

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, DECEMBER 15, 2014
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER RYAN JOHNSON**
- A. 3. INVOCATION BY COUNCIL MEMBER RYAN JOHNSON**
- A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 1, 2014**

Public Hearing

- B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5864**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Commercial Amusement Center (Golf Simulators, Batting Cages and Retail Merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District at 4800 Texoma Parkway, Suite B-12, being Lots 3, 5, 7 and Part of Lots 1 & 2, Block 1, Midway Mall Addition (TNP Sites, LLC, Owners; and Bill Cunningham, Applicant); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00
- B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5865**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a School in a C-1 (Retail Business) District/Central Business District at 120 West Mulberry Street, being 0.171 acres in the J.B. McAnair Survey, Abstract No. 763 and also Part of Block "B" of T.J. Shannon Supplement (Texoma Liberty Lighthouse Church, Inc., Owners; and Stan McNutt, Representative); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

Close Public Hearing and Consider Adoption of Ordinances

- B. 3. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 5864 and 5865

B. 4. CONSENT AGENDA

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

Resolutions

C. 1. RESOLUTION NO. 5926

Approving an Amendment by the Greater Texoma Utility Authority to the Project Description with Respect to the Greater Texoma Utility Authority Contract Revenue Bonds, Series 2012 (City of Sherman Project), Amending Exhibit A to the City's Resolution Relating to Such Bonds, and Resolving Other Matters Incident and Related Thereto

C. 2. RESOLUTION NO. 5927

Approving an Amendment by the Greater Texoma Utility Authority to the Project Description with Respect to the Greater Texoma Utility Authority Contract Revenue Bonds, Series 2013 (City of Sherman Project), Amending Exhibit A to the City's Resolution Relating to Such Bonds, and Resolving Other Matters Incident and Related Thereto

C. 3. RESOLUTION NO. 5928

Approving an Amendment by the Greater Texoma Utility Authority to the Project Description with Respect to the Greater Texoma Utility Authority Contract Revenue Bonds, Series 2013A (City of Sherman Project), Amending Exhibit A to the City's Resolution Relating to Such Bonds, and Resolving Other Matters Incident and Related Thereto

Requests to Advertise

D. 1. * REQUEST TO ADVERTISE

City Right-of-Way and Property Mowing

Other Business

E. 1. * OTHER BUSINESS

Final Plat Approval of Norwood Addition, being 5.23 Acres in the Bacon Fielding Survey, Abstract No. 120; Charles Fellenbaum, Owner; and Underwood Drafting and Surveying, Surveyors (2400 Block of Norwood Drive)

E. 2. * OTHER BUSINESS

Replat Approval of Lot 1R, Block 9, Highland Park Subdivision, Lots 1-3 and 10-12, Block 9, Highland Park 1st Addition; Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners), JPH Land Surveying, Inc. (Surveyor), and Adams Engineering (Engineers)

F. CITIZEN REQUESTS

G. MEDIA QUESTIONS

H. COUNCIL COMMENTS

I. ADJOURNMENT

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on December 11, 2014 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of December, 2014
City of Sherman, Texas

City Clerk

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

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

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

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

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

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

Mayor

Carolyn S. Wacker

Deputy Mayor

David Plyler

Council Members

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

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

Lawrence Davis, Council – District #1

Terrence R. Steele, Council – District #2

Tom Watt, Council – District #3

David Plyler, Council – District #4



City Council Regular Meeting

Agenda Item No. A. 4.

Meeting Date: 12/15/2014

Prepared By: Linda Ashby, City Clerk

Approved By: George Olson, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 1, 2014

Attachments

December 1, 2014

STATE OF TEXAS

§

December 1, 2014

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on December 1, 2014.

MEMBERS PRESENT: MAYOR CARY WACKER; DEPUTY MAYOR DAVID PLYLER.
COUNCIL MEMBERS DAVIS, JOHNSON, SOFEY, STEELE,
WATT.

