of the roadway. A contract was approved in March to repair the erosion damage. Soon after construction started, another slope failure occurred which caused additional engineering and construction costs to rise. In May, the second slope failure increased in size and caused additional damage. The failure started to affect an existing sanitary sewer line running along Kessler Boulevard. Construction was suspended. Staff decided to close Kessler and begin to purchase the nine homes due to the future unpredictability of the creek. This also reduces risk of any future property damage. All homes have been appraised; and the property owners have volunteered to sell their property to the City.

Origination:

Engineering Department

Financial Consideration:

The sales price of $25,000.00, along with County Clerk fees for recording, will be funded through a combination of the Capital Improvement Fund and General Fund Reserves.

Staff Recommendation:

Staff recommends that the City Council approve the resolution to authorize the purchase and conveyance of the subject property.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6171
Special Warranty Deed
Location Map

RESOLUTION NO. 6171

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FROM ROBERTO MOLINA VELAZQUEZ AND NEOMY DELCARMEN RIVERA FOR THE CONVEYANCE OF PROPERTY LOCATED AT 232 KESSLER BOULEVARD, BEING LOT TWELVE (12) OF PARKVIEW ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 306, PAGE 155 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to accept a Special Warranty Deed from Roberto Molina Velazquez and Neomy Delcarmen Rivera for the conveyance of a tract of land located at 232 Kessler Boulevard in Sherman, Texas, being Lot Twelve (12) of Parkview Addition to the City of Sherman, Texas, in the same or substantially same form as the Special Warranty Deed document attached hereto and incorporated herein for all purposes.

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

PASSED AND APPROVED on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

NOTICE OF CONFIDENTIALITY RIGHTS; IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: December 19, 2016

Grantor: ROBERTO MOLINA VELAZQUEZ and NEOMY DELCARMEN RIVERA

Grantor's Mailing Address (including county):

Grantee: CITY OF SHERMAN, a municipal corporation of the State of Texas

Grantee's Mailing Address (including county):

P. O. Box 1106
Sherman, Texas 75091
Grayson County

Consideration: TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($25,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED AND FOR WHICH NO LIEN, EITHER EXPRESS OR IMPLIED IS RESERVED.

Property (including any improvements):

Being that same property conveyed by Donnie Lewis White, Grantor, to Roberto Molina Velazquez and Neomy Delcarmen Rivera, Grantee by deed recorded in Volume 2618, Page 156 of the Official Public Records of Grayson County, Texas, described as follows:

Being Lot Twelve (12) of Parkview Addition to the City of Sherman, Texas, as shown by plat of record in Volume 306, Page 155 of the Deed Records of Grayson County, Texas, also known as 232 Kessler Blvd., Sherman, TX 75092.

Reservations from and Exceptions to Conveyance and Warranty:

Subject to any and all valid and subsisting easements, restrictions, covenants, conditions, rights-of-way, mineral reservations and oil and gas leases, properly of record, if any, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantor:

_____

ROBERTO MOLINA VELAZQUEZ

Grantor:

_____

NEOMY DELCARMEN RIVERA

(Acknowledgment)

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared ROBERTO MOLINA VELAZQUEZ, known to me (or proved to me on the oath of_____or through (description of identity card or other document) to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same on behalf of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

_____
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared NEOMY DELCARMEN RIVERA, known to me (or proved to me on the oath of_____or through (description of identity card or other document) to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same on behalf of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

_____
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO
City of Sherman
Office of the City Attorney
P. O. Box 1106
Sherman, TX 75091-1106

1 inch = 100 feet

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SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. C. 7.**

Meeting Date: 12/19/2016

Prepared By: Clint Philpott, City Engineer

Approved By: Robby Hefton, City Manager

Caption:

**** RESOLUTION NO. 6172***

Authorizing Execution of a Deed Without Warranty to Austin College for Various Rights-of-Way and Alleys Previously Conveyed to Austin College, said Rights-of-Way to be Maintained as Utility Easements, and Combining Conveyances from Previous Documents from the City of Sherman into One Deed Without Warranty for Clarification of Ownership

Issue:

To consider the execution of a Deed Without Warranty from City of Sherman to Austin College for various rights-of-way and alleys previously conveyed to Austin College; and combining conveyances from previous documents from the City of Sherman into one Deed Without Warranty for clarification of ownership.

Background:

Over the decades, the City of Sherman has conveyed various platted rights-of-way and alleys to Austin College through Ordinances, Resolutions and Deeds. Austin College has requested to record one Deed Without Warranty stating all of the platted rights-of-way and alleys previously conveyed into one document for clarification of ownership.

Origination:

Austin College and the Engineering Department

Financial Consideration:

None

Staff Recommendation:

Staff recommends that the City Council approve the resolution to execute the Deed Without Warranty for clarification of Austin College's ownership of various platted rights-of-way and alleys.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6172
Deed Without Warranty
Exhibit "A" - Map of Ownership

RESOLUTION NO. 6172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEED WITHOUT WARRANTY TO AUSTIN COLLEGE FOR VARIOUS RIGHTS-OF-WAY AND ALLEYS PREVIOUSLY CONVEYED TO AUSTIN COLLEGE, SAID RIGHTS-OF-WAY TO BE MAINTAINED AS UTILITY EASEMENTS, AND COMBINING CONVEYANCES FROM PREVIOUS DOCUMENTS FROM THE CITY OF SHERMAN INTO ONE DEED WITHOUT WARRANTY FOR CLARIFICATION OF OWNERSHIP; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all documents being properly completed and approved as to form and content by the City Attorney, to execute a Deed Without Warranty for clarification of ownership and combining all previous conveyances from the City of Sherman to Austin College into one Deed Without Warranty, as more particularly described in the attached Deed Without Warranty and in Exhibit "A", attached hereto and made a part hereof for all purposes

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

PASSED AND APPROVED on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

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

DEED WITHOUT WARRANTY

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, AUSTIN COLLEGE, a Corporation (hereinafter called AUSTIN COLLEGE) was located in the City of Sherman, Grayson County, Texas, (hereinafter called SHERMAN) in 1876 on a campus bound by Richards Street on the North, Grand Avenue on the East, College Street on the South, and Porter Street on the West. Since its location in Sherman, AUSTIN COLLEGE has expanded of additional properties. Since the campus has expanded, AUSTIN COLLEGE and the CITY OF SHERMAN have agreed to the closing or abandonment of streets and alleys within the properties of AUSTIN COLLEGE. Some of the streets and alleys within the extended campus of the College have been closed and some of the streets and alleys have been abandoned, in any event, the College, being the Owner on both sides of the closed or abandoned street or alley, became the Owner of the closed or abandoned street or alley. It has been called to SHERMAN'S and AUSTIN COLLEGE'S attention that the records of the Appraisal District of Grayson County, Texas, does not show ownership of some of these abandoned and closed streets and alleys. Further search of the Grayson County Deed Records indicates that not all closed or abandoned streets and alleys were in fact conveyed to AUSTIN COLLEGE, but became the property of AUSTIN COLLEGE by virtue of ownership of adjoining property. Even though AUSTIN COLLEGE is rightfully the Owner of all closed and abandoned streets and alleys, it is desirable to place on record the fact that AUSTIN COLLEGE is the Owner of these properties.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the CITY OF SHERMAN, Grayson County, Texas, in consideration of the premises does hereby bargain, convey and quitclaim to AUSTIN COLLEGE, a Corporation the following streets and alleys, as shown on the attached Exhibit "A" and described as follows:

1. College Street from the West line of Grand Avenue to the East line of Porter Street.

2. Lee Street from the North line of Brockett Street to the South line of College Street.

3. Beldsoe Street from the South line of Richards Street to the North line of Brockett Street, and from the South line of Brockett Street to the North line of Pacific Street.

4. Craycroft Street from the South line of Dugan Street to the North line of Brockett Street and from the South line of Brockett Street to the Northline of Pacific Street.

5. Porter Street from the South line of Dugan Street to the North line of Richards Street and from the South line of Richards Street to the North line of Brockett Street.

6. Willow Street from the South line of Dugan Street to the North line of Richards Street.
7. Carter Street from the West line of Grand Avenue to the East line of Porter Street.

8. Williams Street from the West line of Grand Avenue to the East line of Willow Street.

9. Richards Street from the West line of Grand Avenue to the East line of Willow Street.

10. Hurt Street to the South line of Dugan Street to the North line of Brockett Street.

11. Porter Street from the South line of Brockett Street to the North line of Pacific Street.

12. Bledsoe Street from the North line of Richards Street to the South line of Dugan Street.

13. Dugan Street from the East line of Bledsoe Street to the East line of the Seventeen (17) foot alley between Hurt and Luckett Streets.

14. Luckett Street from the North line of Richards Street approximately 278.34 feet to the South line of a closed alley.

And, the surface right of all alleys within the area bounded by the aforesaid closed or abandoned streets, but the CITY OF SHERMAN and other public utilities shall continue to have and easement for servicing existing sewer, water, gas, and other utilities.

TO HAVE AN TO HOLD the above described premises, together with all and singular the hereditament and appurtenances thereto in anywise belonging unto the said AUSTIN COLLEGE, a Corporation, its successors and assigns.

ATTEST

CITY OF SHERMAN

_____

By:_____

Linda Ashby, City Clerk

David Plyer, Manager

(ACKNOWLEDGMENT)

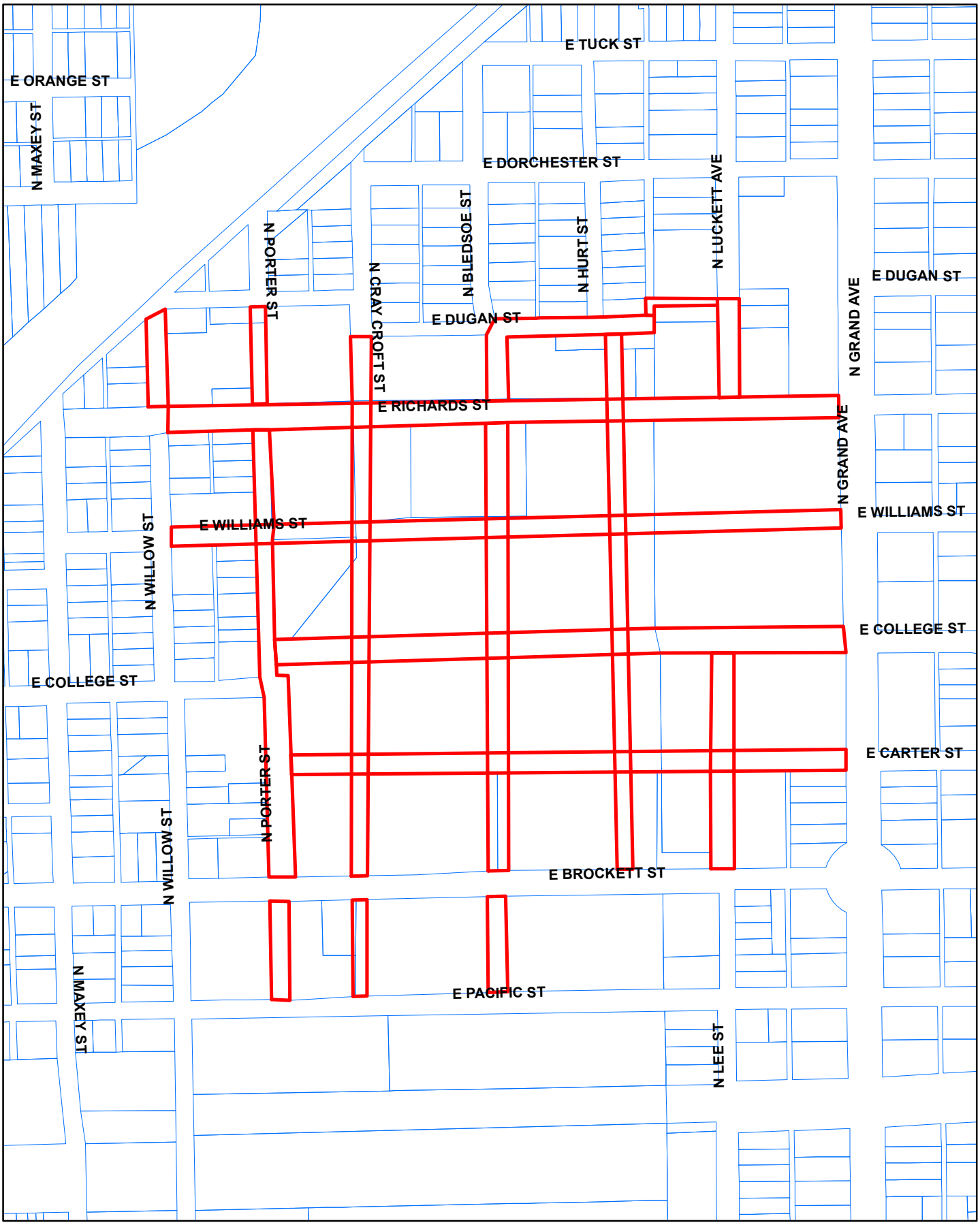
STATE OF TEXAS
COUNTY OF GRAYSON

This instrument was acknowledged before me on the ____ day of December, 2016, by DAVID PLYER, Manager, of the CITY OF SHERMAN, in his/her aforesaid capacity.

_____

Notary Public, State of Texas

Exhibit "A"



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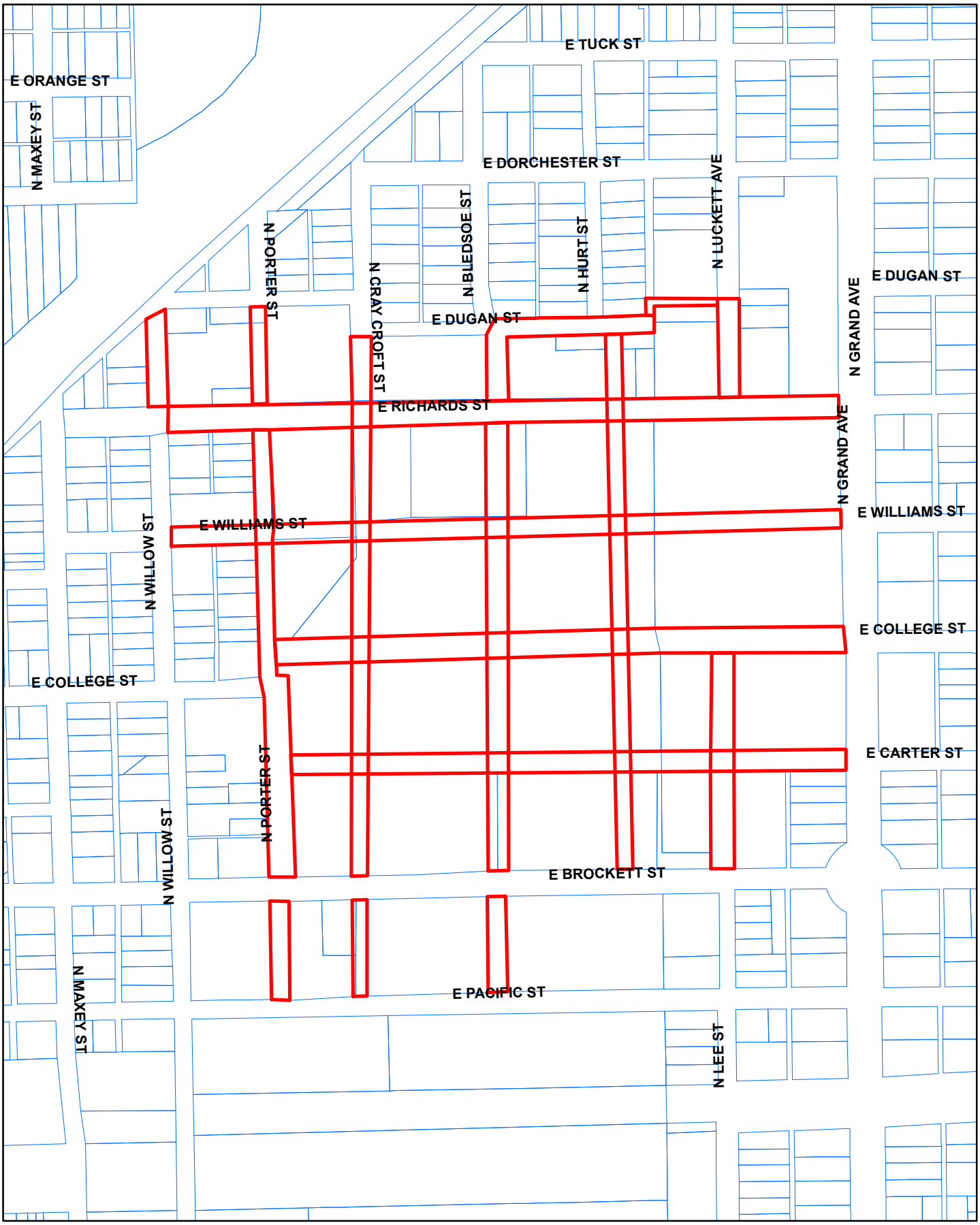
1 inch = 400 feet

Exhibit "A"



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1 inch = 400 feet

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. D. 1.**

Meeting Date: 12/19/2016

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

**** REQUEST TO ADVERTISE***

Annual Services for Finish, Rough and Right-of-Way Mowing

Issue:

Requesting permission to advertise to contract for the annual mowing of City boulevards, islands, street right-of-ways, and other City properties

Background:

In order to optimize efficiency and maintenance, City staff has contracted for various City-owned properties to be mowed on a periodic basis. The public bid will be structured with separate bidding components for Finish Mowing, Rough Mowing, and Right-of-Way Mowing, thereby allowing each to be stand-alone contracts. City staff requests permission to advertise for bids to provide these services.

Origination:

Parks and Recreation Department
Street Maintenance Department

Financial Consideration:

Funding for mowing services has been allocated in various City department budgets for the 2016-2017 fiscal year. Costs for advertising are expected to be about $200.00.

Staff Recommendation:

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

Alternatives:

As may be directed by the City Council

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. E. 1.**

Meeting Date: 12/19/2016

Prepared By: Mark Gibson, Director of Utilities

Approved By: Robby Hefton, City Manager

Caption:

**** CHANGE ORDER NO. 4R2***

Approving the Greater Texoma Utility Authority's Intention to Execute Change Order No. 4r2 for Construction of the Sherman Wastewater Treatment Plant Headworks Lift Station Replacement and Electrical Upgrade

Issue:

Approving the intention of the Greater Texoma Utility Authority (GTUA) to execute Change Order No. 4r2 for construction of the Sherman Wastewater Treatment Plant (WWTP) Headworks Lift Station Replacement and Electrical Upgrade

Background:

Change Order 4r2 encompasses seven changes to the project. Two changes involved altering the project's monorail hoist system; two of the changes involved altering wet well plugs to increase worker safety; and three changes involved rerouting and relocating a proposed water line and proposed force main around or under existing underground piping on the site.

Origination:

Department of Utilities Administration

Financial Consideration:

The Change Order results in an increase in the project price of $26,174.00, yielding a revised contract amount of $4,603,513.94.

Staff Recommendation:

It is recommended that the City Council approve GTUA's intention to execute Change Order No. 4r2 with Crescent Constructors, Inc. for construction of the Sherman WWTP Headworks Lift Station Replacement and Electrical Upgrade.

Alternatives:

As may be directed by the City Council

Attachments

Change Order No. 4r2
Project Additions
Aerial Location Map

CHANGE ORDER NO. 4r2

PROJECT:	City of Sherman – WWTP Headworks Lift Station Replacement and Electrical Upgrade
OWNER:	Greater Texoma Utility Authority
CONTRACTOR:	Crescent Constructors, Inc.
ENGINEER:	Freeman - Millican, Inc. Dallas, Texas
DATE:	12.09.2016

TO THE CONTRACTOR: You are hereby authorized, subject to the Contract provisions, to make the following changes:

1. Upgrade from power cable reel to stainless steel festoon system on monorail hoist	$695.00
2. Add 4 aluminum plug frame per dwg. S1.5 & 1 temporary cover plate	$948.00
3. Provide 4 redesigned stainless steel plug that can be installed & removed without a man in the wet well.	$8,817.00
4. Remove most of a force main thrust block that was larger and closer to new force main than expected.	$2,165.00
5. Re-route two existing 6" sludge force mains under new 30" & 36" sewer force mains.	$7,740.00
6. Relocate 6" waterline found in the path of new 30" sewer force main.	$2,994.00
7. Provide galvanized steel beam materials with bolt hole and bolts for 2.5' monorail extension.	$2,815.00

Original Contract Amount:	$ 4,777,000.00
Net Addition/(Reduction) - Previous Change Orders	($199,660.06)
Addition/(Reduction) - This Change Order	$26,174.00
Revised Contract Amount:	$ 4,603,513.94

Original Contract Time:	456	Days
Time Extension/(Reduction) - Previous Change Orders	58	Days
Time Extension/(Reduction) - This Change Order	113	Days
Revised Contract Time	627	Days

RECOMMENDED:

Freeman - Millican, Inc.	12.09.2016 Date

APPROVED:

Contractor	12-10-16 Date
Owner	Date

Crescent Constructors, Inc.
1100 Grinnell Dr.
Richardson, TX 75081

City of Sherman, Texas

April 14, 2016

To: David Gattis, P.E.

Re: Sherman Headworks Lift Station

PCM-004
Change Hoist from Cable Reel to Festoon System

Cost to upgrade to stainless steel festoon system	$	593.15
Overhead & Profit at 15%	$	88.97
Subtotal	$	682.12
Bond Adder at 2%	$	13.64
Total	$	695.76
Total for all of the work	$	695.76
Truncate Total To:	**$**	**695.00**

Donald Eason
Project Manager

This change requires fourteen (14) days of additional contract time to procure materials.

Crescent Constructors, Inc.
1100 Grinnell Dr.
Richardson, TX 75081

City of Sherman, Texas

June 16, 2016

To: David Gattis, P.E.

Re: Sherman Headworks Lift Station

CMR-002A
Additional Aluminum Plugs

Per phone conversation between Donald Eason and David Gattis, P.E. on 06-16-16, detail 7 on sheet S1.5 should have indicated "5 plug aluminum plates and 8 plug embed frames required".
The proposal below is to furnish the 4 additional frame portions of the plug assembly and 1 plug plate (plug plate to be constructed from low-cost disposable materials such as plywood per David Gattis).

Cost to add four (4) additional plug assemblies without aluminum plate		$	1,000.00
Labor to install (2 men at $16.00/hour * 8 hours)		$	256.00
Operator to install plug (1 operator at $25.00/hour * 8 hours)		$	200.00
Labor Subtotal		$	456.00
Burden on labor @ 35% (FICA, SUTA, Worker's Comp., etc.)		$	159.60
Labor Subtotal		$	615.60
Subtotal for the work	1857.94	$	1,615.60
Overhead & Profit at 15%		$	242.34
Subtotal	37.16	$	2,633.14
Bond Adder at 2%		$	52.66
Total	1895.10	$	2,685.80
Total for all of the work		$	2,685.80
Truncate Total To:		**$**	**2,685.00**

Donald Eason
Project Manager

Donald Eason agreed to 1/2 this amount = $948.00 per phone 6-17-16 A.M.

This change requires four (4) days of additional contract time to procure and install materials if CMR is accepted in writing before 12pm on 06-17-16.

If proposal is not accepted by noon on 06-17-16, the concrete pour scheduled for Tuesday, 06-21-16 will not include these embedded items and a PCM showing a post installed assembly will be required for Crescent to price.

Crescent Constructors, Inc.
1100 Grinnell Dr.
Richardson, TX 75081

City of Sherman, Texas

October 12, 2016

To: David Gattis, P.E.

Re: Sherman Headworks Lift Station

PCM-005A
Plug Redesign

Price for four (4) plugs per attached approved drawing	$	6,000.00
Price for four (4) gum rubber gaskets per attached description	$	790.00
Estimated shipping cost for gaskets	$	100.00
Materials Subtotal	**$**	**6,890.00**
Labor to unload & assemble plugs & crane. (2 men, 8 hours @ $16.00/hour)	$	256.00
Operator for above work (1 operator, 8 hours @ $25.00/hour)	$	200.00
Labor subtoal	$	456.00
Burden on labor (FICA, SUTA, Worker's Comp, etc. @ 37.5%)	$	171.00
Labor Total	**$**	**627.00**
Labor and Materials Subtotal	**$**	**7,517.00**
Overhead & Profit at 15%	$	1,127.55
Subtotal	$	8,644.55
Bond Adder at 2%	$	172.89
Total	**$**	**8,817.44**
Total for all of the work	$	8,817.44
Truncate Total To:	**$**	**8,817.00**

Donald Eason
Project Manager

This change requires forty four (44) days of additional contract time if accepted by 10-14-16. Additional time for approval will require additional contract days.

Crescent takes no responsibility for the adequacy of design.

Crescent Constructors, Inc.
1100 Grinnell Dr.
Richardson, TX 75081

City of Sherman, Texas

September 26, 2016

To: David Gattis, P.E.

Re: Sherman Headworks Lift Station

PCM-006
Remove and Replace Existing Thrust Block Not Shown on Drawings

Concrete to replace thrust block	$	516.00
Materials Subtotal	**$**	**516.00**
Labor to remove and replace T-Block (2 men, 8 hours @ $16.00/hour)	$	256.00
Operator for above work (1 operator, 8 hours @ $25.00/hour)	$	200.00
Labor subtoal	$	456.00
Burden on labor (FICA, SUTA, Worker's Comp, etc. @ 37.5%)	$	171.00
Labor Total	**$**	**627.00**
Trackhoe rental for removal of thrust block (1 day at $643/day incl. taxes)	$	643.00
Fuel, Oil, Maint. Etc (24 gallons at $2.50/gallon)	$	60.00
Equipent Total	**$**	**703.00**
Labor, Materials & Equipment Subtotal	**$**	**1,846.00**
Overhead & Profit at 15%	$	276.90
Subtotal	$	2,122.90
Bond Adder at 2%	$	42.46
Total	**$**	**2,165.36**
Total for all of the work	$	2,165.36
Truncate Total To:	**$**	**2,165.00**

Donald Eason
Project Manager

This change requires six (6) days of additional contract time which represents the timeframe from discovery of the existing block on 7-28-16 until it concrete could be procured and installed on 8-2-16

Crescent Constructors, Inc.
1100 Grinnell Dr.
Richardson, TX 75081

City of Sherman, Texas

October 17, 2016

To: David Gattis, P.E.

Re: Sherman Headworks Lift Station

PCM-007A
Reroute 6" Lines in Conflict with Proposed Force Mains

Additional 6" Pipe and Fittings (non-P-401 pipe)	$	4,592.77
Pipe bedding materials (crushed stone)	$	300.00
Pipe bedding materials (granular fill)	$	200.00
Materials Subtotal	**$**	**5,092.77**
Labor to reroute lines (3 men, 8 hours @ $16.00/hour)	$	384.00
Operator for above work (1 operator, 8 hours @ $25.00/hour)	$	200.00
Labor subtoal	$	584.00
Burden on labor (FICA, SUTA, Worker's Comp, etc. @ 37.5%)	$	219.00
Labor Total	**$**	**803.00**
Trackhoe rental for rerouting lines (1 day at $643/day incl. taxes)	$	643.00
Fuel, Oil, Maint. Etc (24 gallons at $2.50/gallon)	$	60.00
Equipent Total	**$**	**703.00**
Labor, Materials & Equipment Subtotal	**$**	**6,598.77**
Overhead & Profit at 15%	$	989.82
Subtotal	$	7,588.59
Bond Adder at 2%	$	151.77
Total	**$**	**7,740.36**
Total for all of the work	$	7,740.36
Truncate Total To:	**$**	**7,740.00**

Donald Eason
Project Manager

This change requires thirty ten (10) days of additional contract in addition to the time required for Crescent to receive written approval to proceed.

Crescent Constructors, Inc.
1100 Grinnell Dr.
Richardson, TX 75081

City of Sherman, Texas

October 24, 2016

To: David Gattis, P.E.

Re: Sherman Headworks Lift Station

PCM-008A
Reroute 6" Water Line in Conflict with Proposed Force Main

Additional 6" Pipe and Fittings (see attached)	$	696.76
Misc. 2" fitting to connect to backflow preventer	$	100.00
Pipe bedding materials (crushed stone)	$	150.00
Pipe bedding materials (granular fill)	$	100.00
Materials Subtotal	**$**	**1,046.76**
Labor to reroute lines (3 men, 8 hours @ $16.00/hour)	$	384.00
Operator for above work (1 operator, 8 hours @ $25.00/hour)	$	200.00
Labor subtoal	$	584.00
Burden on labor (FICA, SUTA, Worker's Comp, etc. @ 37.5%)	$	219.00
Labor Total	**$**	**803.00**
Trackhoe rental for rerouting lines (1 day at $643/day incl. taxes)	$	643.00
Fuel, Oil, Maint. Etc (24 gallons at $2.50/gallon)	$	60.00
Equipent Total	**$**	**703.00**
Labor, Materials & Equipment Subtotal	**$**	**2,552.76**
Overhead & Profit at 15%	$	382.91
Subtotal	$	2,935.67
Bond Adder at 2%	$	58.71
Total	**$**	**2,994.39**
Total for all of the work	$	2,994.39
Truncate Total To:	**$**	**2,994.00**

Donald Eason
Project Manager

This change requires ten (10) days of additional contract time in addition to the time required for Crescent to receive written approval to proceed.

Crescent Constructors, Inc.
1100 Grinnell Dr.
Richardson, TX 75081

City of Sherman, Texas

December 9, 2016

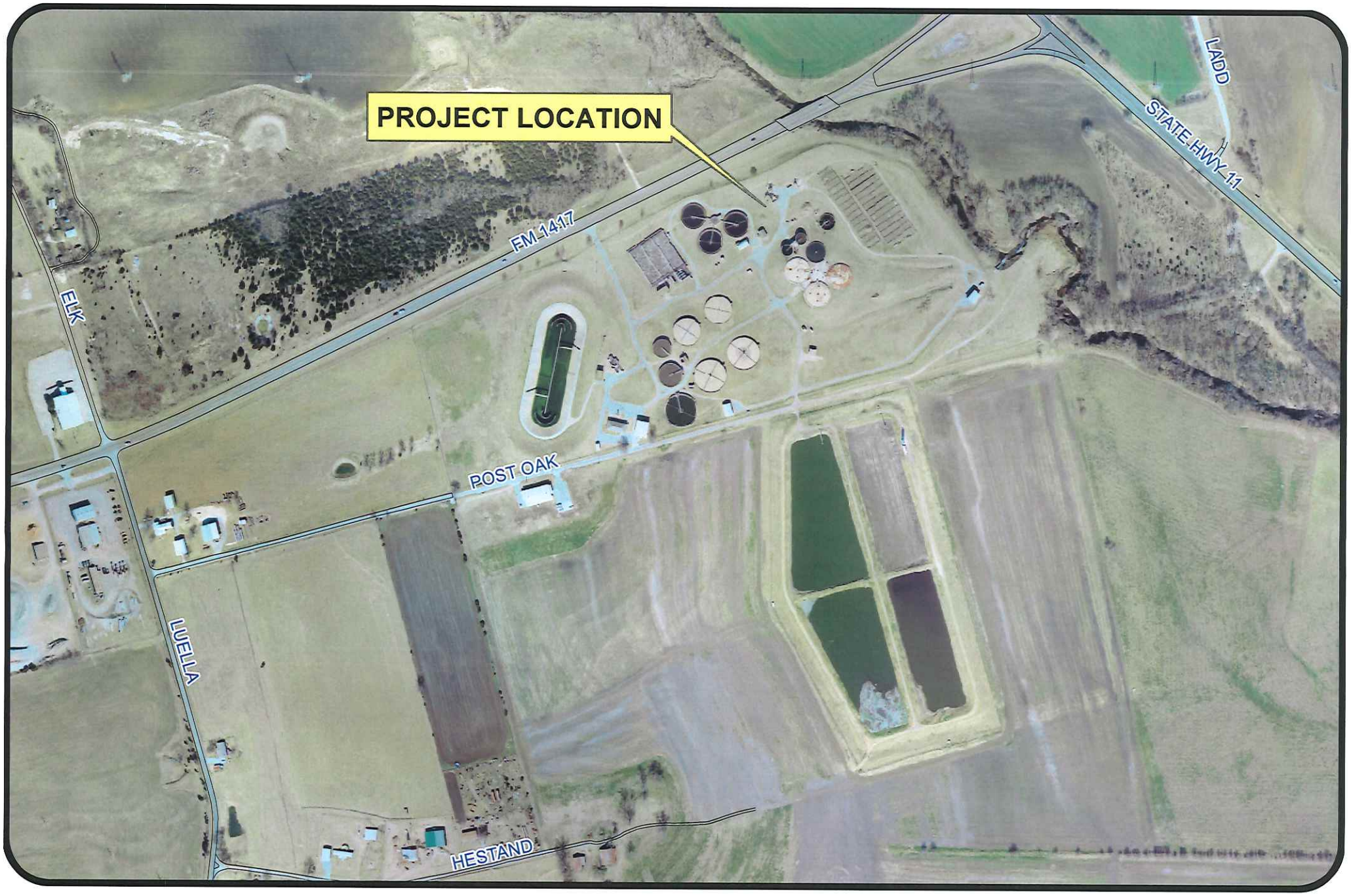
To: David Gattis, P.E.

Re: Sherman Headworks Lift Station

PCM-009A
Monorail Modificaitons (Furnish Steel Only)

Addditional Monorail Steel	$	2,400.00
Subtotal	**$**	**2,400.00**
Overhead & Profit at 15%	$	360.00
Subtotal	$	2,760.00
Bond Adder at 2%	$	55.20
Total	**$**	**2,815.20**
Total for all of the work	$	2,815.20
Truncate Total To:	**$**	**2,815.00**

Donald Eason
Project Manager



Sherman
CLASSIC TOWN. BROAD HORIZON.
Engineering Department

Wastewater Treatment Plant

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1 inch = 500 feet

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 1.**

Meeting Date: 12/19/2016

Prepared By: Nate Strauch, Communications Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider the Application of Luke Baio to Enroll his Business, Don's BBQ Sherman, LLC, into the Sherman Downtown Occupancy Incentive Grant Program

Issue:

An application received under the Sherman Downtown Occupancy Incentive Grant Program

Background:

The Sherman City Council voted unanimously on October 12, 2016, to create a package of new incentive programs for Downtown Sherman. One of those incentives, the Downtown Occupancy Incentive, was created to spur restaurant and retail growth by rewarding business owners for locating their establishments in the Central Business District. The incentive pays up to $6,250.00 in a lump sum one year after an application is approved to the small business owner, based on their rent or mortgage payments over the course of that year.

On December 6th, Luke Baio became the third business owner to submit an application. His restaurant, Don's BBQ Sherman, LLC, satisfies the requirements of this incentive program due to its location and nature of operations.

Origination:

Sherman Communications Manager Nate Strauch

Financial Consideration:

Mr. Baio's rent payments at Don's are high enough to qualify for the full stipend of $6,250.00.

Staff Recommendation:

All applications are approved or denied at Council discretion.

Alternatives:

As may be directed by Council

Attachments

Downtown Occupancy Incentive Program Application

Downtown Occupancy Incentive Program Application

Applicant Information

Applicant Name: Luke Baio

Mailing Address: 523 oxford drive, Sherman, TX 75092

Contact Number: 903.815.2008

Email Address: Lukebaio3509@yahoo.com

Business Information

Business Name: Don's BBQ Sherman, LLC

Business Address: 219 North Travis St. Sherman, TX 75090

Business Type: (Restaurant) Retail

Ownership Status: (Rent) Own

Rent/Mortgage Monthly Payment Amount: $ 2,000.00

On what date did your business open? January 2017

Have you checked to confirm your business is located in the Central Business District? (Yes) Yes, I checked twice

Please attach to this application the following:

- A detailed description of your business, as well as your motivation for starting it / moving it to downtown Sherman.
- A check for $100 made payable to the City of Sherman. The check will be cancelled if your eligibility is confirmed.

Please return this application to Sherman Communications Manager Nate Strauch via email at nates@ci.sherman.tx.us.

Don's Barbeque Sherman, LLC

219 North Travis St. Sherman, Texas 75090

Executive Summary

The Traditional BBQ Restaurant will be a moderately priced 90 seat restaurant offering family style food. Our menu will include Brisket, Ribs, Pulled Pork, Ham, Turkey, Hot link, Sausage, Chopped Beef, and Chicken. We will offer various selections including both larger and smaller portions of the meat for plates and sandwiches.

The restaurant has been family owned and operated by the Stone Family for 40 years. Luke Baio has been in the restaurant business plus the BBQ business for five plus years with management experience. He also has an Associates and Bachelor's degree. Gary Morrison, has ran and owned a landscape business for now thirteen years showing his experience business management, marketing, and Financial planning.

Luke and Gary, will be leasing a 3,000-square foot space located at 219 North Travis Street in Downtown Sherman. Surrounded by various local businesses, banks, and offices. The site was previously leased as a Greek Restaurant formerly known as the Blue Door Cafe. Although the location was previously utilized as a restaurant, the former tenant did not properly maintain the building and or the equipment in the building.

The décor will feature laminate and vinyl flooring, with freshly painted walls and ceiling, new booths, plus dinner style tables that will be surrounded by dark leather chairs with comfortable seating cushions. We will also be renovating the restrooms, because a key part of any business is a clean restroom. Additionally, we will purchase four flat screen televisions that will air sports channels for our customers and offer free Wi-Fi.

Business Objectives

The primary objectives of the business plan for Restaurant are below:

- To be the premier Barbeque Restaurant in Sherman, Texas
- To provide quality meals at reasonable prices with exemplary service
- To be premier restaurant in Downtown, Sherman, Texas

Mission Statement

Our Mission is to provide a unique and relaxing experience with our custom smoked meats and handmade sides. We will strive to achieve this goal by: 1) by providing menu items that are made in-house and smoked meats at reasonable prices, and 2) we will be mindful of the wellbeing of our customers and staff– treating each and every one with dignity and respect.

Company Description

The BBQ Restaurant will be located at 219 North Travis St. Sherman, Texas 75090. The restaurant will be wholly owned and operated by Luke Baio & Gary Morrison. The restaurant will serve a variety of BBQ favorites from our Brisket and to our homemade potato salad.

The restaurant will be open 7 days a week with hours as follows:

Monday	11:00 am – 9:00 pm
Tuesday	11:00 am – 9:00 pm
Wednesday	11:00 am – 9:00 pm
Thursday	11:00 am – 9:00 pm
Friday	11:00 am – 9:00 pm
Saturday	11:00 am – 9:00 pm
Sunday	11:00 am – 3:00 pm

Holiday hours will be subject to change

Ownership

The restaurant will be a LLC & SCorp of 50/50 between Luke Baio & Gary Morrison. Luke began his restaurant career at the age of 16 working at Don's BBQ and throughout the years working at numerous other restaurants, at one point was a fill in assistant Manager at Cheddars Casual Café and later on became the General Manager at Don's BBQ after receiving his Associates and Bachelor's Degree.

Gary Morrison, owns and operates his own landscape business for now thirteen years. He has experience in independently managing his own business.

Downtown Sherman, Texas

Our motivation to come to downtown Sherman, is the atmosphere. Also, it has begun to thrive and we wanted our BBQ to be a part of this growth. Additionally, we want to provide a business that draws people from Sherman and surrounding areas to downtown.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 2.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Replat Approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, a part of the J.B. McAnair Survey, Abstract No. 763; Alcoholic Services of Texoma, Inc., Owners; and Helvey-Wagner Surveying, Inc., Surveyor (2407 Texoma Parkway and 1515 Baker Drive)

Issue:

To consider Replat approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, a part of the J.B. McAnair Survey, Abstract No. 763, located at 2407 Texoma Parkway and 1515 Baker Drive

Background:

The property is located at 2407 Texoma Parkway and 1515 Baker Drive; the northeast corner of Texoma Parkway and Baker Drive. The owners would like to replat two of the lots into three lots for commercial development.

Origination:

Alcoholic Services of Texoma, Inc. (Owners)
Helvey and Associates, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

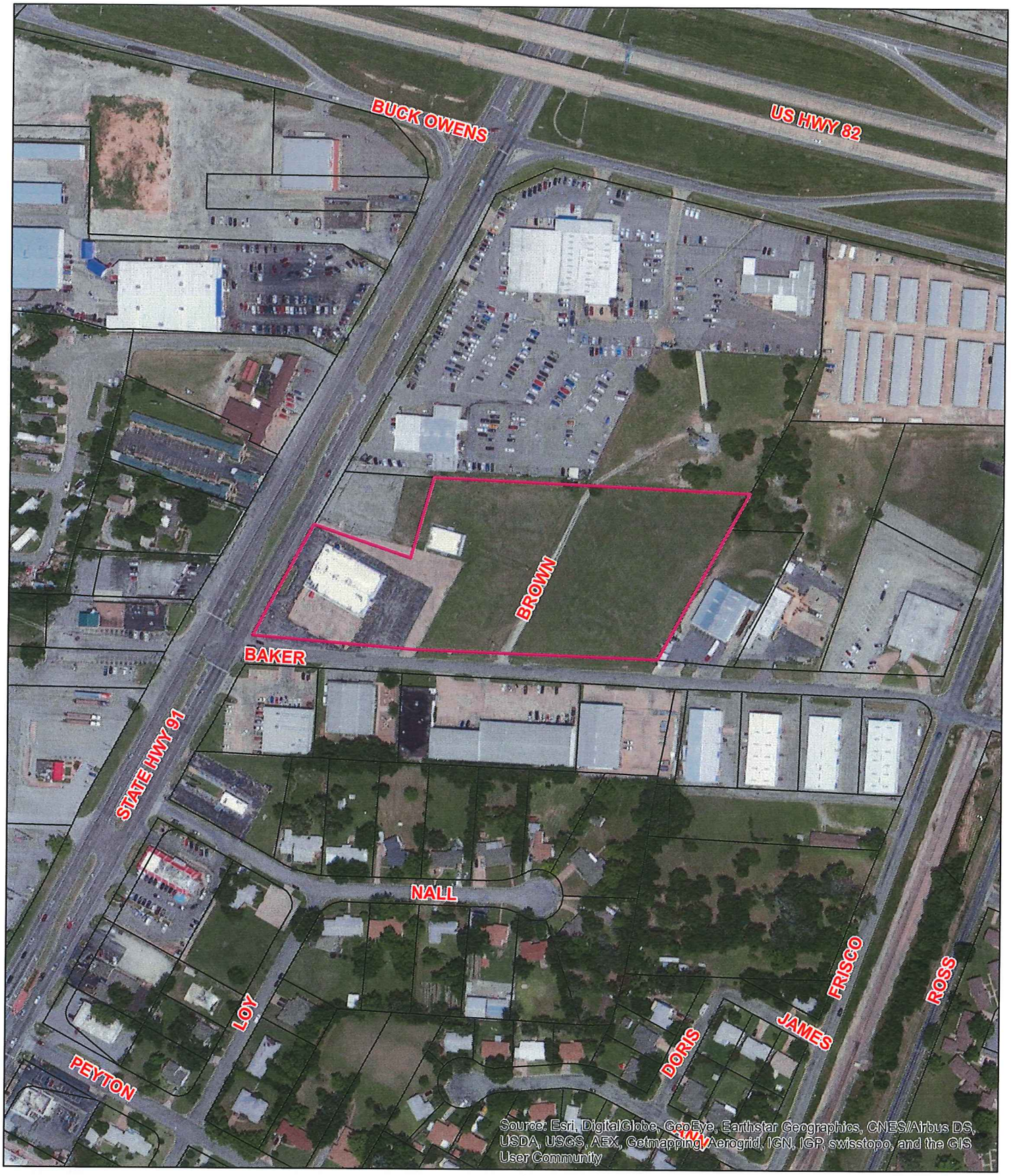
At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter
P&Z Communication



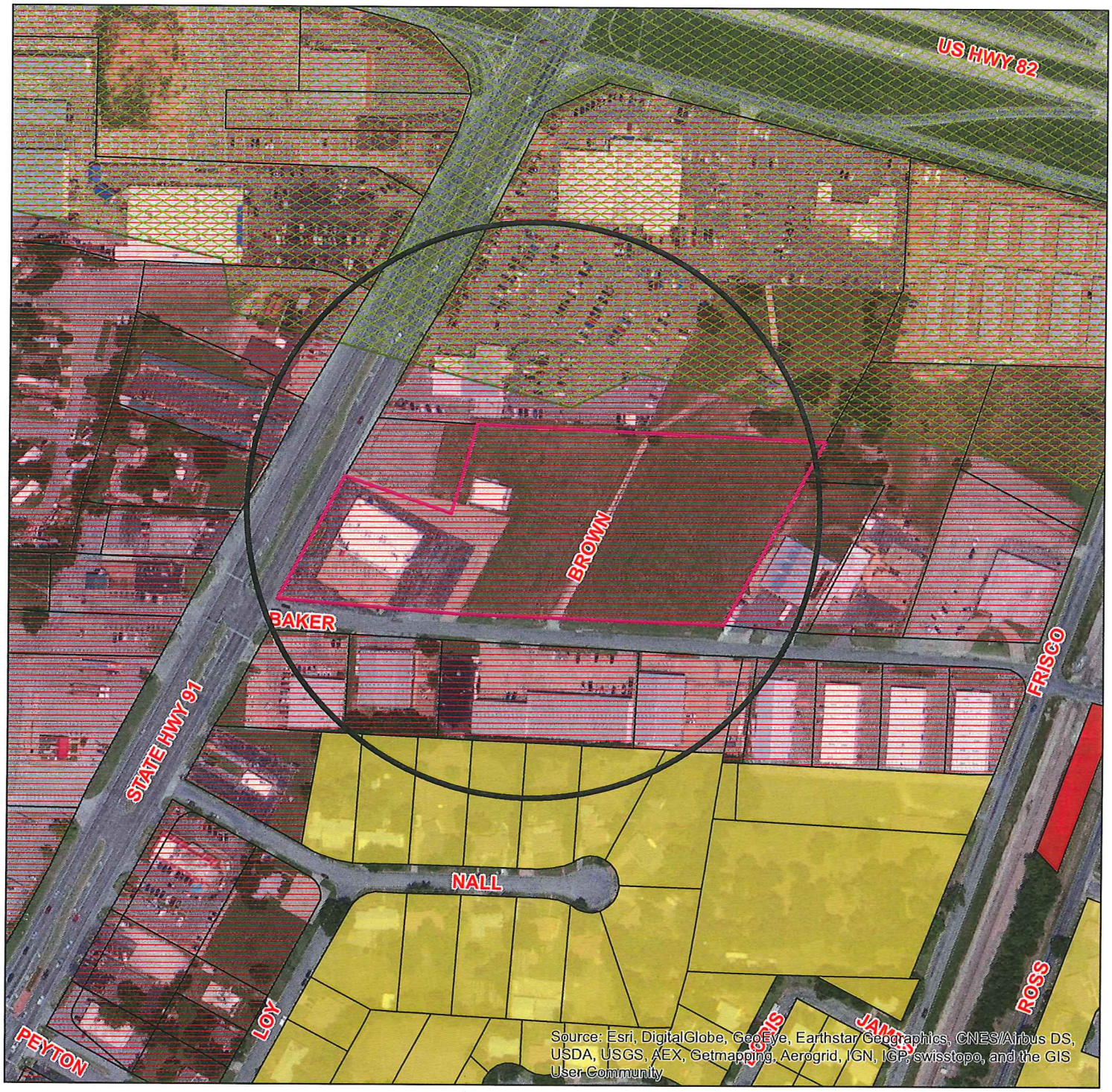
Sherman
CLASSIC TOWN. BROAD HORIZON.