MEMBERS ABSENT: NONE.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of November 17, 2014. Council Member Steele moved to approve the Minutes as presented; Second by Deputy Mayor Plyler. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Wacker introduced Ordinance 5863 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT "STOP" SIGNS ON CALAIS DRIVE AT GALLAGHER DRIVE WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 5863

STOP SIGNS

No citizens appeared before the City Council to discuss Ordinance 5863.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5863

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT "STOP" SIGNS ON CALAIS DRIVE AT GALLAGHER DRIVE WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 5863

STOP SIGNS

ACTION TAKEN.

Motion by Council Member Watt to approve Ordinance No. 5863, as presented. Second by Council Member Johnson.

COUNCIL MINUTES – DECEMBER 1, 2014

VOTING AYE: Davis, Johnson, Plyler, Sofey, Steele, Watt.
VOTING NAY: None.
MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 5920 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH GRAYSON CAPITAL, LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 101 NORTH TRAVIS STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH GRAYSON CAPITAL, LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 101 NORTH TRAVIS STREET.

RES 5920
HISTORIC BUILDING
RESTORATION &
IMPROVEMENT GRANT
(101 N. TRAVIS)

Sherry Little appeared representing Grayson Capital, LLC, to discuss their project for 101 N. Travis Street. They plan to create a full-service restaurant in Downtown Sherman, and chose this location because of their strong ties to Sherman. The property was purchased in June 2014.

As they cleaned the building, they discovered several historical elements including ornate columns, beams and girders, doors from the original stores, and arched stained glass windows. The building was originally a three-story structure and housed dry good stores or department stores.

Today the facility is a one-story building and has been declared structurally sound by an engineer and is ready to be transformed from an "eyesore" to an attractive anchor building. With a view of the Courthouse Square and sitting on the corner of two of the busiest streets in Sherman, this building is truly an anchor building. She said the building is in need of restoration and renovation.

Ms. Little said they want to build something that will attract visitors and residents to the Downtown area and increase the energy and interest in the area. She added that the historic elements found in the building will be utilized, including some iron beams across the front, as the front and side walk are "pushed back" to create an outdoor patio with open air seating and a view of the Courthouse.

She said changing a building that was only used as a store into a full service restaurant is a huge project requiring a significant investment. New plumbing, electrical, and HVAC systems must be installed, and the fire safety system must

be renovated and brought up to code. Major work must be completed on the interior and the exterior to make the facility inviting to guests and residents.

Ms. Little said to effectively use the historical elements that were uncovered and to reflect the rich history of the building, their renovation will be using materials that align with the historical era, such as wood and exposed brick. Modern elements will be used to make the restaurant functional and fun.

She said completion of the project is scheduled for Spring of 2015. Ms. Little asked the City Council to support their request for a grant through the City's Central Business District Historic Building Restoration and Improvement Grant Program.

Council Member Steele asked if the \$40,000 allocated from the Hotel/Motel Occupancy Tax for grants through this program was an ongoing fund or on an annual basis. Mayor Wacker said the Council has been budgeting an amount annually based on the amount of money in the fund. No grant was awarded last year.

Robby Hefton, Assistant City Manager/CFO, said the \$40,000 allocated this year was a small increase over the amount allocated last year, which was \$25,000. Council Member Steele verified that if another business applied for the grant during this budget year, the most they could receive was \$15,000.

Council Member Sofey said this was a great program and helped benefit the downtown area a great deal. He also felt it was important that the City continued the program.

ACTION TAKEN.

Motion by Council Member Sofey to approve Resolution No. 5920, as presented. Second by Council Member Johnson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 5921 – FINDING AND DETERMINING A PUBLIC PURPOSE AND PUBLIC NECESSITY EXISTS FOR CONSTRUCTION OF CITY PROJECT SEARS LIFT STATION RELIEF SEWER; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE CITY MANAGER TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, FINDING AND DETERMINING A PUBLIC

**RES 5921
SEARS LIFT STATION
RELIEF SEWER**

PURPOSE AND PUBLIC NECESSITY EXISTS FOR CONSTRUCTION OF CITY PROJECT SEARS LIFT STATION RELIEF SEWER; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE CITY MANAGER TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
CONSENT AGENDA.