2407 Texoma Parkway & 1515 Baker Drive

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 251 ft



Zoning - 2407 Texoma Parkway & 1515 Baker Drive

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

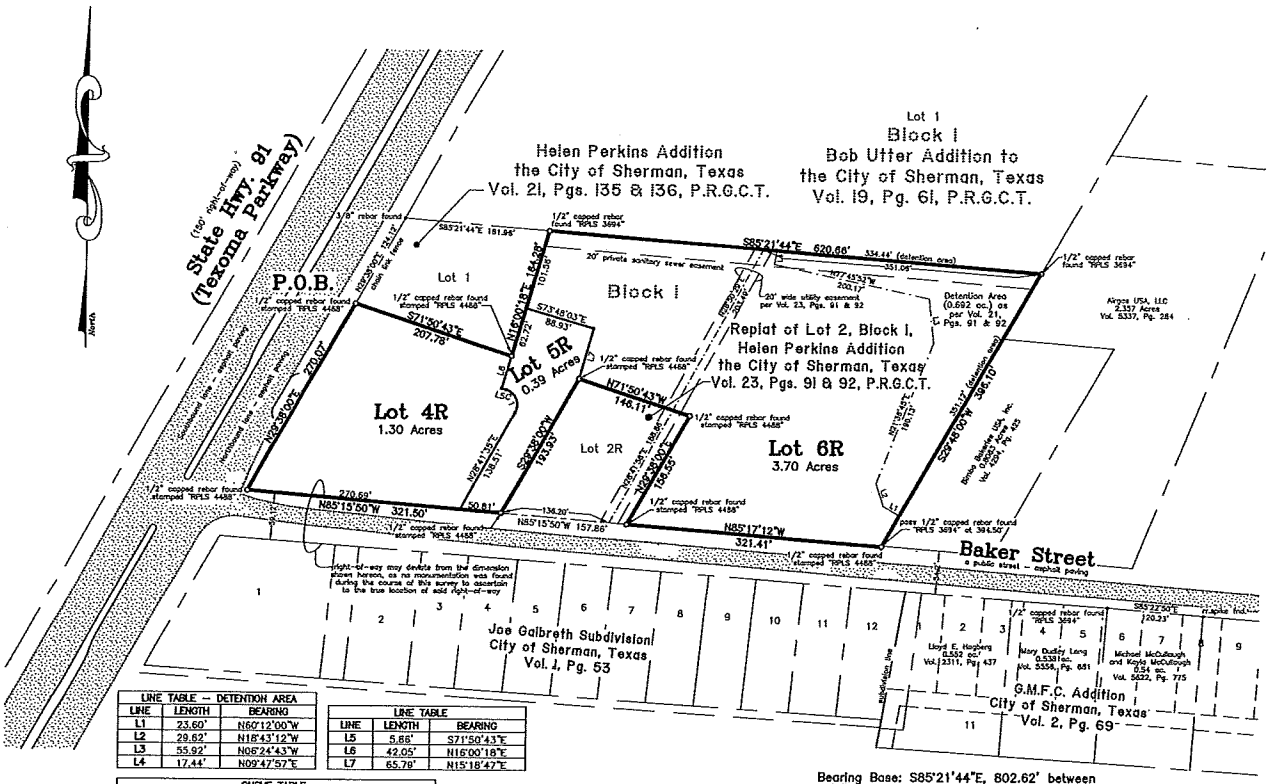
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 251 ft

Job No. CGS35916



LINE TABLE – DETENTION AREA		
LINE	LENGTH	BEARING
L1	23.60'	N60°12'00"W
L2	29.62'	N18°43'12"W
L3	55.92'	N06°24'43"W
L4	17.44'	N09°47'57"E

LINE TABLE		
LINE	LENGTH	BEARING
L5	5.68'	S71°50'43"E
L6	42.05'	N16°00'18"E
L7	65.79'	N15°18'47"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	35.09'	20.00'	100°32'18"	N21°34'34"W 30.76'

Bearing Base: S85°21'44"E, 802.62' between 3/8" rebar found at the Northwest corner of Lot 1, Helen Perkins Addition and 1/2" capped rebar found "RPLS 3694" at the Northeast corner of Lot 3R, Replat of Lot 2, Block 1, Helen Perkins Addition

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition to City of Sherman, Texas

5.39 Acres

in the

Rueben Hendrix Survey Abstract No. 504

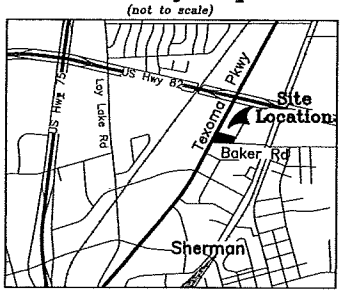
Owner:
Alcoholic Services of Texoma, Inc.
1515 Baker Drive
Sherman, Texas 75090
Phone: 903-870-6444

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Service.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 26, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

Vicinity Map
(not to scale)



:\Land Projects R2\Replat-and-Topo-of-Helen-Perkins-Addition\dwg\Replat.dwg 9/27/2016 11:25:14 AM CDT

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

Alcoholic Services of Texoma, Inc.
P.O. Box 69
Sherman, TX 75090-0069

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

Dear Applicants,

The request for approval of the Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for street shall be shown on plat.
5. Change Baker Street to Baker Drive on plat.
6. Require Access Agreements for all street front entries.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott, P.E.,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 5.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE**

The request of Alcoholic Services of Texoma, Inc. (Owners) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property at 2407 Texoma Parkway and 1515 Baker Drive, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, as follows;

Planning and Zoning Commission

Replat Approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition

Background:

The property is located at 2407 Texoma Parkway and 1515 Baker Drive; the northeast corner of Texoma Parkway and Baker Drive. The owner would like to replat two of the lots into three lots for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Alcoholic Services of Texoma, Inc. (Owner)
Helvey and Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
Not required.

Objections Received:
0

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 3.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Replat Approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1, being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1; Ringtail Tutor, LLC, Owners; and Preston Trail Land Surveying, LLC, Surveyor [2013 and 2017 North F.M. 1417 (Heritage Parkway)]

Issue:

To consider Replat approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1, being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1, located at 2013 and 2017 North F.M. 1417 (Heritage Parkway)

Background:

The property is located at 2013 and 2017 North F.M. 1417 (Heritage Parkway) between Skyline Drive and Lamberth Road; Canyon Creek Pet Hospital and Prime Lending are the tenants. The owners would like to replat one lot into two lots for commercial development.

Origination:

Ringtail Tutor, LLC (Owners)
Preston Trail Land Surveying, LLC (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter
P&Z Communication

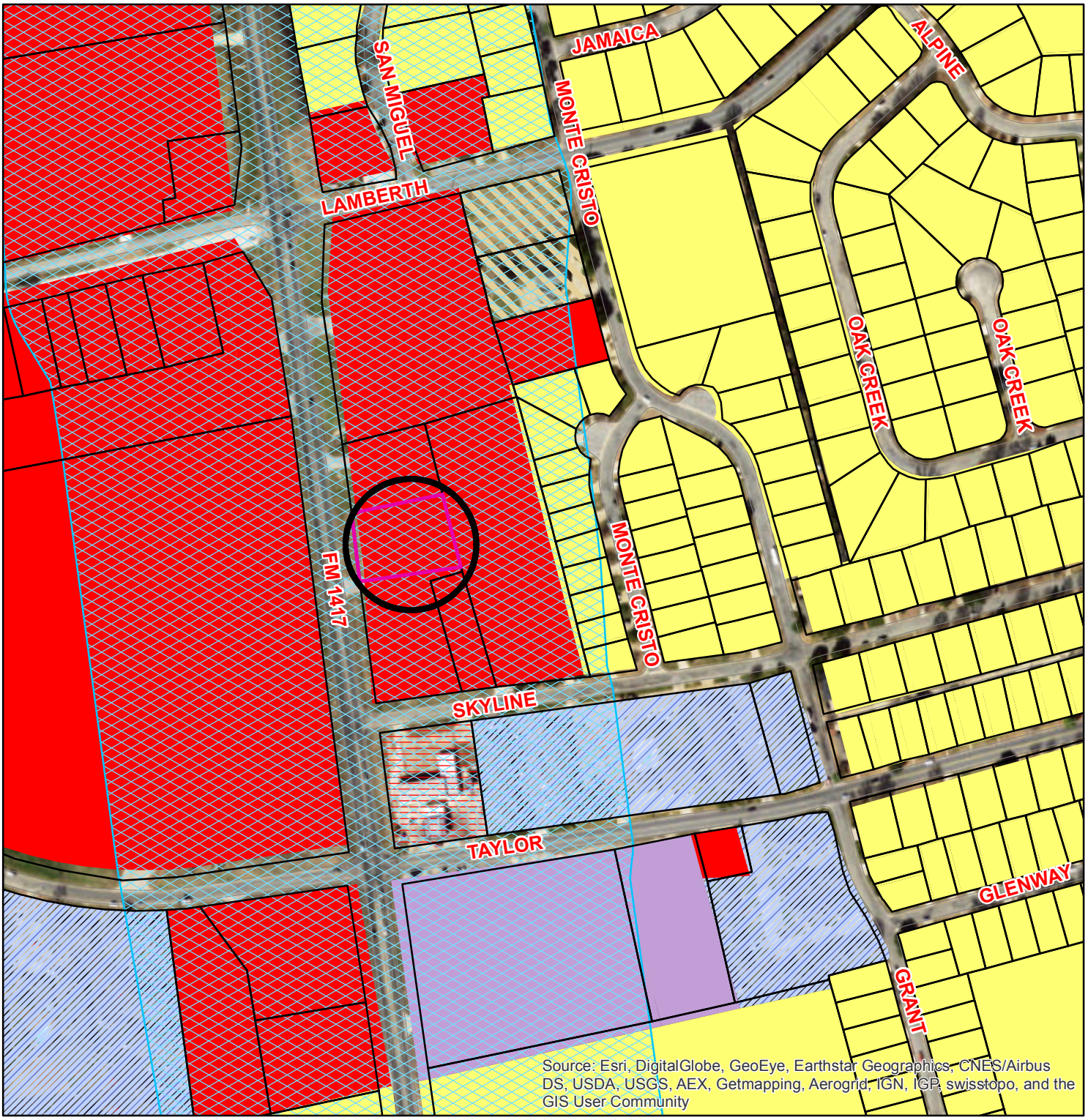
2013 & 2017 N. FM 1417 (Heritage Parkway)
Replat Skyline Business Park Addition

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2013 & 2017 N. FM 1417 (Heritage Parkway)
Replat Skyline Business Park Addition

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

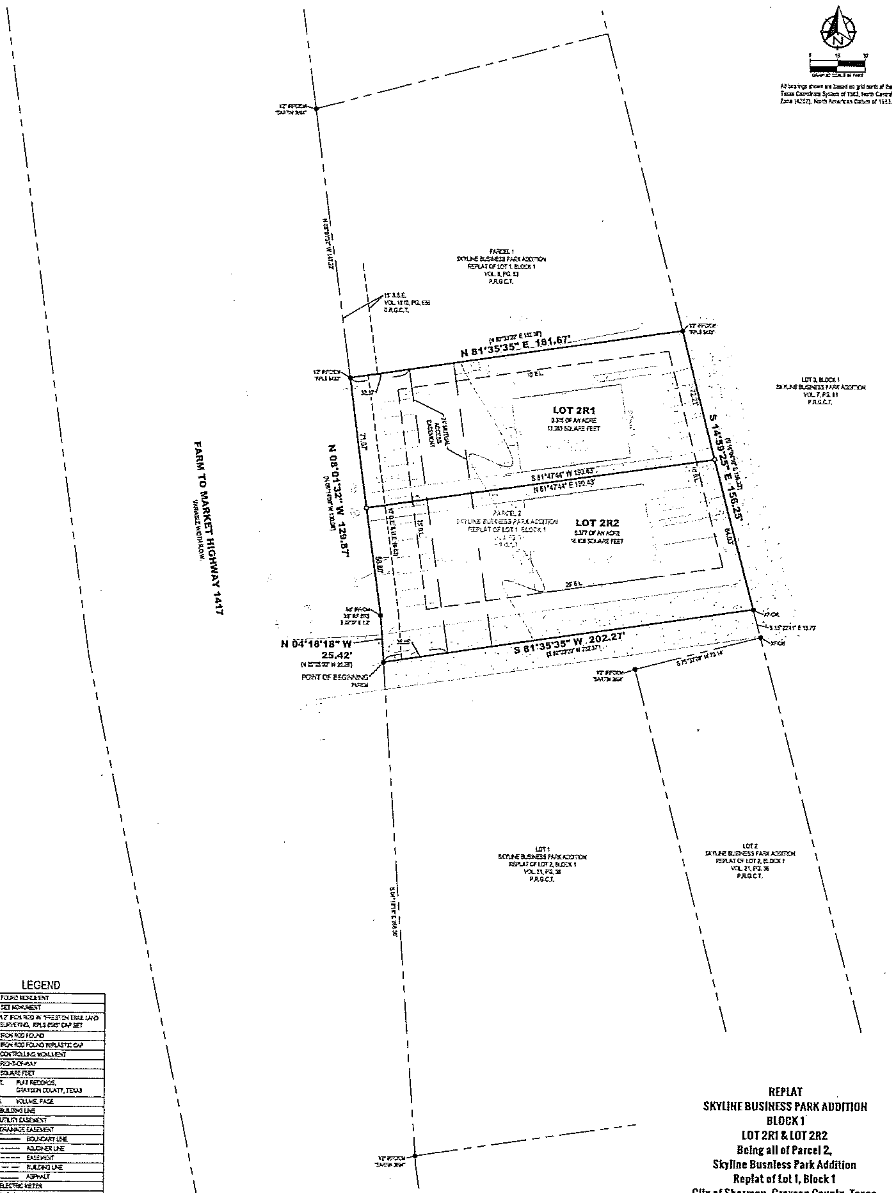
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



LEGEND

●	FOUND MONUMENT
O	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6565" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
———	BOUNDARY LINE
— - —	ADJOINER LINE
- - - -	EASEMENT
— — —	BUILDING LINE
	ASPHALT
	ELECTRIC METER
	CATV BOX
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	UTILITY POWER POLE
	GUY

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS RINGTAIL TUTOR, LLC is the rightful owner of all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, and being all of Parcel 2, Skyline Business Park Addition Replat of Lot 1, Block 1, an addition to the City of Sherman, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for the southwest corner of said Parcel 2, common to the northwest corner of Lot 1, Skyline Business Park Addition Replat of Lot 2, Block 1, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 21, Page 36, Plat Records of Grayson County, Texas, and on the easterly right-of-way line of Farm to Market Highway 1417, and from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN RPLS 3694" found for the southwest corner of said Lot 1 bears South 04°18'18" East, 268.36 feet;

THENCE North 04°18'18" West, with the westerly line of said Parcel 2, and with the easterly right-of-way line of said Farm to Market Highway 1417, a distance of 25.42 feet to a 5/8-inch iron rod found for corner;

THENCE North 08°01'32" West, continuing with the westerly line of said Parcel 2, and with the easterly right-of-way line of said Farm to Market Highway 1417, a distance of 129.87 feet to a 1/2" iron rod with a plastic cap stamped "RPLS 5433" found for the northwest corner of said Parcel 2, common to the southwest corner of Parcel 1 of said Skyline Business Park Addition Replat of Lot 1, Block 1, and from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN RPLS 3694" found for the northwest corner of said Parcel 1 bears North 08°01'32" West, a distance of 147.22 feet;

THENCE North 81°35'35" East, with the northerly line of said Parcel 2, and with the southerly line of said Parcel 1, a distance of 181.67 feet to a 1/2" iron rod with a plastic cap stamped "RPLS 5433" found for the northeast corner of said Parcel 2, and on the westerly line of Lot 3, Block 1, Skyline Business Park Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 7, Page 81, said Plat Records;

THENCE South 14°59'25" East, with the easterly line of said Parcel 2, and with the westerly line of said Lot 3, a distance of 156.25 feet to an "X" cut found scribed in concrete for the southeast corner of said Parcel 2, common to the northeast corner of aforesaid Lot 1, and from which an "X" cut found scribed in concrete for a salient corner on the easterly line of said Lot 1 bears South 15°22'41" East, a distance of 15.73 feet;

THENCE South 81°35'35" West, with the southerly line of said Parcel 2, and with the northerly line of said Lot 1, a distance of 202.27 feet to the POINT OF BEGINNING and enclosing 0.682 of an acre (29,690 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That RINGTAIL TUTOR, LLC, do hereby adopt this plat designating the hereinbefore described property as SKYLINE BUSINESS PARK ADDITION, BLOCK 1, LOT 2R1 & 2R2, 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.

BY: RINGTAIL TUTOR, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: ____________________
Representative

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 ____________________, 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

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

____
Chris R. Noah   Date
Registered Professional Land Surveyor No. 6565

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

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 SKYLINE BUSINESS PARK ADDITION, BLOCK 1, LOT 2R1 & 2R2 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____.

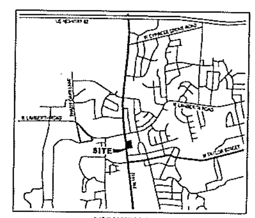
____
Clerk, City of Sherman, Texas

REPLAT
SKYLINE BUSINESS PARK ADDITION
BLOCK 1
LOT 2R1 & LOT 2R2
Being all of Parcel 2,
Skyline Busnless Park Addition
Replat of Lot 1, Block 1
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING — 83433 N. State Hwy 289, Suite 5, Pottsboro, TX 75076, www.prestontraillandsurveying.com, 903-213-0033

TBPLS Firm No. 10194275	Drawn by: JLG Checked by: CRN	Scale 1"=30' Date 10/20/2016	Project No. 16-0342 Sheet No. 1 of 1

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 F of said map. This flood statement does not imply that the property and/or 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.



VICINITY MAP
(NOT TO SCALE)

OWNER:
Ringtail Tutor, LLC
1122 W Lamar Street
McKinney, Tx 75069
Ph:
Contact: Larry W. Edwards

SURVEYOR:
Chris Noah, RPLS 6565
Preston Trail Land Surveying
83433 N State Highway 289
Suite No. 5
Pottsboro, Tx 75076
Ph: 903-213-0033

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

REPLAT
SKYLINE BUSINESS PARK ADDITION
BLOCK 1
LOT 2R1 & LOT 2R2
Being all of Parcel 2,
Skyline Busnless Park Addition
Replat of Lot 1, Block 1
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING — 83433 N. State Hwy 289, Suite 5, Pottsboro, TX 75076, www.prestontraillandsurveying.com, 903-213-0033

TBPLS Firm No. 10194275	Drawn by: JLG Checked by: CRN	Scale 1"=30' Date 10/20/2016	Project No. 16-0342 Sheet No. 1 of 1

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

Ringtail Tutor, LLC
1102 W. Lamar Street
McKinney, TX 75069

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

Dear Applicants,

The request for approval of the Replat Skyline Business Park Addition Block 1, Lot 2R1 and 2R2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for street shall be shown on plat.
5. Remove structures from plat.
6. Remove Building Setback lines from plat.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint Philpott

Clint A. Philpott, P.E.,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 6.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **2013 & 2017 N. FM 1417 (HERITAGE PARKWAY)**

The request of Ringtail Tutor, LLC (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property at 2013 and 2017 North F.M. 1417 (Heritage Parkway), being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1, as follows;

Planning and Zoning Commission

Replat Approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1

Background:

The property is located at 2013 and 2017 North F.M. 1417 (Heritage Parkway) between Skyline Drive and Lamberth Road; Canyon Creek Pet Hospital and Prime Lending are the tenants. The owner would like to replat one lot into two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ringtail Tutor, LLC (Owners)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
Not required.

Objections Received:
0

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 4.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Final Plat Approval of Progress Park One, Northgate Drive, Phase 3, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park; Sherman Economic Development Corporation, Owners; and Brockette/Davis/Drake, Inc., Surveyor (3100-3200 Blocks of Northgate Drive)

Issue:

To consider Final Plat Approval of Progress Park One, Northgate Drive, Phase 3, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park, located in the 3100-3200 blocks of Northgate Drive

Background:

The property is located in the 3100 and 3200 blocks of Northgate Drive in Progress Park of Blalock Industrial Park off West F.M. 1417 (Heritage Parkway). The owners would like to plat part of an existing tract and dedicate a portion of right-of-way for the extension of Northgate Drive. The extension of Northgate Drive is a project related to the Travis Street extension westward from US 75 to FM 1417.

Origination:

Sherman Economic Development Corporation (Owners)
Brockette/Davis/Drake, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter
P&Z Communication

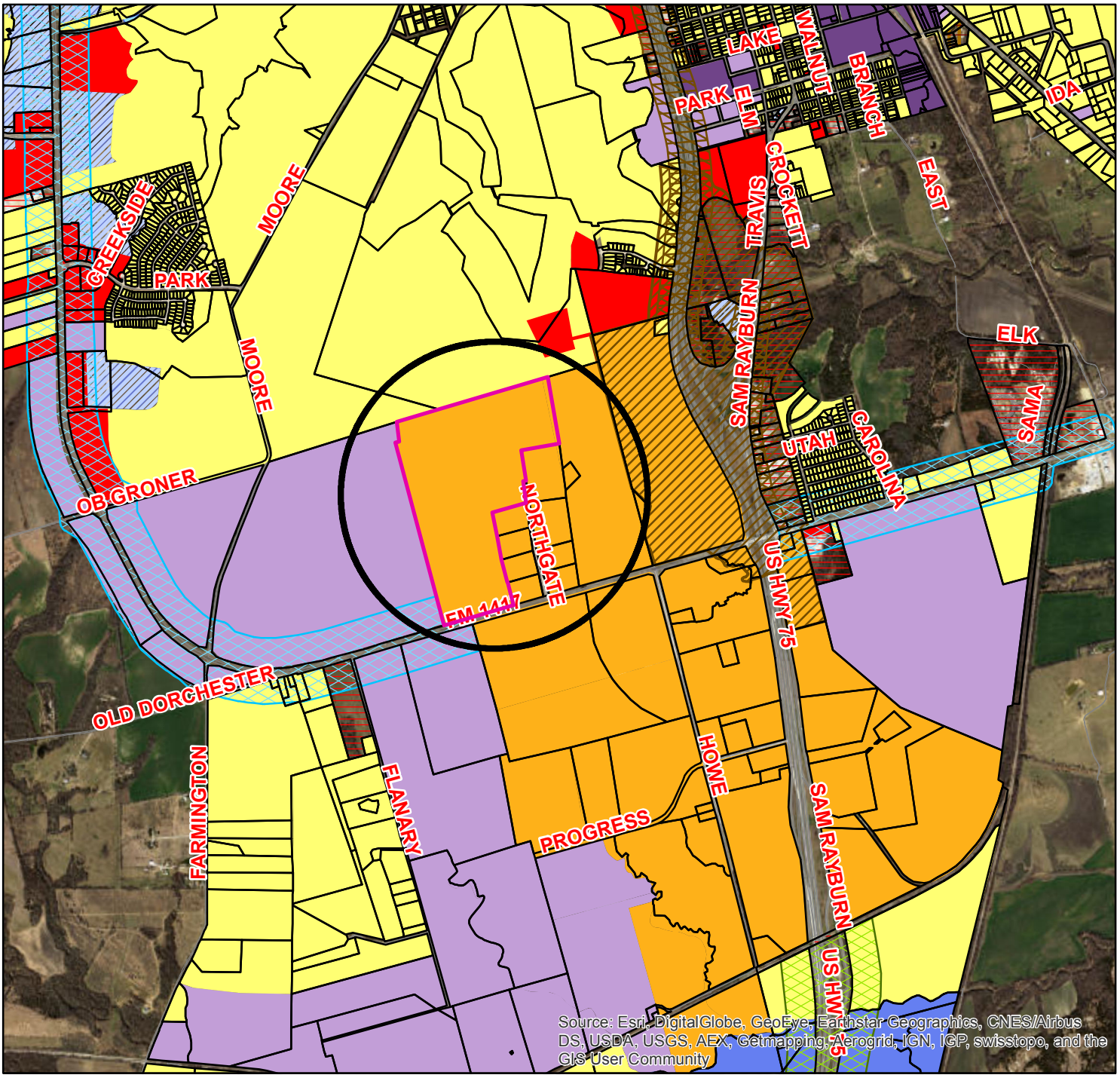
3100-3200 Blks. Northgate Drive
Final Plat - Progress Park One, Northgate Dr, Phase 3

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3100-3200 Blks. Northgate Drive
Final Plat - Progress Park One, Northgate Dr, Phase 3

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

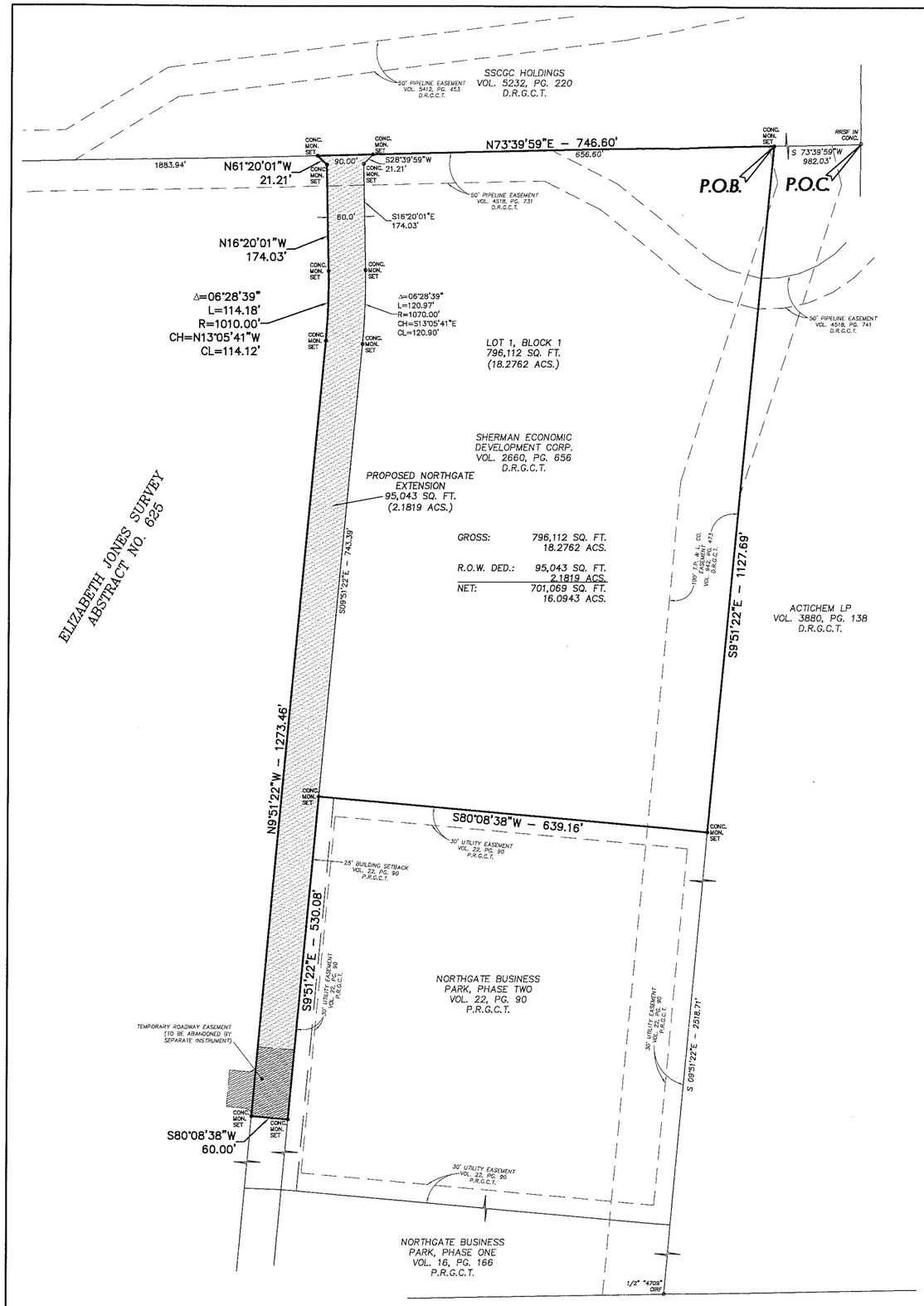
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

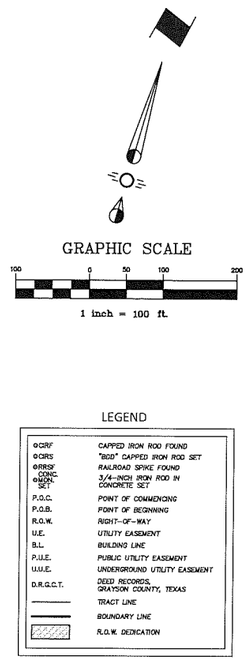
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,500 ft

City of Sherman, Texas
Developmental Services Department





OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS **SHERMAN ECONOMIC DEVELOPMENT CORPORATION**, is the owner of a 18.2762 acre tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, Grayson County, Texas and being part of that tract of land conveyed to Sherman Economic Development Corporation by Special Warranty Deed with Vendor's Lien, recorded in Volume 2660, Page 656 of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and being more particularly described as follows:

COMMENCING at a railroad spike found in concrete for the northeast corner of a tract of land conveyed to the Actichem LP by Special Warranty Deed, recorded in Volume 3880, Page 138 (D.R.G.C.T.), same being the southeast inner ell corner of a tract of land conveyed to SSCGC Holdings by Special Warranty Deed, recorded in Volume 5232, Page 220 (D.R.G.C.T.);

THENCE, S 73°39'59" W, along the South line of said SSCGC tract and the North line of said Actichem LP tract, a distance of 982.03 feet to concrete monument set for the POINT OF BEGINNING, same being the northeast corner of said Sherman Economic Development Corporation tract;

THENCE S 09°51'22" E, departing the South line of said SSCGC tract and along the West line of said Actichem LP tract, a distance of 1127.69 feet to a concrete monument set for corner, said monument being the northeast corner of the Northgate Business Park, Phase Two, an addition to the City of Sherman, recorded in Volume 22, Page 90 of the Plat Records, Grayson County, Texas (P.R.G.C.T.);

THENCE S 80°08'38" W, departing the West line of said Actichem LP tract and along the common North line of said Northgate Business Park, Phase Two, a distance of 639.16 feet to a concrete monument set for the northwest corner of said Northgate Business Park, Phase Two;

THENCE S 09°51'22" E, along the West line of said Northgate Business Park, Phase Two, a distance of 530.08 feet to a concrete monument set for the northeast corner of the extension of Northgate Drive (60' width R.O.W.);

THENCE S 80°08'38" W, departing the West line of said Northgate Business Park, Phase Two and across said Northgate Drive, a distance of 60.00 feet to a concrete monument set for the northwest corner of the extension of said Northgate Drive;

THENCE N 09°51'22" E, departing the extension of said Northgate Drive, a distance of 1273.46 feet to a concrete monument set for corner at the beginning of a tangent curve to the left;

THENCE along said tangent curve to the left, through a central angle of 06°28'39", an arc length of 114.18 feet, having a radius of 1,010.00 and a chord bearing and distance of N 13°05'41" W, 114.12 feet to a concrete monument set for corner;

THENCE N 16°20'01" W, a distance of 174.03 feet to a concrete monument set for corner;

THENCE N 61°20'01" W, a distance of 21.21 feet to a concrete monument set for corner in the aforementioned South line of said SSCGC Holdings, same being the North line of the aforementioned Sherman Economic Development Corporation;

THENCE N 73°39'59" E, along the common South line of said SSCGC Holdings and the North line of said Sherman Economic Development Corporation tract, a distance of 746.60 feet to the POINT OF BEGINNING, containing 796,112 square feet or 18.2762 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **SHERMAN ECONOMIC DEVELOPMENT CORPORATION**, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as **PROGRESS PARK ONE, NORTHGATE DRIVE PHASE THREE**, an addition to the City of Sherman, Grayson County, Texas, Being 18.2762 acres situated in and being a portion of the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____, _____ County, Texas, this ___ day of _____, 2016.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION

_____
Authorized Agent

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2016.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

STATE OF TEXAS
COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Registered Professional Land Surveyor, No. 4625
September, 2016

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2016.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

STATE OF TEXAS
COUNTY OF GRAYSON

Approved this _____ day of _____, 2016, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman:

_____
Mayor Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of **PROGRESS PARK ONE, NORTHGATE DRIVE PHASE THREE** to the City of Sherman was submitted to the City Council on the ___ day of _____, 2016, 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 May to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ___ day of _____, A.D. 2016.

_____
City Clerk, City of Sherman, Texas

PURPOSE OF PLAT:

To plat part of an existing tract and dedicate a portion of right-of-way.

NOTES:

1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0405 F, dated September 29, 2016. Property is in Zone X.

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

FINAL PLAT

PROGRESS PARK ONE, NORTHGATE DRIVE PHASE THREE

LOTS 1 , BLOCK 1

AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PART OF A REMAINDER OF A 211212 ACRE TRACT
AND BEING SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DEVELOPER:
CITY OF SHERMAN
220 W. MULBERRY STREET

OWNER:
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION

SURVEYORS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100

SHERMAN

STAFF REVIEW LETTER

November 9, 2016

Sherman Economic Development Corporation
307 W. Washington, Suite 102
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat Progress Park One, Northgate Drive Phase Three has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for street shall be shown on plat.
5. Correct calls along West side of Proposed Right-of-Way.
6. Show 10' Utility and Drainage Easement along South property line and East side of Northgate Drive.
7. Change Developer to Sherman Economic Development Corporation.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 7.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **3100-3200 BLOCKS NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation (Owners) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property in the 3100-3200 Blocks of Northgate Drive, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park as follows;

Planning and Zoning Commission

Final Plat Approval of Progress Park One, Northgate Drive, Phase 3

Background:

The property is located in the 3100 and 3200 blocks of Northgate Drive in Progress Park of the Blalock Industrial Park off West FM 1417 (Heritage Parkway). The owners would like to plat part of an existing tract and dedicate a portion of right-of-way for the extension of Northgate Drive.

Adjacent Zoning:

Blalock Industrial Park
R-1 (One Family Residential) District
M-1 (Light Manufacturing) District

Origination:

Sherman Economic Development Corporation (Owners)
Brockette/Davis/Drake, Inc. (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 5.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Final Plat Approval of The Gardens at O'Hanlon Ranch, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120; Lamberth Crossing Joint Venture, Owners; Cross Engineering Consultants, Inc., Civil Engineer; and Preston Trail Land Surveying, LLC, Surveyor (2100-2400 Blocks of Shady Oaks Lane, 2300 Blocks of Norwood Street, and 2600-2800 Blocks of West Lamberth Road)

Issue:

To consider Final Plat Approval of The Gardens at O'Hanlon Ranch, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, located in the 2100-2400 blocks of Shady Oaks Lane, the 2300 block of Norwood Street, and the 2600-2800 blocks of West Lamberth Road

Background:

The property is located in the 2100-2400 blocks of Shady Oaks Lane, the 2300 block of Norwood Street, and the 2600-2800 blocks of West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District.

A Specific Use Permit to allow patio homes in a C-O (Office) District was approved at the September 6, 2016, City Council Meeting for this property. The owners would like to plat the property into nineteen (19) lots for residential patio homes and two (2) lots for commercial office development.

Origination:

Lamberth Crossing Joint Venture (Owners)
Cross Engineering Consultants, Inc. (Civil Engineer)
Preston Trail Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

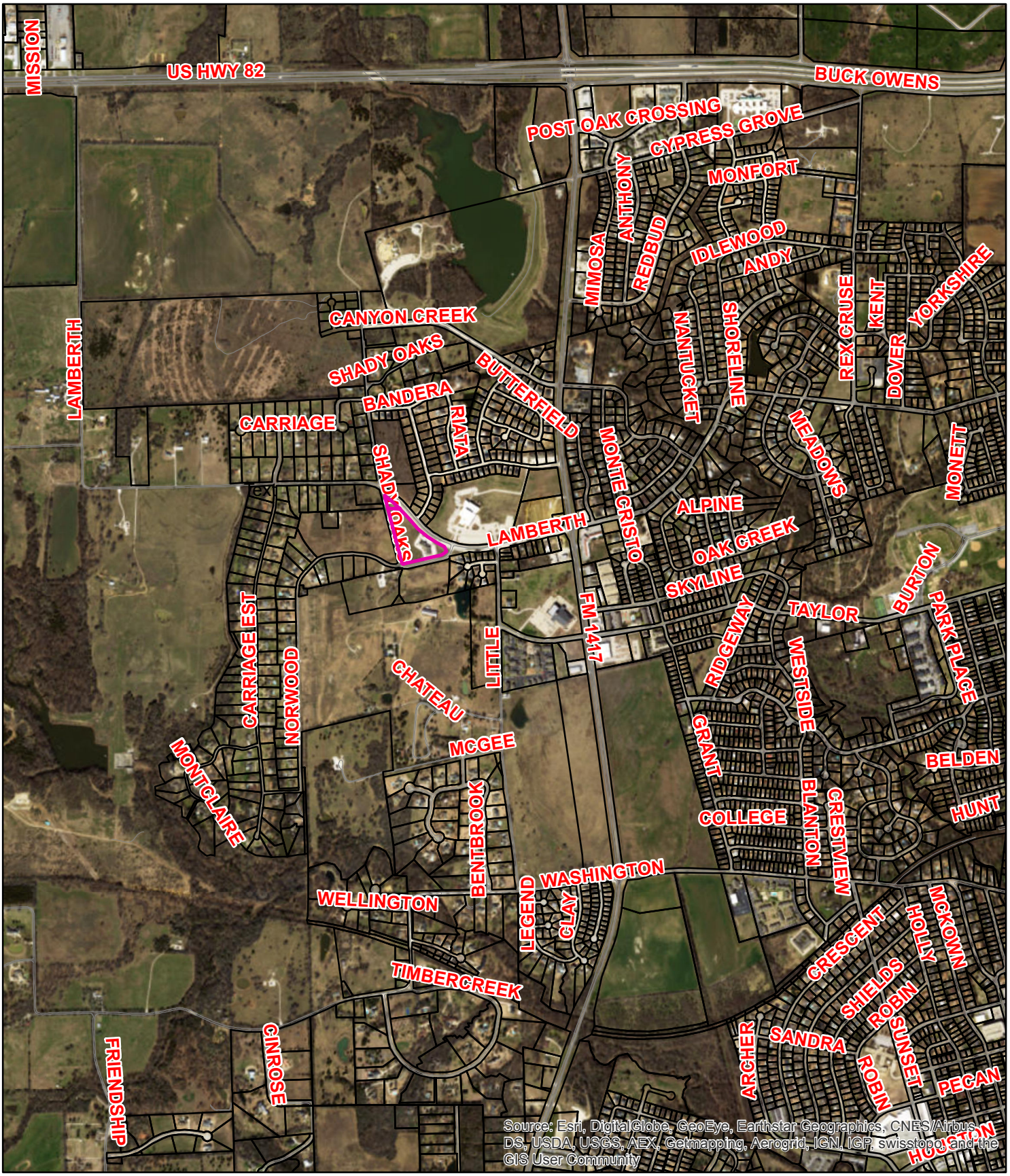
At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter
P&Z Communication



2100-2400 Blks. Shady Oaks Ln., 2300 Blks. Norwood St. & 2600-2800 Blks. W. Lamberth

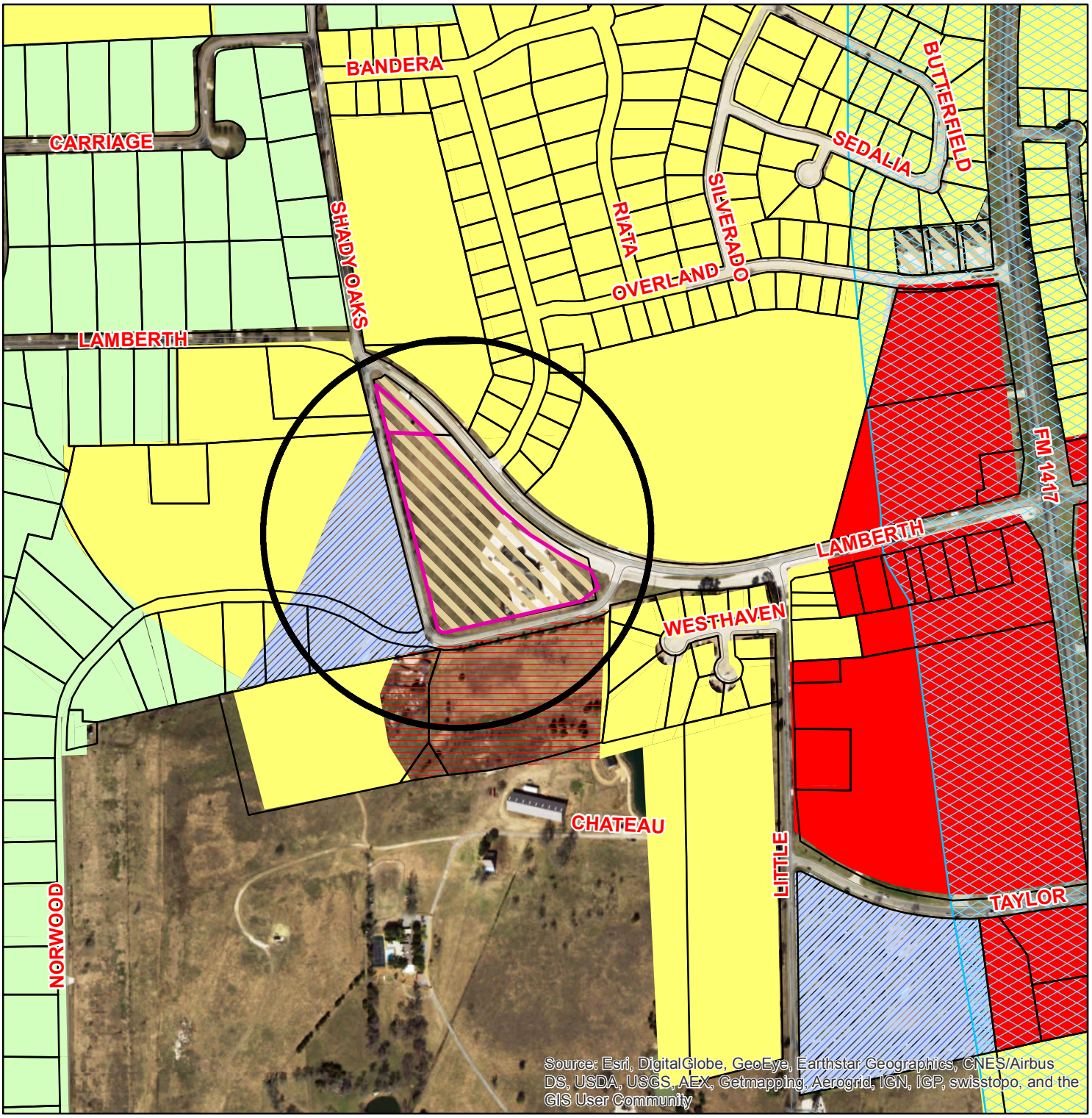
Final Plat - The Gardens at O'Hanlon Ranch

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 1,667 ft

City of Sherman, Texas
Developmental Services Department



2100-2400 Blks. Shady Oaks Ln., 2300 Blks. Norwood St. & 2600-2800 Blks. W. Lamberth
Final Plat - The Gardens at O'Hanlon Ranch