RESOLUTION NO. 5922 – AUTHORIZING EXECUTION OF AN AMENDMENT TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC. FOR THE WASTEWATER TREATMENT PLANT HEADWORKS LIFT STATION AND ELECTRICAL UPGRADE IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AMENDMENT TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC. FOR THE WASTEWATER TREATMENT PLANT HEADWORKS LIFT STATION AND ELECTRICAL UPGRADE IMPROVEMENTS.
CONSENT AGENDA.

RES 5922
WWTP HEADWORKS
LIFT STATION
IMPROVEMENTS

RESOLUTION NO. 5923 – AUTHORIZING THE PURCHASE OF FOUR CHEVROLET TAHOE POLICE PATROL VEHICLES FOR THE SHERMAN POLICE DEPARTMENT FROM CALDWELL COUNTRY THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF FOUR CHEVROLET TAHOE POLICE PATROL VEHICLES FOR THE SHERMAN POLICE DEPARTMENT FROM CALDWELL COUNTRY THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).
CONSENT AGENDA.

RES 5923
POLICE PATROL
VEHICLES

RESOLUTION NO. 5924 – AUTHORIZING THE PURCHASE OF A FLAT BED DUMP TRUCK FOR THE UTILITY MAINTENANCE DEPARTMENT FROM SOUTHWEST INTERNATIONAL TRUCKS, INC. THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A FLAT BED DUMP TRUCK FOR THE UTILITY MAINTENANCE DEPARTMENT FROM SOUTHWEST INTERNATIONAL TRUCKS, INC. THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).
CONSENT AGENDA.

RES 5924
UTILITY MAINT.
VEHICLE

RESOLUTION NO. 5925 – AUTHORIZING THE PURCHASE OF AN EXCAVATOR FOR THE UTILITY MAINTENANCE

RES 5925
UTILITY MAINT.

DEPARTMENT FROM ASSOCIATED SUPPLY COMPANY
THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF
GOVERNMENTS (H-GAC)

VEHICLE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF AN EXCAVATOR FOR THE UTILITY MAINTENANCE DEPARTMENT FROM ASSOCIATED SUPPLY COMPANY THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS (H-GAC).
CONSENT AGENDA.

CHANGE ORDER NO. 1
OLD SETTLERS TRINITY #1 WELL REPAIR; WEISINGER
INCORPORATED; \$56,932.84 INCREASE

CHANGE ORDER
OLD SETTLERS
TRINITY #1 WELL
REPAIRS

The City Council approved Change Order No. 1 for the Old Settlers Trinity #1 Well Repair Project. The change order is a final, reconciliatory change order to adjust the final project quantities for the project.

A suction basket and impeller from the old pump broke off and fell deep into the well. It was necessary to “fish” for these parts to clear the well. Additional well videos, fishing equipment and special equipment fabrications, jetting of the well, and acid treatment of the well added additional costs.

The change order results in a \$56,932.84 increase in the contract amount, yielding a final contract price of \$185,235.84.

CONSENT AGENDA.

CHANGE ORDER NO. 1
STEPHENS TRINITY #1 WELL REPAIR; WEISINGER
INCORPORATED; \$50,136.60 INCREASE

STEPHENS TRINITY
#1 WELL REPAIR

The City Council approved Change Order No. 1 for the Stephens Trinity #1 Well repair. The change order is a final, reconciliatory change order to adjust the final project quantities for the project.

Following the well repair, it was necessary to clean the well by wire brushing the screens and chlorinating the well. Additional rock was added to pack the well casing and additional videos of the well were required during the process.