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

NOT TO SCALE

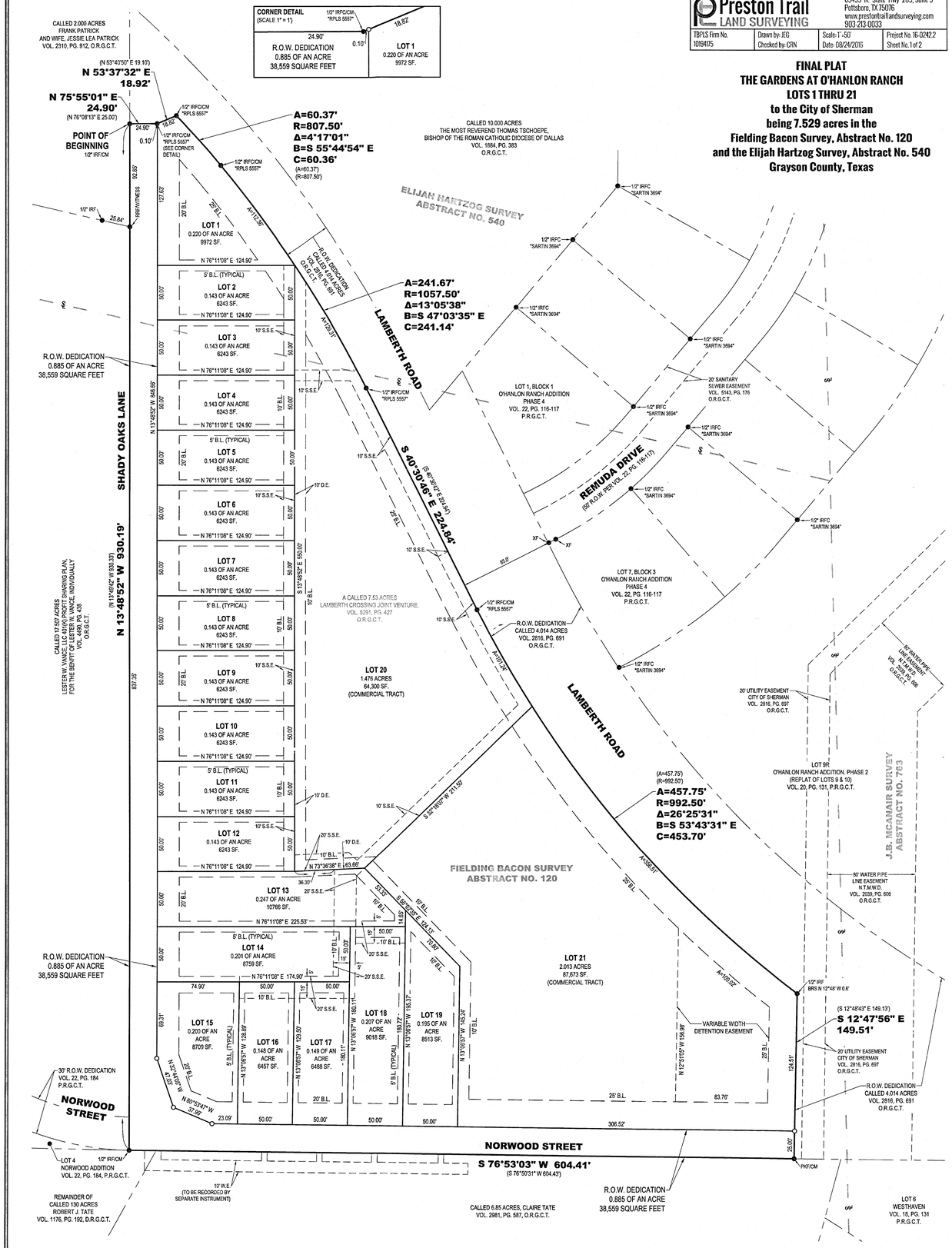
1 in = 500 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Preston Trail LAND SURVEYING		83493 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontraillandsurveying.com 903-213-0033	
TBPLS Firm No. 10194075	Drawn by: JEG Checked by: CRN	Scale: 1"-50' Date: 08/24/2016	Project No. 16-0242.2 Sheet No. 1 of 2

FINAL PLAT
THE GARDENS AT O'HANLON RANCH
LOTS 1 THRU 21
to the City of Sherman
being 7.529 acres in the
Fielding Bacon Survey, Abstract No. 120
and the Elijah Hartzog Survey, Abstract No. 540
Grayson County, Texas



OWNER'S CERTIFICATE

WHEREAS LAMBERTH CROSSING JOINT VENTURE is the rightful owner of all of that certain tract or parcel of land situated in the Fielding Bacon Survey, Abstract No. 120, and the Elijah Hartzog Survey, Abstract No. 540, City of Sherman, Grayson County, Texas, and being all of a called 7.53 acre tract of land described in the deed to Lamberth Crossing Joint Venture, A Texas Joint Venture, recorded in Volume 5291, Page 427, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found the northwest corner of said 7.53 acre tract, common to the western-most southwest corner of a called 4.014 acre right-of-way dedication recorded in Volume 2816, Page 691, said Official Public Records, and on the easterly line of a called 2.000 acre tract of land described in the deed to Frank Patrick and wife, Jessie Lea Patrick, recorded in Volume 2310, Page 912, said Official Records, and at the intersection of the southerly right-of-way line of Lamberth Road and the centerline of Shady Oaks Lane;

THENCE with the northerly and easterly lines of said 7.53 acre tract, and with the southwesterly line of said right-of-way dedication, and with the southwesterly line of said Lamberth Road, the following seven (7) courses:

1. North 75°55'01" East, a distance of 24.90 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for corner
2. North 53°37'32" East, a distance of 18.92 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found corner at the beginning of a curve to the right having a delta angle of 04°17'01", a radius of 807.50 feet, and a chord bearing and distance of South 55°44'54" East, 60.36 feet;
3. Southeasterly with said curve to the right an arc distance of 60.37 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for the beginning of a compound curve having a delta angle of 13°05'38, a radius of 1057.50 feet, and a chord bearing and distance of South 47°03'35" East, 241.14 feet;
4. Southeasterly with said compound curve an arc distance of 241.67 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for corner;
5. South 40°30'46" East, a distance of 224.84 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for the beginning of a curve to the left having a delta of 26°25'31", a radius of 992.50 feet, and a chord bearing and distance of South 53°43'31" East, 453.70 feet;
6. Southeasterly with said curve to the left and arc distance of 457.75 feet to the northeast corner of said 7.53 acre tract from which a 1/2-inch iron rod found bears North 12°48' West, a distance of 0.6 feet;
7. South 12°47'56" East, a distance of 149.51 feet to a PK nail found for the southeast corner of said 7.53 acre tract, common to the southern-most southwest corner of said right-of-way dedication, and on the northerly line of a called 6.85 acre tract of land described in the deed to Claire Tate, recorded in Volume 2981, Page 587, said Official Records, and at a bend in Norwood Street;

THENCE South 76°53'03" West, with the southerly line of said 7.53 acre tract, and with the northerly line of said 6.85 acre tract a part of the way, and in said Norwood Street a part of the way, a distance of 604.41 feet to a 1/2-inch iron rod found for the southwest corner of said 7.53 acre tract, common to the easterly corner of Lot 4, Norwood Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 22, Page 184, Plat Records of Grayson County, Texas, and on the southwesterly side of a bend in said Norwood Street;

THENCE North 13°48'52" West, with the westerly line of said 7.53 acre tract, and in aforesaid Shady Oaks Lane a part of the way, passing en route at a distance of 837.35 feet a railroad spike found for witness at the southeast corner of aforesaid 2.000 acre tract, continuing on said course with the easterly line of said 2.000 acre tract, a total distance of 930.19 feet to the **POINT OF BEGINNING** and enclosing 7.529 acres (327,967 square feet) of land, more or less.

GENERAL NOTES:

1. 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 F of said map. This flood statement does not imply that the property and/or 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.

LEGEND

●	FOUND MONUMENT	O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND		
IRFC	IRON ROD FOUND W/PLASTIC CAP	VOL., PG.	VOLUME, PAGE
CM	CONTROLLING MONUMENT	B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY	U.E.	UTILITY EASEMENT
SF	SQUARE FEET	S.S.E.	SANITARY SEWER EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		ABSTRACT LINE APPROXIMATE
			EASEMENT
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		BUILDING LINE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **LAMBERTH CROSSING JOINT VENTURE**, do hereby adopt this plat designating the hereinbefore described property as **THE GARDENS AT O'HANLON RANCH, LOTS 1 THRU 21**, 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.

BY: LAMBERTH CROSSING JOINT VENTURE, A TEXAS JOINT VENTURE

By: _____
Joe Gilbert, Managing Joint Venturer

By: _____
Dean Gilbert, Jr., Managing Joint Venturer

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 _____, 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

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 _____, 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

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

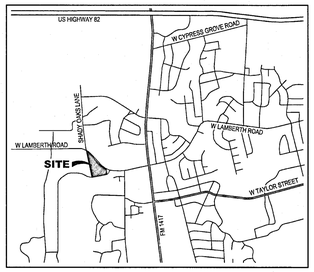
Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of THE GARDENS AT O'HANLON RANCH, LOTS 1 THRU 21 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



VICINITY MAP
(NOT TO SCALE)

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

OWNER/DEVELOPER:
Lamberth Crossing Joint Venture
801 E Taylor Street
Sherman, Tx 75090
Ph: 903-893-5188
Contact: Joe Gilbert

ENGINEER:
Cross Engineering Consultants
131 S Tennessee Street
McKinney, Tx 75069
Ph: 972-562-4409
Contact: Jonathan Hake

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289
Suite No. 5
Pottsboro, Tx 75076
Ph: 903-213-0033

FINAL PLAT
THE GARDENS AT O'HANLON RANCH
LOTS 1 THRU 21
to the City of Sherman
being 7.529 acres in the
Fielding Bacon Survey, Abstract No. 120
and the Elijah Hartzog Survey, Abstract No. 540
Grayson County, Texas

Preston Trail LAND SURVEYING		83493 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-213-0033	
TBPLS Firm No. 10194075	Drawn by: JEG Checked by: CRN	Scale: 1"-50' Date: 08/24/2016	Project No. 16-0242.2 Sheet No. 2 of 2

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

Lamberth Crossing Joint Venture
801 E. Taylor Street
Sherman, TX 75090

Cross Engineering Consultants
131 S. Tennessee Street
McKinney, TX 75069

Preston Trail Land Surveying
83493 N. State Highway 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat The Gardens at O'Hanlon Ranch has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
5. Remove building lines from plat.
6. Require 10' Utility Easement along the front of each lot in the development.
7. Easements required per Engineering review of civil engineering plans.
8. Show Right-of-Way and pavement width on plat.
9. Show Easement in Volume 2569, Page 525 of the Official Public Records, Grayson County, Texas.
10. Show all Easements on all adjacent properties.
11. Verify Lamberth Road Right-of-Way.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 9.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCK NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Final Plat approval of The Gardens at O'Hanlon Ranch.

Background:

The property is located in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District.

A Specific Use Permit to allow patio homes in a C-O (Office) District was approved at the September 6, 2016, City Council Meeting for this property. The owner would like to plat the property into 19 lots for residential patio homes and 2 lots for commercial office development.

Adjacent Zoning:

R-A (Single Family Agricultural) District
R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-2 (General Commercial) District

Origination:

Lamberth Crossing Joint Venture (Owners)
Cross Engineering Consultants, Inc. (Civil Engineer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Plat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 6.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Replat Approval of Lots 2R and 3 of Sherman Industrial Development Addition, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition, and also being Lot 2R of the Replat of Lots 1 and 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park; Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC, Owners; and Underwood Drafting and Surveying, Surveyor (407 Progress Drive)

Issue:

To consider Replat Approval of Lots 2R and 3 of Sherman Industrial Development Addition, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition, and also being Lot 2R of the Replat of Lots 1 and 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park; located at 407 Progress Drive

Background:

The property is located at 407 Progress Drive, the northwest corner of Howe Drive and Progress Drive in the Blalock Industrial Park. The owners would like to replat the property into three lots for industrial development.

Origination:

Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC (Owners)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

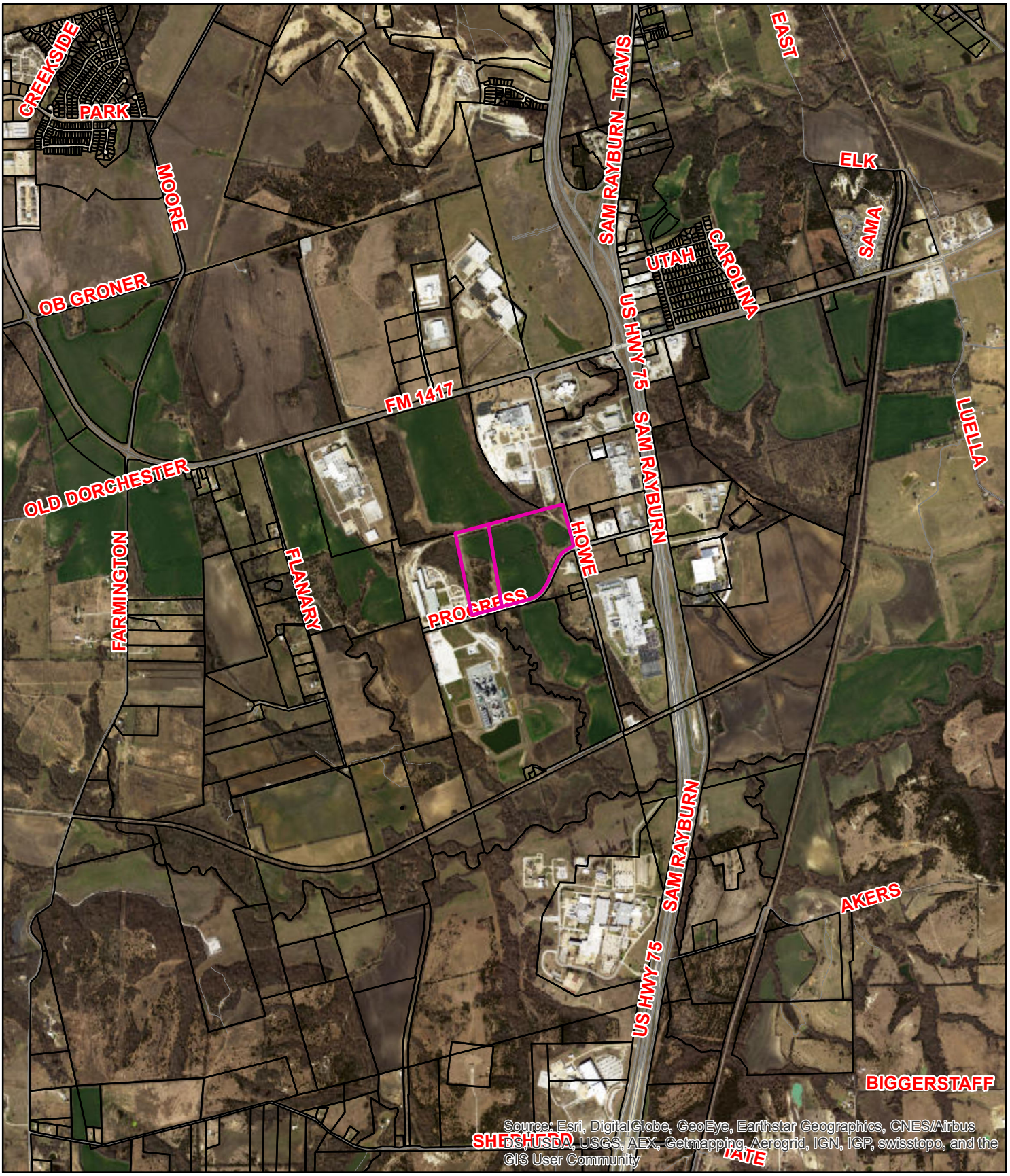
At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter
P&Z Communication



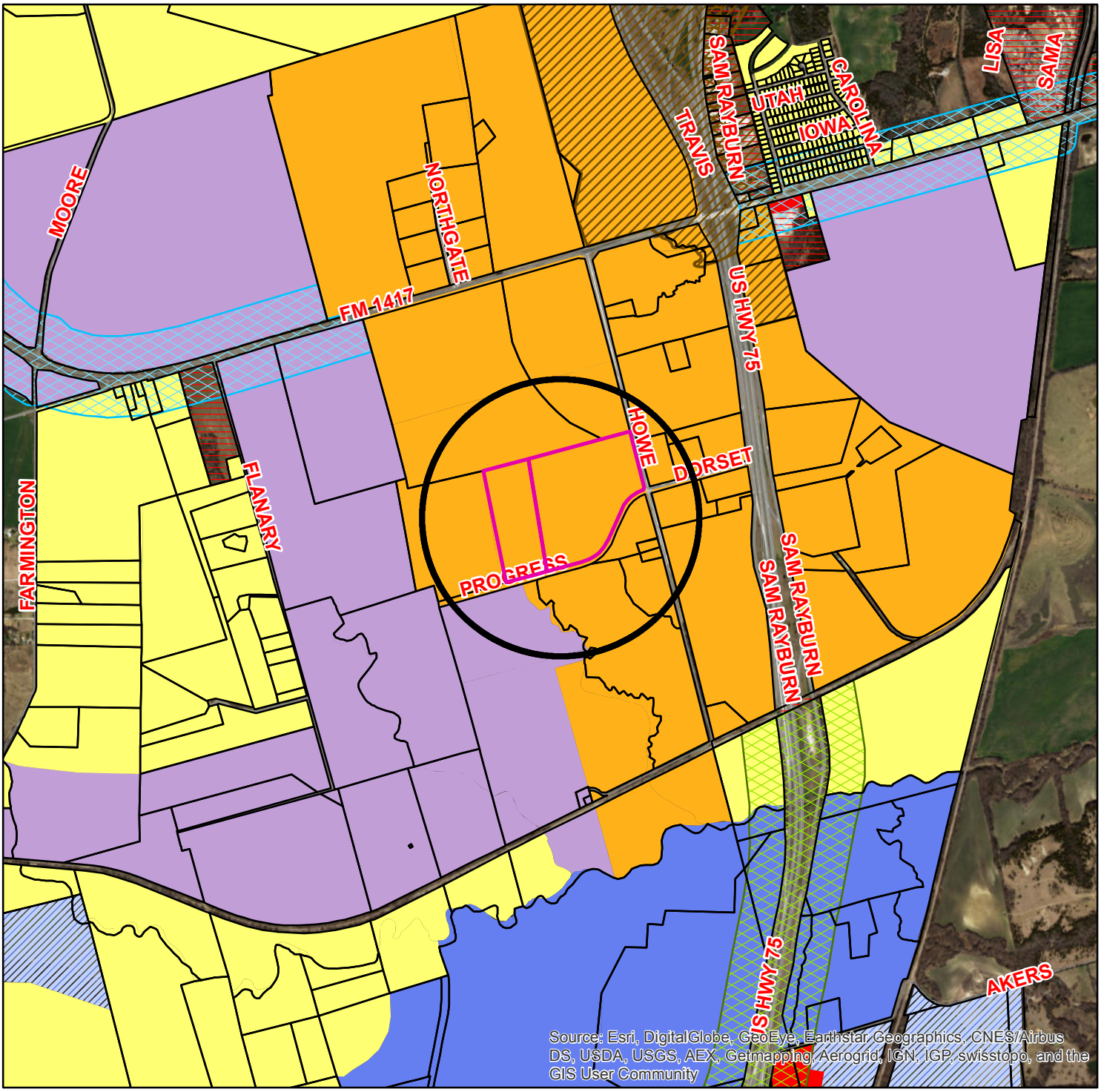
407 Progress Dr
Replat Lots 2R & 3
Sherman Industrial Development Addition

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,500 ft

City of Sherman, Texas
Developmental Services Department



407 Progress Dr
Replat Lots 2R & 3
Sherman Industrial Development Addition

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Martin Survey, Abstract No. 765, and being all of Lot Three of Sherman Industrial Development Addition to the City of Sherman, Texas, as shown by plat of record in Volume 11, Pages 67 and 68, & Lot 2R of the Replat of Lots One and Two of Sherman Industrial Development Addition to the City of Sherman, Texas as shown by plat o record in Volume 19, Page 66, both in the Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northeast corner of said Lot Three in the West right-of-way line of Howe Drive (a public road);

Thence South 13°22'27" East, along the East line of said Lot Three, a distance of 900.94 feet to a 1/2" steel rod set at the intersection of the West right-of-way line of Howe Drive and the North right-of-way line of Progress Drive (a public road) for the southeast corner of said Lot 3;

Thence southwesterly along the north line of said Progress Drive the following calls and distances:
With a non-tangent curve to the left having a radius of 490.00 feet, (chord bears South 50°11'18" West, a distance of 410.29 feet) an arc length of 423.33 feet to a 1/2" steel rod set;
South 25°26'17" West, a distance of 539.87 feet to a 1/2" steel rod set;
With a tangent curve to the right having a radius of 470.00 feet, (chord bears South 50°48'49" West, a distance of 402.83 feet) an arc length of 416.31 feet to a 1/2" steel rod set;
South 76°11'20" West a distance of 710.04 feet to a 1/2" steel rod set;
South 75°23'37" West a distance of 400.20 feet to a 1/2" steel rod set at the southwest corner of said Lot 2R;

Thence North 11°49'44" West, along the west line of said Lot 2R, a distance of 1665.78 feet to a 1/2" steel rod set for the northwest corner of said Lot 2R;

Thence North 75°51'36" East, along the north line of said Lot 2R and Lot Three, a distance of 2133.78 feet to the Point-of-Beginning and containing 73.024 acres of land.

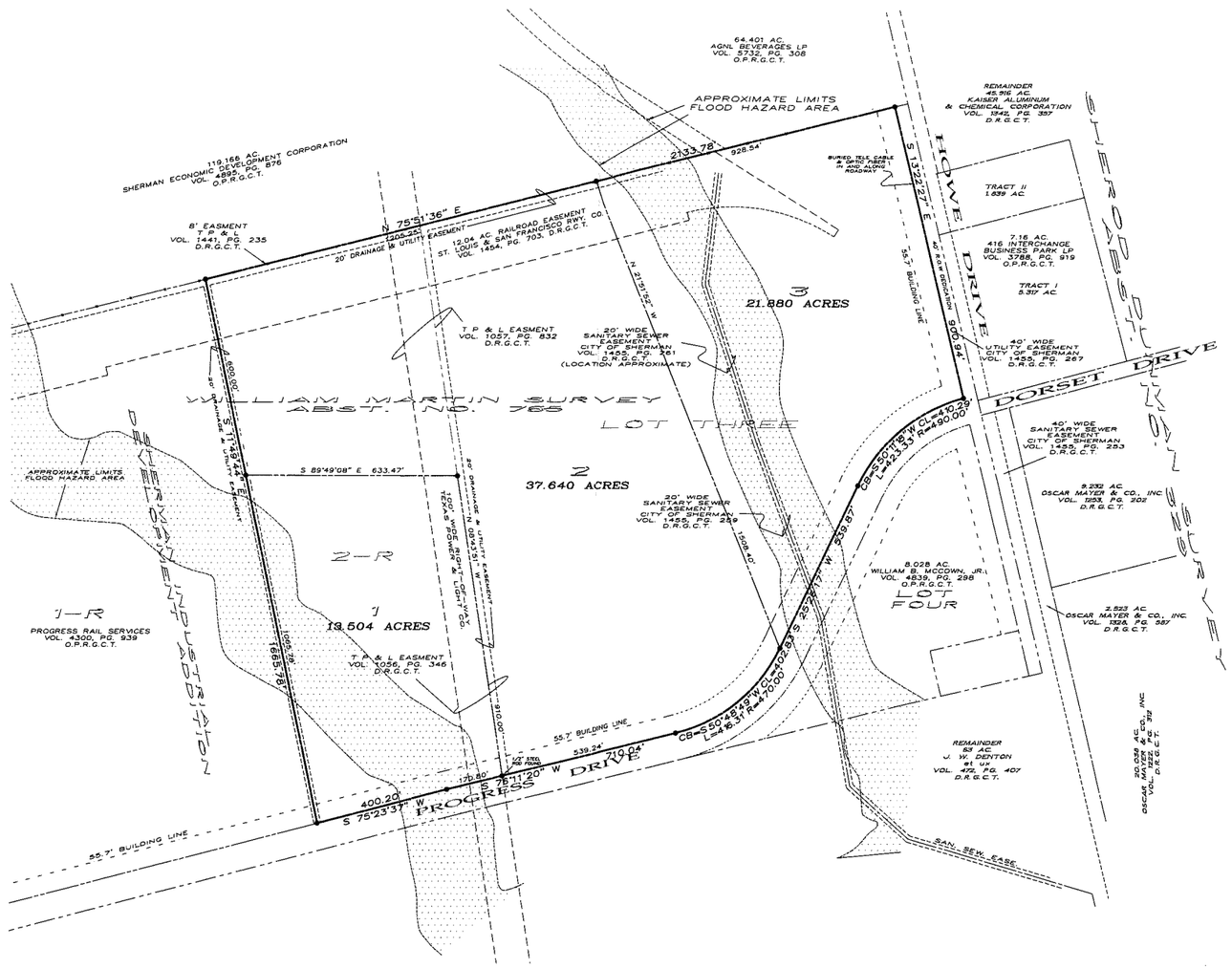
KNOWN ALL MEN BY THESE PRESENTS:

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

~ GENERAL NOTES ~

1. PROPOSED USE...COMMERCIAL
2. AS SHOWN, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF AN AREA DEFINED AS ZONE "A", DETERMINED TO BE IN A FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0210 E, REVISED DATE JULY 17, 1995.
3. SANITARY SEWER PROVIDED BY THE CITY OF SHERMAN.
4. WATER SUPPLIED BY THE CITY OF SHERMAN.
5. PROGRESS DRIVE IS AN 80 FOOT WIDE DEDICATED RIGHT-OF-WAY.



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

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas Date

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, Sherman Economic Development Corporation and J.P. Hart Lumber Co. LLC, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 2R & THREE OF SHERMAN INDUSTRIAL DEVELOPMENT 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 approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2016.

Greg Kirkpatrick
Sherman Economic Development Corporation

Greg Wright
J.P. Hart Lumber Co., LLC

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 Greg Kirkpatrick 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 _____, 2016.

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 Greg Wright 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 _____, 2016.

Notary Public in and for
the State of Texas

Commission Expires:

Approved this _____ day of _____, 2016, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of the REPLAT OF LOTS 2R & THREE OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2016, 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 _____, 2016.

Clerk, City of Sherman, Texas

OWNERS ~ DEVELOPERS

SHERMAN ECONOMIC
DEVELOPMENT CORP.
307 W. WASHINGTON ST.
SHERMAN, TEXAS 75090

J. P HART
LUMBER COMPANY, LLC
9810 BALL STREET
SAN ANTONIO, TEXAS 78217

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

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

REPLAT OF LOTS 2R & THREE of SHERMAN INDUSTRIAL DEVELOPMENT ADDITION

TO THE CITY OF
SHERMAN, TEXAS
73.024 ACRES
OUT OF THE
WILLIAM MARTIN SURVEY
ABST. NO. 765
GRAYSON COUNTY, TEXAS
10-21-16

JOB NO. 16100713

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

Sherman Economic Development Corporation
307 W. Washington St.
Sherman, TX 75090

J.P. Hart Lumber Company, LLC
9810 Ball Street
San Antonio, TX 78217

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 2R and 3 of Sherman Industrial Development Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show width of the right-of-way and pavement for all roadways on plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Remove Building Setback lines from plat.
7. Show Point of Beginning on drawing.
8. Correct calls along West side of subject property.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 10.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **407 PROGRESS DRIVE**

The request of Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 407 Progress Drive, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition and also being Lot 2R of the Replat of Lots 1 & 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat Approval of Lots 2R & 3 of Sherman Industrial Development Addition

Background:

The property is located at 407 Progress Drive, the northwest corner of Howe Drive and Progress Drive in the Blalock Industrial Park. Hart Lumber Company was granted site plan approval for a warehouse/office and two storage buildings at this location at the November 7, 2016, City Council Meeting. The (owners) Sherman Economic Development Corporation an J.P. Hart Lumber Company, LLC would like to replat the property into three lots for industrial development.

Adjacent Zoning:

Blalock Industrial Park
M-1 (Light Manufacturing) District

Origination:

Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required

Objections Received:

0

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 7.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, being a part of Lot 1, Block 2, J.H. Carraway's Subdivision, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision; John Mabary, Owner; and Preston Trail Land Surveying, LLC, Surveyor (701 East Lamberth Road)

Issue:

To consider Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, being a part of Lot 1, Block 2, J.H. Carraway's Subdivision, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision, located at 701 East Lamberth Road

Background:

The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. A zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District and conceptual site plan was approved at the October 18, 2016 Planning and Zoning Commission Meeting.The owner would like to replat the property into one lot for commercial development of an office building.

Origination:

John Mabary (Owner)
Preston Trail Land Surveying, LLC (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter
P&Z Communication

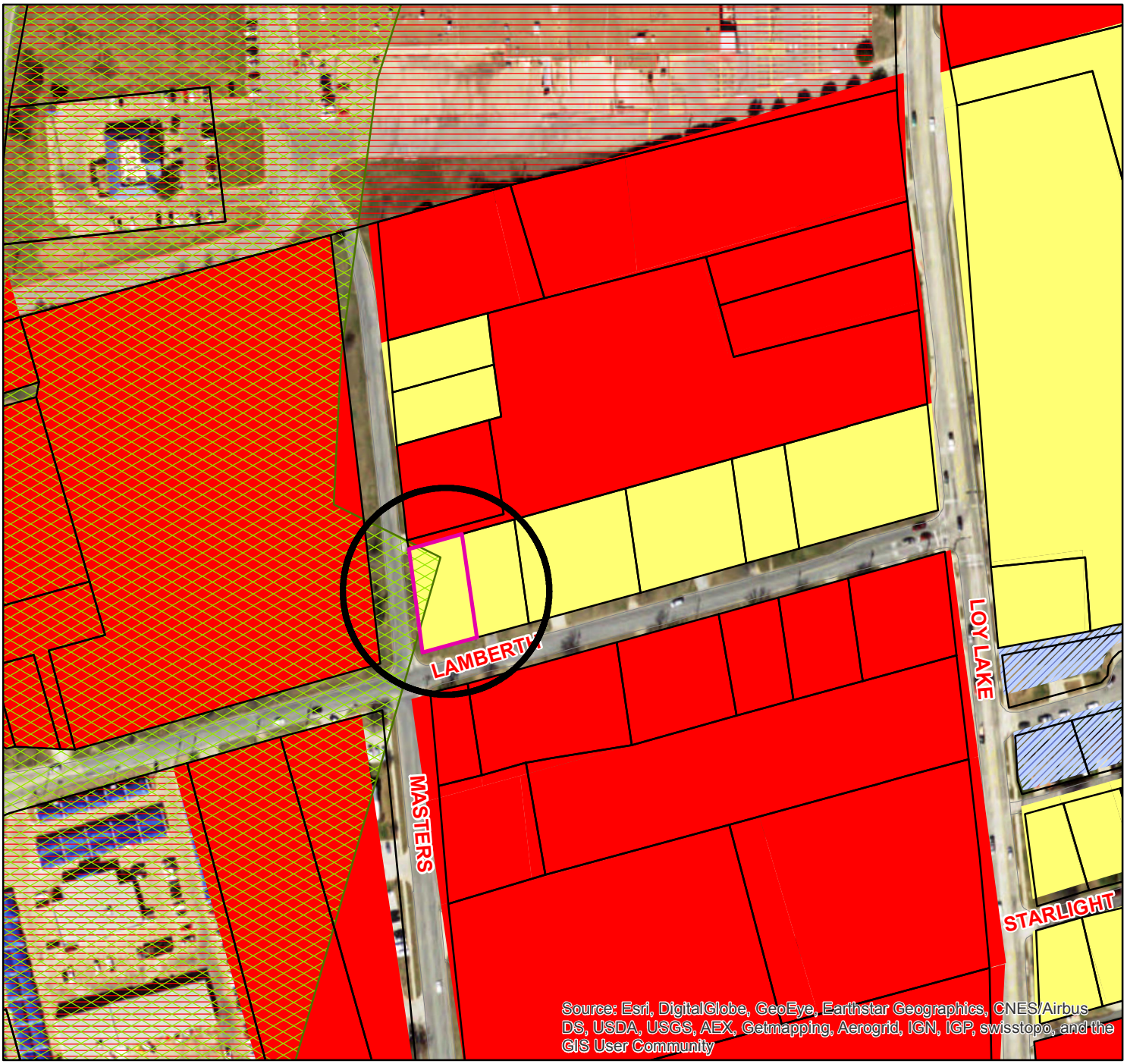
701 E. Lamberth
Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 701 E. Lamberth
Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

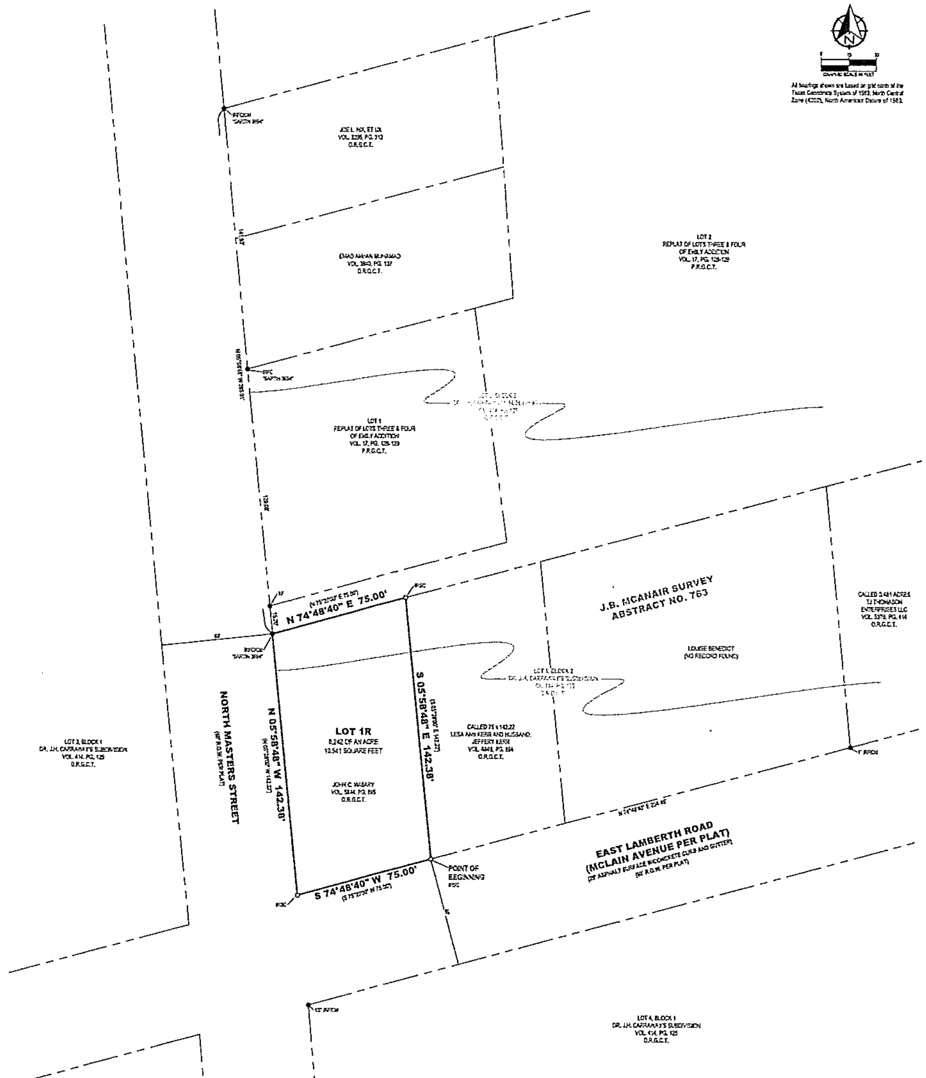
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
———	BOUNDARY LINE
- - - -	ADJOINER LINE

REPLAT
J.H. CARRAWAY'S SUBDIVISION
BLOCK 2, LOT 1R
Being a part of Lot 1, Block 2
J.H. Carraway's Subdivision
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING		83433 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontraillandsurveying.com 903-213-0033	
TBPLS Firm No. 1016475	Drawn by JEG Checked by CRN	Scale 1"=20' Date 10/25/2016	Project No. 16-0231 Sheet No. 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS JOHN C. MABARY is the rightful owner of all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, and being a called 10,529 square foot tract of land described in the deed to Joan T. Reed Grandchildren's Trust (50% Interest), recorded in Volume 2331, Page 792, Official Records of Grayson County, Texas, same being a portion of Lot 1, Block 2, of Dr. J.H. Carraway's Subdivision, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 414, Page 125, Deed Records of Grayson County, Texas, and being more particularly described as follows:

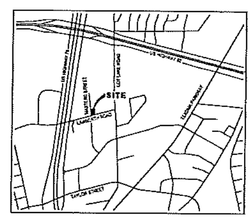
BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING, RPLS 6585" set (hereinafter referred to as Capped Iron Rod set) for the southeast corner of said 10,529 square foot tract, common to the southwest corner of a called 75-foot by 142.22 feet tract of land described in the deed to Lesa Ann Kerr and husband, Jeffery Kerr, recorded in Volume 4849, Page 894, said Official Records, and on the southerly line of said Lot 1, and on the northerly right-of-way line of East Lamberth Road (McClain Avenue per said plat), and from which a 1-inch iron rod found for the southwest corner of a called 0.481 acre tract of land described in the deed to TJ Thomason Enterprises LLC, recorded in Volume 5378, Page 414, said Official Records, bears North 74°48'47" East, a distance of 234.46 feet;

THENCE South 74°48'47" West, with the southerly line of said 10,529 square foot tract, and with the the southerly line of said Lot 1, and with the northerly right-of-way line of said East Lamberth Road, a distance of 75.00 feet to a Capped Iron Rod set for the southwest corner of said 10,529 square foot tract, common to the southwest corner of said Lot 1, and the intersection of the northerly right-of-way line of said East Lamberth Road and the easterly right-of-way line of North Masters Street;

THENCE North 05°58'48" West, with the westerly line of said 10,529 square foot tract, and with the westerly line of said Lot 1, and with the easterly line of said North Masters Street, a distance of 142.38 feet to a 1-2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said 10,529 square foot tract, common to the southwest corner of Lot 2, Replat of Lots Three and Four of Emily Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 17, Pages 128 and 129, Plat Records of Grayson County, Texas, and common to the northwest corner of said Lot 1, and from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of a tract of land described in the deed to Joe L. Hix, et ux, recorded in Volume 3295, Page 312, said Official Records, bears North 05°58'48" West, a distance of 255.91 feet;

THENCE North 74°48'47" East, with the northerly line of said 10,529 square foot tract, and with the southerly line of said Lot 2, and with the northerly line of said Lot 1, a distance of 75.00 feet to a Capped Iron Rod set for the northeast corner of said 10,529 square foot tract, common to the northwest corner of aforesaid Kerr tract;

THENCE South 05°58'48" East, with the easterly line of said 10,529 square foot tract, and with the westerly line of said Kerr tract, a distance of 142.38 feet to the POINT OF BEGINNING and enclosing 0.242 of an acre (10,541 square feet) of land, more or less, and being the same tract of land described in the deed to John C. Mabary recorded in Volume 5844, Page 895, said Official Records.



VICINITY MAP
(NOT TO SCALE)

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 F of said map. This flood statement does not imply that the property and/or 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.

OWNER:
John C. Mabary
115 West Lamberth Road
Sherman, Tx 75092
Ph: 903-892-5679

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83433 N State Highway 289
Suite No. 5
Pottsboro, Tx 75076
Ph: 903-213-0033

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That John C. Mabary, does hereby adopt this plat designating the hereinbefore described property as J.H. CARRAWAY'S SUBDIVISION, BLOCK 2, LOT 1R, an Addition to the City of Sherman, Grayson County, Texas, and does 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.

By: ____________________
John C. Mabary

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 John C. Mabary, 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

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

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 J.H. CARRAWAY'S SUBDIVISION, BLOCK 2, LOT 1R 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

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

REPLAT
J.H. CARRAWAY'S SUBDIVISION
BLOCK 2, LOT 1R
Being a part of Lot 1, Block 2
J.H. Carraway's Subdivision
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING		83433 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontraillandsurveying.com 903-213-0033	
TBPLS Firm No. 1016475	Drawn by JEG Checked by CRN	Scale 1"=20' Date 10/25/2016	Project No. 16-0231 Sheet No. 2 of 2

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

John C. Mabary
115 W. Lamberth Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of J.H. Carraway's Subdivision Block 2, Lot 1R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for all streets shall be shown on plat.
5. Pro-Rata will be due at the time of development.
6. Detention in accordance with City criteria will be required as site develops.
7. Require 9' of Right of Way along Lamberth Road.
8. Access Easement required for rear access.
9. Remove Direction from Street Names.
10. Add 10' by 10' corner clip on Lot 1R.
11. Driveway off of Lamberth Road not permitted.
12. Final site plans shall be provided and approved by the City Engineering Department.
13. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 11.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 701 E. LAMBERTH ROAD**

The request of John Mabary (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property at 701 East Lamberth Road, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763 also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision, as follows;

Planning and Zoning Commission

Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, Being a part of Lot 1, Block 2, J.H. Carraway's Subdivision.

Background:

The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. A zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District and conceptual site plan was approved at the October 18, 2016 Planning and Zoning Commission Meeting.The owners would like to replat the property into one lot for commercial development of an office building.

Adjacent Zoning:

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

Origination:

John Mabary (Owner)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 8.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Final Plat Approval of the Methodist Church Addition, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763; First United Methodist Church of Sherman, Owners; and Underwood Drafting and Surveying, Surveyor (401 North Elm Street, 215 West Mulberry Street, and 400 North Crockett Street)

Issue:

To consider Final Plat Approval of the Methodist Church Addition, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763, located at 401 North Elm Street, 215 West Mulberry Street, and 400 North Crockett Street

Background:

The property is located at 401 North Elm Street, 215 West Mulberry Street, and 400 North Crockett Street, bound by Washington Street, Crockett Street, Mulberry Street and Elm Street, and the parking lot across Mulberry Street; First United Methodist Church is the tenant. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District. The owner would like to replat the property into two lots.