The change order results in a \$50,136.60 increase in the contract amount, yielding a final contract price of \$222,958.00.

CONSENT AGENDA.

CHANGE ORDER NO. 1
STEPHENS WOODBINE #2 WELL REPAIR; WEISINGER
INCORPORATED; \$36,318.40 INCREASE

STEPHENS WOODBINE
#2 WELL REPAIR

The City Council approved Change Order No. 1 for the Stephens Woodbine #2 Well repair. The change order is a final, reconciliatory change order to adjust the final project quantities for the project.

The well required “fishing” to remove broken apparatus that had fallen down the well. The extra costs including fishing tools fabrication, crew costs, additional well videos, and acid treatment of the well.

The change order results in a \$36,318.40 increase in the contract amount, yielding a final contract price of \$143,643.40.

CONSENT AGENDA.

OTHER BUSINESS

CONTINUE THE REPAIR AND REWORKING OF THE DORCHESTER 10 TRINITY WELL UNDER AN EMERGENCY DESIGNATION

**DORCHESTER 10
TRINITY WELL
REPAIR**

Mark Gibson, Director of Utilities, said there are 24 wells in the City, 13 are in the Trinity Formation and 11 are in the Woodbine Aquifer. The Dorchester 10 Trinity Well is located in the northwest portion of the service area and also serves the City of Dorchester and the Marilee Special Utility District.

Mr. Gibson said the City is okay losing one well, but if another well in that area is lost, there would be additional problems. By asking for the emergency designation, it will be put back into service quicker.

The company is already in town working on wells, so they were contacted to look at this well. After a preliminary look at the well, it was determined that the motor has burned out and some additional work will be required on the shaft, shaft bearings, and suction screens. Additional funding will probably be requested later as the needed repairs are better assessed.

Mr. Gibson asked that the City Council approve an emergency designation to repair the Dorchester 10 Trinity Well, in order to repair the well and return it to service.

Mr. Hefton said funding for the project would come from Greater Texoma Utility Authority funds and the City's Utility Capital Improvement Program funds.

ACTION TAKEN.

Motion by Council Member Steele to approve the repair and reworking of the Dorchester 10 Trinity Well under an Emergency Designation, as presented. Second by Council Member Watt.

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

VOTING NAY: None.

MOTION CARRIED.

RECEIVE THE SHERMAN CHAMBER OF COMMERCE'S PRESENTATION ON THE SHERMAN CHRISTMAS PARADE AND SNOWFLAKE FESTIVAL ON DECEMBER 5, 2014

CHRISTMAS PARADE

Lauren Roth, Director of Tourism and Events, distributed a flyer highlighting the Christmas Parade, which will be held on December 5, 2014, at 7:00 p.m.

COUNCIL MINUTES – DECEMBER 1, 2014

Several changes were made this year including moving the Christmas tree to a location on Travis Street, along the parade route. Currently the mailbox for “Santa Letters” is next to the Christmas tree, but will be moved back to the Courthouse lawn.

After the parade, a “Meet & Greet with Santa” will be held and parents can take photos of their children with Santa Claus. The Festival will begin at 3:00 p.m. and the Tree Lighting will be held at 6:25 p.m.

CONSIDER REQUEST OF THE NEIGHBORHOOD RECREATIONAL COMMITTEE TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE 2015 MARTIN LUTHER KING, JR. DAY PARADE ON SATURDAY, JANUARY 17, 2015

The City Council approved the request of the Neighborhood Recreational Committee to temporarily close certain streets for the 2015 Martin Luther King, Jr. Day Parade on January 17, 2015. City labor to provide traffic control assistance will be required.

CONSENT AGENDA.

CITIZENS REQUESTS

GOATS IN NEIGHBORHOOD

Jane Kelley, 704 E. Sycamore, said she has appeared before the City Council several times, and asked them to consider that goats are “large livestock.” These goats live next door to Ms. Kelley and are within seven feet of her fence.