Origination:

First United Methodist Church of Sherman (Owners)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

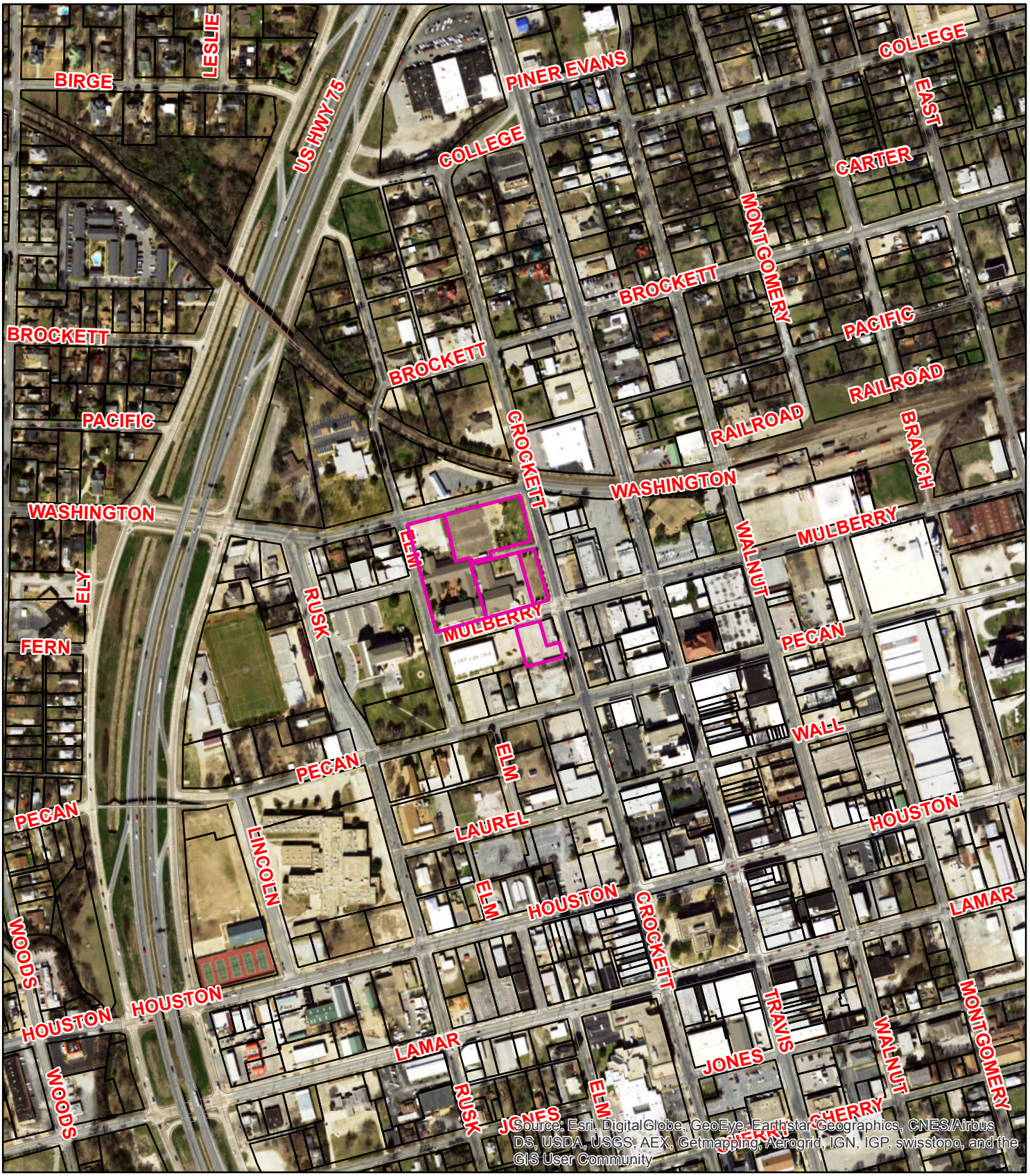
At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter
P&Z Communication



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

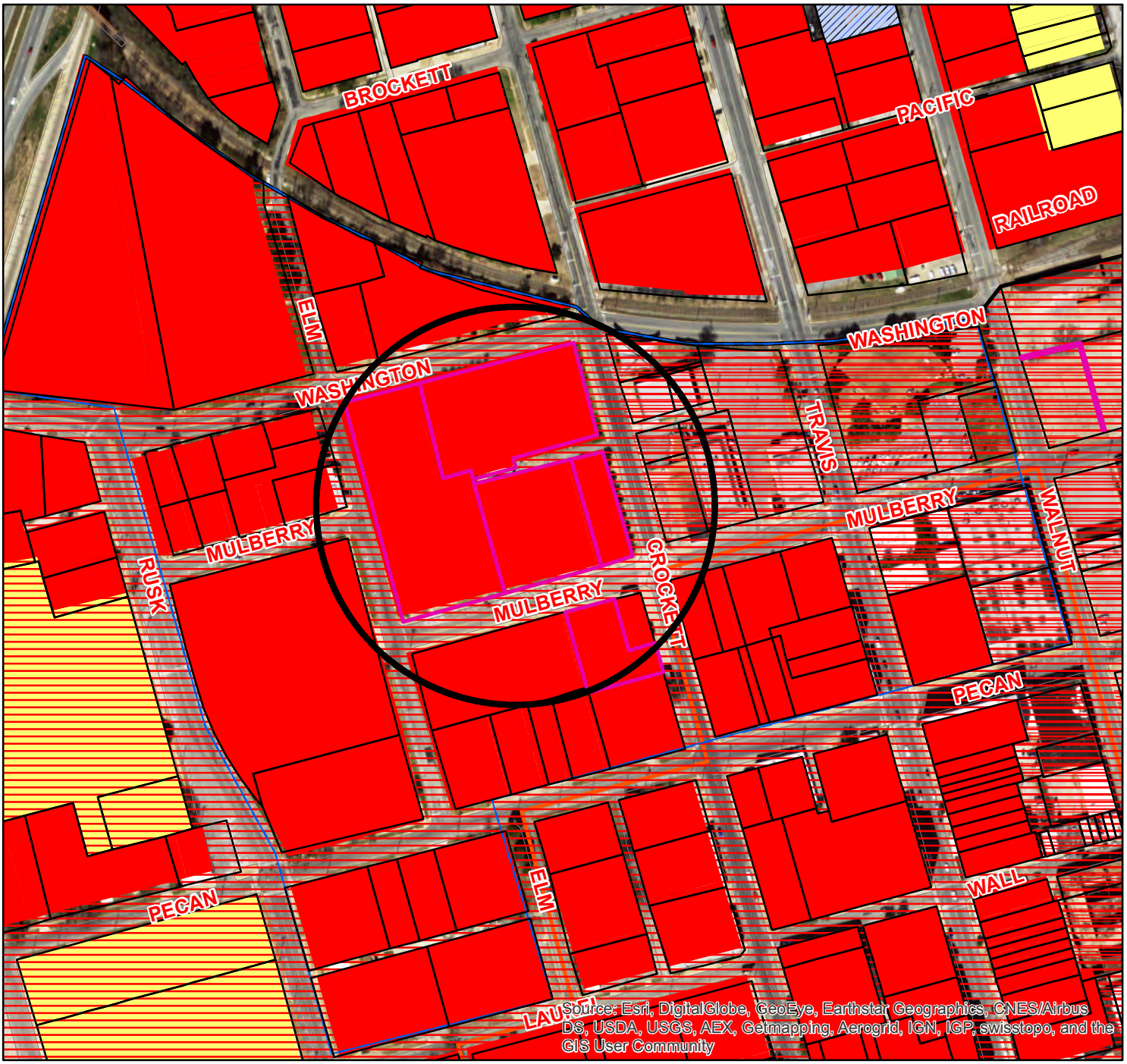
401 N. Elm, 215 W. Mulberry & 400 N. Crockett
Final Plat - Methodist Church Addition

Sherman
CLASSIC TOWN. BROAD HORIZON. **Legend**

NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 401 N. Elm, 215 W. Mulberry & 400 N. Crockett
Final Plat - Methodist Church Addition

Legend

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

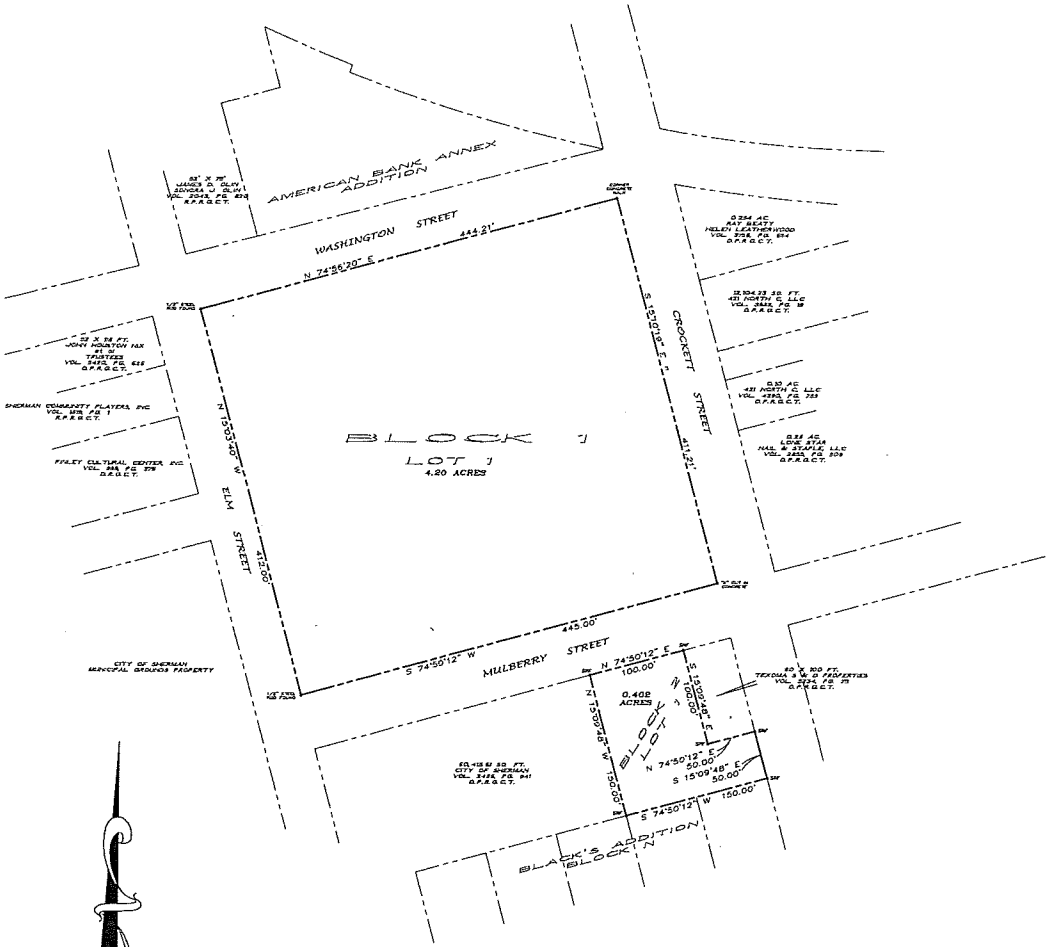
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 267 ft

City of Sherman, Texas
Developmental Services Department



FINAL PLAT

METHODIST CHURCH ADDITION

TO THE CITY OF
SHERMAN, TEXAS
4.602 ACRES
OUT OF THE
J. B. McANAIR SURVEY
ABST. NO. 763
GRAYSON COUNTY, TEXAS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION

BLOCK 1

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being all of the same tract of land conveyed by First United Methodist Church Of Sherman, Texas to First United Methodist Church Of Sherman, Texas, Inc. by deed dated October 3, 1995, recorded in Volume 2503, Page 830, Official Public Records, Grayson County, Texas, and also being all of the same tract of land described as 1.333 acres conveyed by American Bank of Texas to said First United Methodist Church by deed dated March 24, 1999, recorded in Volume 2779, Page 28, Official Public Records, and also being all of the same tract of land described as 13,507 square feet conveyed by said American Bank of Texas to said First United Methodist Church Of Sherman, Texas, Inc. by deed dated December 30, 1997, recorded in Volume 2603, Page 665, said Official Public Records, and also being all of the same tract of land described as 3,589 square feet conveyed by said American Bank of Texas to said First United Methodist Church Of Sherman, Texas, Inc. by deed dated April 26, 1996, recorded in Volume 2461, Page 859, said Official Public Records, and also being all of the same tract of land described as 0.753 acres and referred to as Tract 1 as conveyed by Epic Properties, Inc. to said First United Methodist Church Of Sherman, Texas, Inc. by deed dated June 5, 1995, recorded in Volume 2401, Page 164, said Official Public Records, and also being an irregular shaped strip of land referred to and used as an alley running Westerly from Crockett Street between and abutting properties of the said First United Methodist Church of Sherman, Texas, Inc., and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Southwest corner of the said First United Methodist Church tract described in said Volume 2503, Page 830 at the intersection of the North line of Mulberry Street with the East line of Elm Street;

Thence North 15°03'40" West with said East line of Elm Street a distance of 412.00 feet to a 1/2" steel rod found maintaining the Northwest corner of the tract in Volume 2503, Page 830 at the intersection of said East line of Elm Street with the South line of Washington Street;

Thence North 74°36'20" East with said South line of Washington Street, passing the Northeast corner of said tract in Volume 2503, Page 830 and the Northwest corner of the said 1.333 acre tract and continuing for a total distance of 444.21 feet to the Northeast corner of the said 1.333 acre tract at the corner of a concrete walk at the intersection of said South line of Washington Street with the West line of said Crockett Street;

Thence South 15°01'19" East with said West line Crockett Street, at a distance of 193.50 feet passing the Southeast corner of the said 1.333 acre tract and the Northeast corner of said alley and continuing, at a distance of 209.60 feet passing the Southeast corner of said alley and the Northeast corner of the said 13,507 square feet tract and continuing for a total distance of 411.21 feet to an "x" cut in concrete marking the Southeast corner of the said 13,507 acre tract at the intersection of said West line of Crockett Street with the said North line of Mulberry Street;

Thence South 74°50'12" West with said North line of Mulberry Street and South lines of the said 13,507 square feet tract, the 0.753 acre tract, and said tract in Volume 2503, Page 830 for a total distance of 445.00 feet to the Point-of-Beginning and containing 4.20 acres of land more or less.....

BLOCK 2

Situated in the City of Sherman, Grayson County, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same tract of land described as 0.402 acres and referred to as Tract 2 as conveyed by Epic Properties, Inc. to First United Methodist Church of Sherman, Texas by deed dated June 5, 1995, recorded in Volume 2401, Page 164, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northwest corner of said Tract 2 in the South line of Mulberry Street, said rod also maintaining the Northeast corner of the same tract of land described as 60,418.61 square feet conveyed by Downtown Sherman Preservation & Revitalization, Inc. to the City of Sherman, Texas by deed dated July 26, 1996, recorded in Volume 2486, Page 941, Official Public Records, Grayson County, Texas;

Thence North 74°50'12" East with said South line of Mulberry Street a distance of a distance of 100.00 feet to a 1/2" steel rod found maintaining the most Northerly Northeast corner of said Tract 2 at the Northwest corner of a brick building, also being the Northwest corner of the same tract of land described as 50 x 100 feet conveyed by Bobby D. Cathey to Texoma S & D Properties, Inc. by deed dated January 7, 2013, recorded in Volume 5234, Page 710, said Official Public Records;

Thence South 15°09'48" East a distance of 100.00 feet to a 1/2" steel rod found maintaining an inside "L" corner to said Tract 2 and the Southwest corner of the said 50 x 100 feet tract at the Southwest corner of said brick building;

Thence North 74°50'12" East along the South side of said building, leaving said building and continuing for a total distance of 50.00 feet to the most Easterly Northeast corner of said Tract 2 in the West line of Crockett Street;

Thence South 15°09'48" East with said West line of Crockett Street a distance of 50.00 feet to a 1/2" steel rod found maintaining the Southeast corner of said Tract 2 and the Northeast corner of Block "N" of Black's Addition to said City of Sherman as shown by plat of record in Volume 53, Page 74, Deed Records, Grayson County, Texas;

Thence South 74°50'12" West with a distance of 150.00 feet to a 1/2" steel rod found maintaining the Southwest corner of said Tract 2 and the Southeast corner of the said City of Sherman tract;

Thence North 15°09'48" West a distance of 150.00 feet to the Point-of-Beginning and containing 0.402 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, James R. Maret, 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.

_____
James R. Maret *Date*
Registered Professional
Land Surveyor, No. 5433

~ GENERAL NOTES ~

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0290F, REVISED DATE SEPTEMBER 29, 2010.
2. SANITARY SEWER TO BE PROVIDED BY THE CITY OF SHERMAN.
3. WATER TO BE SUPPLIED BY THE CITY OF SHERMAN.
4. BEARINGS ARE BASED ON CITY OF SHERMAN CONTROL MONUMENTS ESTABLISHED BY GPS OBSERVATION, GRID NORTH, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, FIRST UNITED METHODIST CHURCH OF SHERMAN, TEXAS, INC., do hereby adopt this plat designating the hereinabove property as the METHODIST CHURCH 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 approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of_____, 2016.

_____
Authorized

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_____, 2016.

_____
Notary Public in and for the State of Texas

_____
Commission Expires:

Approved this_____day of_____, 2016, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City of Sherman

_____
Mayor, City of Sherman, Texas *Date*

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat METHODIST CHURCH ADDITION to the City of Sherman, Texas, was submitted to the City Council on the _____day of _____, 2016, 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_____, 2016.

_____
Clerk, City of Sherman, Texas

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

JOB NO. 15120835

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

First United Methodist Church of Sherman
401 N. Elm Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Methodist Church Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show Point of Beginning on plat.
5. Relocating of utilities required in order to abandon alley.
6. Abandonment of alley required by separate instrument and by City Ordinance.
7. The width of the right-of-way and pavement for all streets shall be shown on plat.
8. Show Owner on Plat.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 12.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 401 N. ELM STREET, 215 W. MULBERRY STREET & 400 N. CROCKETT STREET**

The request of First United Methodist Church of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 401 North Elm Street, 215 West Mulberry Street and 400 North Crockett Street, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat Approval of the Methodist Church Addition

Background:

The property is located at 401 North Elm Street, 215 West Mulberry Street and 400 North Crockett Street, bound by Washington Street, Crockett Street, Mulberry Street and Elm Street and the parking lot across Mulberry Street; First United Methodist Church is the tenant. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District.The owner would like to replat the property into two lots.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

First United Methodist Church of Sherman (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 9.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Final Plat Approval of Parkhaven Estates, Phase 1, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625; Kritt Concrete, LLC, Owners; Cross Engineering Consultants, Inc., Civil Engineer; and Underwood Drafting and Surveying, Surveyor (600-800 Blocks of Baker Park Drive)

Issue:

To consider Final Plat Approval of Parkhaven Estates, Phase 1, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625, located in the 600-800 blocks of Baker Park Drive

Background:

The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street and is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into 23 lots for residential development.

Origination:

Kritt Concrete, LLC (Owners)
Cross Engineering Consultants, Inc. (Civil Engineer)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter
P&Z Communication

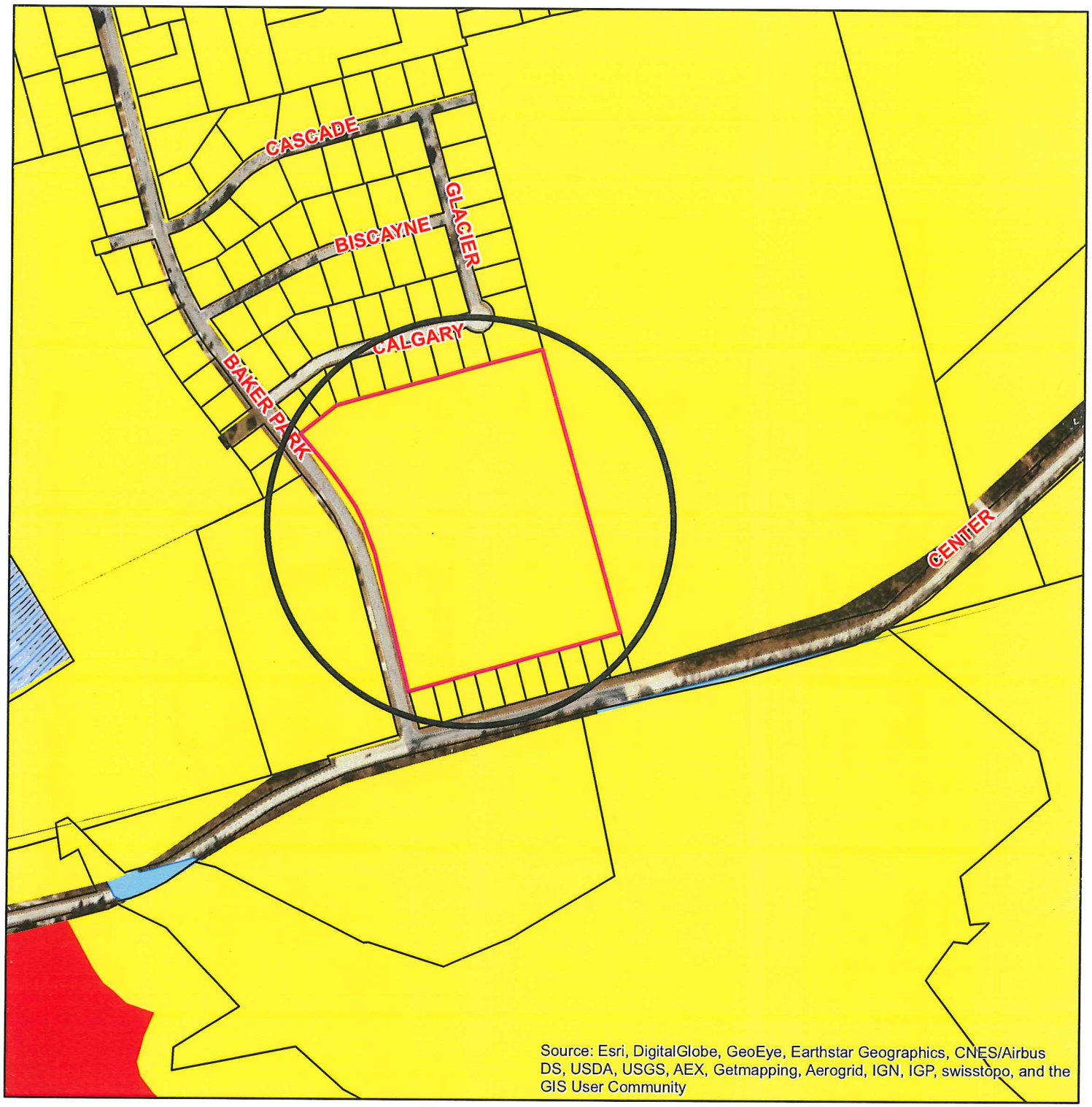
Sherman
CLASSIC TOWN. BROAD HORIZON.

600-800 Blocks Baker Park Dr.

NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 600-800 Blocks Baker Park Drive
Parkhaven Estates, Phase 1

Legend

Transportation Corridors Overlay

HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

1 in = 446 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

JOB NO. 16060

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of he Elizabeth Jones Survey, Abstract No. 625, and being a part of the same ract of land described as 23.921 acres and referred to as Tract No. 3 as onveyed by Park Development, Inc. to Park Development, Ltd. by deed dated ctober 1, 1996, recorded in Volume 2497, Page 878, Official Public Records, rayson County, Texas, and being more particularly described by metes and ounds as follows:

Beginning at a 1/2" steel rod found in the East right-of-way line of Baker ark Drive said rod maintaining Southwest corner of Block Two of Parkhaven ddition Section Five to said City of Sherman as shown by plat of record in olume 10, Page 55, said Plat Records, being the 6.403 acre tract of land so previously severed from said Tract No. 3;

ence North 51°33'41" East with the South line of both said Parkhaven ddition Section Five and Block Two a distance of 153.44 feet to a 1/2" steel d found maintaining an angle point;

Thence North 74°55'38" East a distance of 686.22 feet to a 1/2" steel rod und maintaining the Southeast corner of both said Parkhaven Addition ection Five and Block Two in the East line of said Tract No. 3;

Thence South 15°30'49" East with said East line of Tract No. 3 a distance 270.12 feet to a 1/2" steel rod set;

Thence over and across said Tract No. 3 the following calls and distances:
South 74°56'13" West a distance of 120.00 feet to a 1/2" steel rod t;
South 15°30'49" East a distance of 40.00 feet to a 1/2" steel rod set;
South 74°56'13" West a distance of 571.81 feet to a 1/2" steel rod set;
South 51°31'40" West a distance of 37.43 feet to a 1/2" steel rod set the east line of said Baker Park Drive;

Thence northwesterly along the east line of said Baker Park Drive with a n-tangent curve to the left having a radius of 975.41 feet, (chord bears rth 34°19'30" West, a distance of 140.14 feet) an arc length of 140.26 feet a 1/2" steel rod found;

Thence North 38°28'20" West continuing along the east line of said Baker rk Drive, a distance of 143.52 feet to the Point-of-Beginning and containing 92 acres of land.

OWN ALL MEN BY THESE PRESENTS:

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

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

Date

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____day of _____,2016.

KRITT CONCRETE, LLC

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_____, 2016.

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

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, PARKHAVEN ESTATES, PHASE I, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2016, 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 _____,2016.