In the past, Ms. Kelley said she has been told that pygmy goats were allowed inside the City. She did not think these were pygmy goats, but even so the goats make a lot of noise. She played a recording of the sound the goats are making.

Mayor Wacker said Ms. Kelley has been working with the City Attorney on the issue and has already been to Municipal Court and there has been some action taken. There is also a preliminary draft of an ordinance, however the Council cannot discuss that tonight since it is not on the agenda.

She said Brandon Shelby, City Attorney, will continue working with Ms. Kelley and she will be notified when the item is placed on the Council agenda for discussion.

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

WELCOME TO COUNCIL MEMBER TERRENCE STEELE

Council Member Watt welcomed Council Member Terrence Steele to the City Council, saying he has worked many years with him as a City employee, and it is a pleasure working with him on the Council. He said his intelligence, integrity, and honesty are hallmarks of his character.

CLOSE STREETS FOR
MARTIN LUTHER KING
JR. DAY PARADE
(JAN. 17, 2015)

GOATS IN
NEIGHBORHOOD

MEDIA QUESTIONS

WELCOME TO
COUNCIL MEMBER
TERRENCE STEELE

COUNCIL MINUTES – DECEMBER 1, 2014

MERRY CHRISTMAS

Council Member Sofey wished everyone a Merry Christmas.

MERRY CHRISTMAS

DOWNTOWN DEVELOPMENT

Deputy Mayor Plyler said he was glad to see the development taking place on Travis Street and hoped it would spur other development as well.

**DOWNTOWN
DEVELOPMENT**

CHRISTMAS PARADE

Deputy Mayor Plyler invited everyone to the Christmas Parade on December 5, 2014.

CHRISTMAS PARADE

DOWNTOWN DEVELOPMENT

Council Member Johnson thanked the members of Grayson Capital LLC for believing and investing downtown, adding that great things are in store.

**DOWNTOWN
DEVELOPMENT**

He also thanked Sean Vanderveer for his investments in the downtown area too.

DOWNTOWN DEVELOPMENT

Council Member Davis wished Grayson Capital LLC good luck with their project.

**DOWNTOWN
DEVELOPMENT**

ANNOUNCEMENTS

Mayor Wacker announced the following:

ANNOUNCEMENTS

- Texoma Toys for Tots 2014 will be accepting applications through December 12, 2014 at the Parks and Recreation Office and Senior Citizens Center. More information is available on the City's website.
- The 4th Annual St. Mary's Run Run Rudolph 5K and Family Fun Run/Walk will be held on December 6, 2014, beginning at 8:45 a.m. at the St. Mary's parking lot.
- The Sherman Public Library will host Christmas Pajama Night Story Time on December 9, 2014, from 6:30 p.m. until 7:30 p.m.
- The Parks and Recreation Office will offer Family Christmas Craft on December 11, 2014, from 7:00 p.m. until 8:00 p.m.
- A Candy Cane Hunt will be held at Pecan Grove West Park on December 13, 2014, from 1:00 p.m. until 3:00 p.m.

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

EXECUTIVE SESSION

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.

COUNCIL MINUTES – DECEMBER 1, 2014

SECTION 551.074 PERSONNEL MATTERS:
DELIBERATE THE APPOINTMENT,
EMPLOYMENT, EVALUATION,
REASSIGNMENT, DUTIES,
DISCIPLINE, OR DISMISSAL OF A
PUBLIC OFFICER OR EMPLOYEE

SECTION 551.074 CONSIDER THE
QUALIFICATIONS, APPOINTMENT
AND REMOVAL OF MEMBERS TO
BOARDS AND COMMISSIONS:
SHERMAN HIGHER EDUCATION
FINANCE CORPORATION BOARD
OF DIRECTORS (1)

GREATER TEXOMA UTILITY
AUTHORITY BOARD OF
DIRECTORS (1)

On Motion duly made and carried, the Open Meeting recessed at 5:22 p.m. Mayor Wacker said a group photo would be taken of Council Members prior to reconvening in Executive Session.