Clerk, City of Sherman, Texas

Approved this _____ day of _____,2016, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

~ GENERAL NOTES ~

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

SURVEYOR
UGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
04 INTERURBAN ROAD
ENISON, TEXAS 75021

ENGINEER
INEERING CONSULTANTS, INC.
131 S. TENESSEE
KINNEY, TEXAS 75069

OWNERS/DEVELOPER
RITT CONCRETE, LLC
6 JORDAN CREEK RD.
NSVILLE, TEXAS 76233

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

FINAL PLAT
PARKHAVEN ESTATES PHASE I
BEING 5.392 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
10-28-16

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

Kritt Concrete, LLC
1116 Jordan Creek Road
Collinsville, TX 76233

Cross Engineering Consultants, Inc.
131 S. Tennessee
McKinney, TX 75069

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Parkhaven Estates Phase I has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show Point of Beginning on plat.
5. The width of the right-of-way and pavement for all streets shall be shown on plat.
6. All lot dimensions shall be shown on plat.
7. Require Drainage Easement between lots 23 & 24 of Block 2.
8. Minimum requirements for Lot Width shall be 60' and shall be marked on the lot.
9. Minimum requirements for Lot area shall be 6,000 sq. ft.
10. Calls on drawing and in legal description must match.
11. Show all easements on plat.
12. Show street names of all surrounding streets.
13. Plat needs to establish Lots and Blocks based on phase.
14. Lots in each Block shall begin with the number "1."
15. Water and sewer shall be extended to serve the development.
16. Detention in accordance with City criteria will be required as the site develops.
17. There is already a street named Sherbrooke Lane – it does not extend to this location.
18. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 15.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 600-800 BLOCKS BAKER PARK DRIVE**

The request of Kritt Concrete, LLC (Owners), Cross Engineering Consultants, Inc. (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat Approval of Parkhaven Estates, Phase 1

Background:

The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street and is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 23 lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Kritt Concrete, LLC (Owners)
Cross Engineering Consultants, Inc. (Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
Not required.

Objections Received:
0

Attachments

Location Map
Zoning Map
Plat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 10.**

Meeting Date: 12/19/2016

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

**** OTHER BUSINESS***

Final Plat Approval of Ellison Addition, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763; Cool Water Development, LLP and Daryl Ellison, Owners; and Underwood Drafting and Surveying, Surveyor (230 and 300 East Sycamore Street)

Issue:

To consider Final Plat Approval of Ellison Addition, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763, located at 230 and 300 East Sycamore Street

Background:

The property is located at 230 and 300 East Sycamore Street, the southwest corner of Sycamore Street and North Branch Street. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District. The owners would like to plat the property into two lots for commercial and industrial development.

Origination:

Cool Water Development LLP and Daryl Ellison (Owners)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the November 22, 2016 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter
P&Z Communication

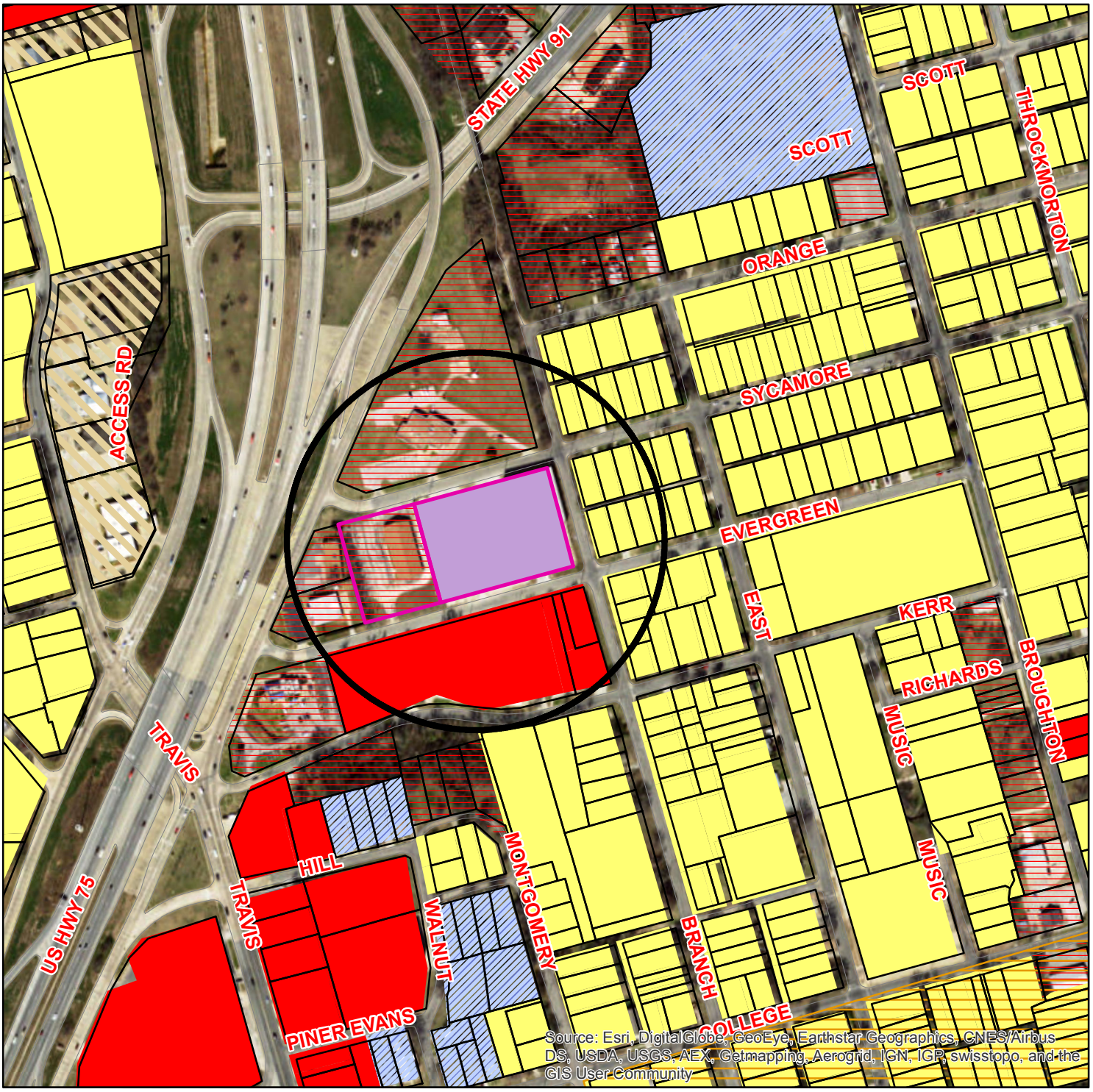
230 & 300 E. Sycamore Street
Final Plat - Ellison Addition

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 892 ft

City of Sherman, Texas
Developmental Services Department



230 & 300 E. Sycamore Street
Final Plat - Ellison Addition

Legend

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 357 ft

City of Sherman, Texas
Developmental Services Department

JOB NO. 16090680

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being all of the same tract of land described as 2.09 acres conveyed by Kenneth Jack Carroll and Nola Mae Carroll, Co-Trustees to Daryl Ellison, Josh Ellison, and Derek Ellison by deed dated November 1, 2013, recorded in Volume 5393, Page 135, Official Public Records, Grayson County, Texas, and being the 1.196 acre tract of land conveyed to James L. Mathis, II by deed of record in Volume 5449, Page 16, of said Official Public Records and being more particularly described by metes and bounds as follows:

Beginning at a 1" pipe found in the north line of Evergreen Street, said pipe maintaining the southeast corner of a 0.55 acre Tract Two of lands conveyed to Lester W. Vance by deed of record in Volume 3155, page 22 of said Official Public Records, said pipe also maintaining the southwest corner of said 1.196 acre tract;

Thence North 15°14'18" West, along the east line of said 0.55 acre tract passing the southeast corner of a 0.40 acre tract of land conveyed to JUST BLW3, LLC by deed of record in Volume 4706, Page 448 of said Official Public Records and continuing along the east line of said 0.40 acre tract for a total distance of 260.39 feet to point in the south line of Sycamore Street from which a found axle bears North 83° West, a distance of 1.3' feet;

Thence North 74°34'04" East, along the south line of said Sycamore Street, a distance of 550.10 feet to a chiseled hole in concrete found at the intersection of the south line of said Sycamore Street and the west line of Branch Street said chiseled hole maintaining the northeast corner of said 2.09 acre tract;

Thence South 15°20'54" East, along the west line of said Branch Street, a distance of 260.23 feet to the corner of concrete found at the intersection of the west line of said Branch Street and the north line of said Evergreen Street, said corner of concrete maintaining the southeast corner of said 2.09 acre tract;

Thence South 74°33'04" West, along the north line of said Evergreen Street, a distance of 550.61 feet to the Point-of-Beginning and containing 3.289 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

Douglas W. Underwood — Date
Registered Professional Land Surveyor, No. 4709
Firm No. 10006300

Approved this _____ day of _____ 2016, by the City Planning Commission to 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 ELLISON ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2016, and the City Council by formal action then and there made 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 _____, 2016.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2016.

DARYL ELLISON

JOSH ELLISON

DEREK ELLISON

JAMES L. MATHIS, II

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 DARYL ELLISON 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_____ 2016.

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 JOSH ELLISON 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_____ 2016.

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 DEREK ELLISON 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_____ 2016.

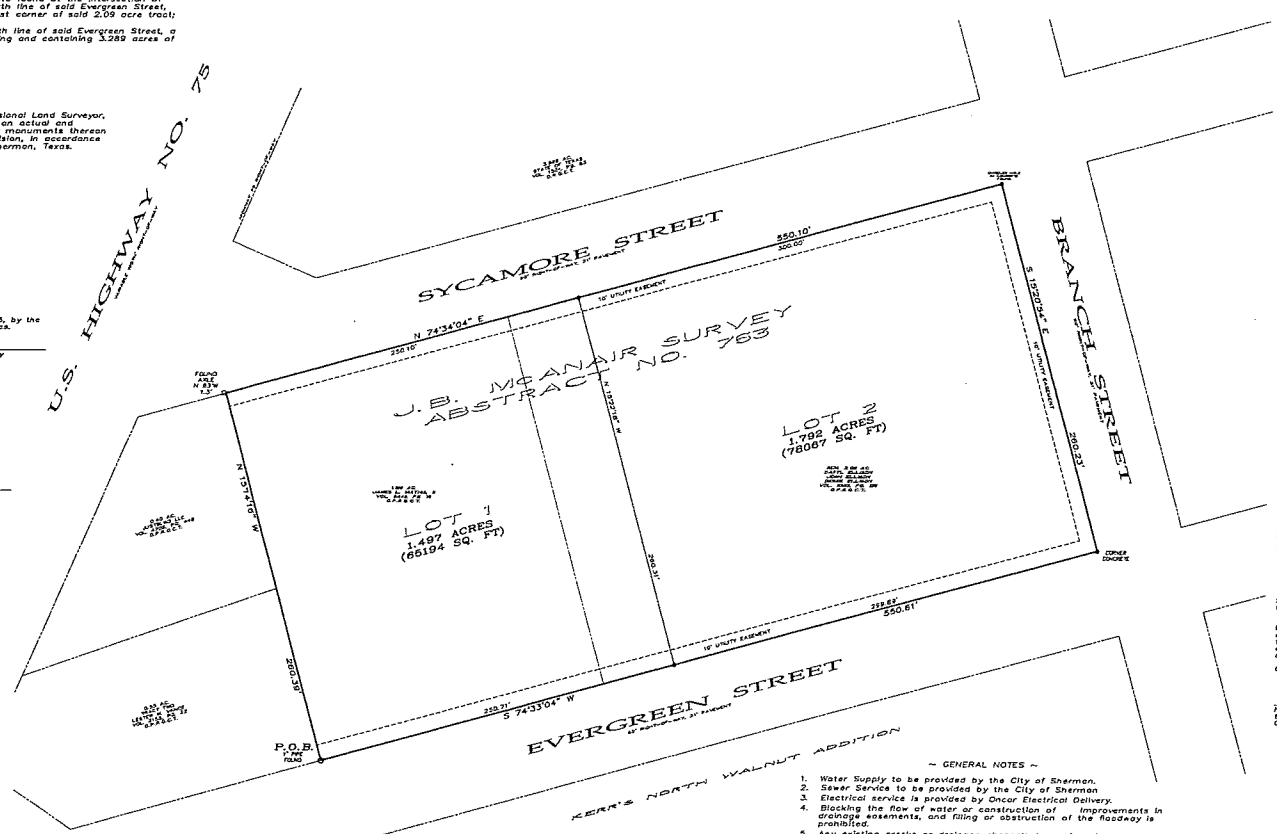
Notary Public in and for
the State of Texas
Commission Expires: _____

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 JAMES L. MATHIS, II 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_____ 2016.

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



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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

~ GENERAL NOTES ~

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

FINAL PLAT
OF
ELLISON ADDITION
TO THE CITY OF
SHERMAN, TEXAS
3.289 ACRES
OUT OF THE
J. B. McANAIR SURVEY
ABST. NO. 763
GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
DARYL ELLISON
JOSH ELLISON
DEREK ELLISON
JAMES L. MATHIS, II
COOLWATER DEVELOPMENT
244 E. EVERGREEN ST.
SHERMAN, TEXAS 75090

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

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

SHERMAN

STAFF REVIEW LETTER

November 10, 2016

Coolwater Development
244 E. Evergreen Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Ellison Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show adjacent Floodplain on plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 14.**

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **230 & 300 E. SYCAMORE STREET**

The request of Cool Water Development LLP and Daryl Ellison (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 230 and 300 East Sycamore Street, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat Approval of Ellison Addition

Background:

The property is located at 230 & 300 East Sycamore Street, the southwest corner of Sycamore Street and North Branch Street. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District. The owners would like to plat the property into two lots for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Cool Water Development LLP and Daryl Ellison (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

and

Industrial – This character type typically has very large lot sizes with large buildings that are used for industrial purposes. A lot may have any number of buildings or storage facilities. Parking lots are necessary for employees and rail access may be necessary to ship/receive materials.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Plat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. F. 11.**

Meeting Date: 12/19/2016

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider Cancelation of the January 3, 2017 Called City Council Meeting

Issue:

To consider cancelation of the January 3rd called City Council meeting

Background:

The City Council's first meeting in January was called for the Tuesday following the New Year's Day holiday. This meeting is not needed because there are no items needing immediate Council action.

Origination:

City Manager

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the City Council cancel the January 3rd called City Council meeting.

Alternatives:

No alternatives are recommended.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **Agenda Item No. I. 1.**

Meeting Date: 12/19/2016

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Keep Sherman Beautiful Commission (3)

Issue:

The terms of Joshua Shelton, Zac Grantham, and Amanda Phillips on the Keep Sherman Beautiful Commission expire on January 1, 2017. All are eligible to be reappointed. Mr. Grantham and Ms. Phillips do wish to be reappointed; however Mr. Shelton has not been attending meetings and did not return his letter about reappointment. There are no other applications on file for this board.

Background:

The Keep Sherman Beautiful Commission promotes public interest in the general improvement of the environment of the City, and initiates, plans, directs, and coordinates programs in conjunction with and in cooperation with citizens, government, businesses, and industries within the City.

Origination:

This agenda item originated with the City Clerk's Office.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

The staff's recommendation is to consider reappointments for the Keep Sherman Beautiful Commission.

Alternatives:

The Council could choose not to make reappointments to the Keep Sherman Beautiful Commission.

Attachments

Roster
Fact Sheet
Applicant List
Zac Grantham Letter
Amanda Phillips Letter
Joshua Shelton Letter

MEMBERSHIP ROSTER

KEEP SHERMAN BEAUTIFUL COMMISSION **LENGTH OF TERMS: 2 Years**

Ord. 4112 Consecutive Term Limit (3)*effective 7/24/89

MEMBER	DISTRICT	TERM BEGINS	TERM EXPIRES	TERMS	MEMBERSHIP REQUIREMENTS
Michael Beck	1	U 11/8/2016	1/1/2018	1	2 Year Term
Kimberly Whaley	n/a	A 1/5/2016	1/1/2018	1	2 Year Term
Jessica Peters	1	A 1/5/2016	1/1/2018	1	2 Year Term
Amanda Smith	2	A 11/8/2016	1/1/2019	1	2 Year Term
Angela Krieger	1	A 11/4/2013 R 1/5/2016	1/1/2016* 1/1/2018	1 2	2 Year Term
Dusty Payne	3	A 11/4/2013 R 1/5/2016	1/1/2016* 1/1/2018	1 2	2 Year Term
Joshua Shelton	1	A 6/16/2015	1/1/2017	1	2 Year Term
Zac Grantham	1	A 6/16/2015	1/1/2017	1	2 Year Term
Amanda Phillips	1	A 6/16/2015	1/1/2017	1	2 Year Term

NOTE: All members shall be appointed for terms of two (2) years, and shall not serve for more than three (3) consecutive terms.

*** Initially the terms will be for more than two years, in order to meet Article II, Section 2 of the By-Laws, stating that new terms begin on January 1 of each year.**

Chairperson

NOTE: Chairperson serves one year terms

CHAIR	APPOINTMENT DATE	DATE CHAIR EXPIRES	YEARS SERVED AS CHAIR
Lauren Roth	11/5/2013	1/1/2015**	1
Zac Grantham			

**** Initially the Chairperson's term will be for more than one year, in order to meet Article II, Section 2 of the By-Laws, stating that new terms begin on January 1 of each year**

Revised 11/8/2016

FACT SHEET

KEEP SHERMAN BEAUTIFUL COMMISSION

Established by RESOLUTION 2805 – MARCH 2, 1992 – RE-ESTABLISHED BY RESOLUTION 3807 – APRIL 19,1999; RE-ESTABLISHED BY RESOLUTION 5041 – JULY 16, 2007; BY-LAWS UPDATED BY RESOLUTION 5977 – JUNE 15, 2015

1. **Number of Members: NINE (9)**
2. **Term of Appointment: TWO (2) YEARS**
3. **Consecutive Term Rule: THREE YEARS**
4. **Qualifications for Membership: INTEREST IN KEEPING SHERMAN BEAUTIFUL; DEDICATION TO IMPLEMENTATION OF ASSIGNED PROJECTS**
5. **Appointed by: MAYOR AND CITY COUNCIL**
6. **Board Organization**

CHAIRPERSON _A_ VICE CHAIRPERSON _E_ SECRETARY _E_

ELECTED ___ APPOINTED ___

7. **Departmental Responsibility: CITY MANAGER**
8. **Meeting Date: BI-MONTHLY AT 5:30 P.M. OR WHEN CALLED**
9. **Attendance Requirements: IF A COMMISSION MISSES TWO MEETINGS WITHOUT NOTICE AND/OR WITHOUT GOOD CAUSE WITHIN A CALENDAR YEAR, AFTER WRITTEN NOTIFICATION BY THE CHAIRMAN, HE/SHE SHALL AUTOMATICALLY RELINQUISH HIS/HER PLACE ON THE COMMISSION**

==========

PURPOSE:
Commission shall function to assist the City Council and the City staff by involving individuals, businesses, and industries throughout the community to promote education and activities and encourage waste reduction, litter prevention, and beautification programs and projects in affiliation with the Keep Texas Beautiful objectives.

RESPONSIBILITIES:
(1)To plan, initiate, direct, and coordinate community-wide efforts to achieve its goals
(2) To solicit and accept donations and appropriations for money, service, products, property, and/or facilities expenditure and use by the Commission for the accomplishment of its objectives as approved by the City Council
(3) To make recommendations to the City Council, as well as to the private sector, regarding measures which it deems necessary to accomplish the objectives of both the City and the Commission.

APPLICANT LIST

Keep Sherman Beautiful Commission **Positions Vacant __3____**

Applicant	Address	District	Qualifications
Zac Grantham	1023 W. Belden	1	Current Member; Wishes to be Reappointed
Amanda Phillips	1424 N. Lockhart	1	Current Member; Wishes to be Reappointed

COMMENTS:

Sherman
CLASSIC TOWN. BROAD HORIZON.

City Clerk's Office

PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

RECEIVED
DEC 2016
In the
CITY CLERK'S
OFFICE

December 2, 2016

Zac Grantham
1023 W. Belden
Sherman, Texas 75092

RE: Keep Sherman Beautiful Commission

Dear Mr. Grantham:

Your term on the Keep Sherman Beautiful Commission expires on January 1, 2017. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby

Linda Ashby
City Clerk

cc: Steve Ayers, Director of Community and Support Services

X I do wish to be considered for reappointment to this board

____ I do not wish to be considered for reappointment to this board

Signature

12/7/16
Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106

Sherman
CLASSIC TOWN. BROAD HORIZON.

City Clerk's Office

PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

December 2, 2016

RECEIVED
DEC 2016
In the
CITY CLERK'S
OFFICE

Amanda Phillips
1424 N. Lockhart
Sherman, Texas 75092

RE: Keep Sherman Beautiful Commission

Dear Ms. Phillips:

Your term on the Keep Sherman Beautiful Commission expires on January 1, 2017. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby

Linda Ashby
City Clerk

cc: Steve Ayers, Director of Community and Support Services

✓ I do wish to be considered for reappointment to this board

____ I do not wish to be considered for reappointment to this board

Amanda Phillips
Signature

12-7-16
Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106

Sherman
CLASSIC TOWN. BROAD HORIZON.

City Clerk's Office

PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

December 2, 2016

Joshua Shelton
1811 W. College
Sherman, Texas 75092

RE: Keep Sherman Beautiful Commission

Dear Mr. Shelton:

Your term on the Keep Sherman Beautiful Commission expires on January 1, 2017. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby

Linda Ashby
City Clerk

cc: Steve Ayers, Director of Community and Support Services

_____ I do wish to be considered for reappointment to this board

_____ I do not wish to be considered for reappointment to this board

_____ _____
Signature Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting
Meeting Date: 12/19/2016
Prepared By: Pamela Cloer, Assistant to the City Manager
Approved By: Robby Hefton, City Manager

Caption:
COUNCIL CALENDAR

Attachments

2016 Council Calendar
2017 Council Calendar

2016

JANUARY						
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1/11/2016	Called Council Mtg for Transportation Workshop
4/11/2016	Called Joint Mtg w/SISD Board in Council Chambers
4/15/2016	Called Budget Planning Mtg in Council Chambers
06/21-22/2016	Called Budget Workshop in Council Chambers
6/23/2016	Called Joint Mtg with SISD Board at SISD Admin Off
7/4/2016	Independence Day/Called Council Mtg on 7/5/2016
7/12/2016	Called Council Mtg for 2nd PH & Adoption of Ord. No. 5958 (90-Moratorium on Development at FM 691 & SH 289)
7/19/2016	Called Council Mtg for Parks & Rec Master Plan Hearing in Municipal Ballroom

8/29/2016	Called Council Mtg to Consider Real Estate Purchase in Council Chambers
9/5/2016	Labor Day/Called Council Meeting on 9/6/2016
9/8/2016	Called Joint Mtg w/SISD Board in Council Chambers
9/15/2016	Called Joint Mtg w/SEDCO Board in Council Chambers
10/12/2016	Called Joint Mtg w/Main Street Advisory Board in Council Chambers to Discuss Downtown Incentives

2017

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1/2/2017	New Years Day/Called Council Meeting on 1/3/2017
9/4/2017	Labor Day/Called Council Meeting on 9/5/2017