The meeting reconvened in Executive Session at 5:26 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:00 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS
SHERMAN HIGHER EDUCATION FINANCE CORPORATION
BOARD OF DIRECTORS (1)

SHERMAN HIGHER
EDUCATION FINANCE
CORPORATION

ACTION TAKEN.

Motion by Council Member Steele to appoint Sheryl Bradshaw to the Sherman Higher Education Finance Corporation Board of Directors to fill an unexpired term from December 2, 2014 to April 18, 2016. Second by Council Member Watt.

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

VOTING NAY: None.

MOTION CARRIED.

GREATER TEXOMA UTILITY AUTHORITY BOARD OF
DIRECTORS (1)

GREATER TEXOMA
UTILITY AUTHORITY

ACTION TAKEN.

Motion by Council Member Johnson to reappoint Brad Morgan to the Greater Texoma Utility Authority Board of Directors for a term from December 31, 2014 to December 31, 2016. Second by Deputy Mayor Plyler.

COUNCIL MINUTES – DECEMBER 1, 2014

VOTING AYE: Davis, Johnson, Plyler, Sofey, Steele, Watt.
VOTING NAY: None.
MOTION CARRIED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:02 p.m.

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. B. 1.

Meeting Date: 12/15/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5864

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Commercial Amusement Center (Golf Simulators, Batting Cages and Retail Merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District at 4800 Texoma Parkway, Suite B-12, being Lots 3, 5, 7 and Part of Lots 1 & 2, Block 1, Midway Mall Addition (TNP Sites, LLC, Owners; and Bill Cunningham, Applicant); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

Issue:

To consider the request of TNP Sites, LLC (Owners) and Bill Cunningham (Applicant) concerning the property located at 4800 Texoma Parkway, Suite B-12, being Lot 3, 5, 7 and part of Lots 1 & 2, Block 1, Midway Mall Additions, to allow a commercial amusement center (golf simulators, batting cages and retail merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District

Background:

The property is located at 4800 Texoma Parkway, Suite B-12, inside Midway Mall, next door to Burlington Coat Factory. Mr. Cunningham would like to open a commercial amusement center (Next Level Sports) for golf simulators, batting cages and retail merchandise. Hours of operation will be Monday-Friday: 11:00 a.m. - 8:00 p.m., Saturday: 11:00 a.m. - 9:00 p.m., and Sunday: Noon - 6:00 p.m.

Origination:

TNP Sites LLC (Owners)
Bill Cunningham (Applicant)

Financial Consideration:

None

Staff Recommendation:

At the November 18, 2014 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 5864

Location Map

Zoning Map

Zoning Photo

Floor Plan

Layout

P&Z Communication

Staff Review Letter

ORDINANCE NO. 5864

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A COMMERCIAL AMUSEMENT CENTER (GOLF SIMULATORS, BATTING CAGES AND RETAIL MERCHANDISE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT AT 4800 TEXOMA PARKWAY, SUITE B-12, BEING LOTS 3, 5, 7 AND PART OF LOTS 1 & 2, BLOCK 1, MIDWAY MALL ADDITION (TNP SITES, LLC, OWNERS; AND BILL CUNNINGHAM, APPLICANT); PROVIDING FOR A REPEALER; 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, TNP Sites LLC (Owners) and Bill Cunningham (Applicant) are granted a Specific Use Permit to allow a commercial amusement center (golf simulators, batting cages and retail merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District at 4800 Texoma Parkway, Suite B-12, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lots 3, 5, 7 and part of Lots 1 & 2, Block 1, Midway Mall Addition

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the M-1 (Light Manufacturing) District and the sign ordinance must be followed.
2. The operation of illegal gambling machines is prohibited.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2014.

ADOPTED on this the _____ day of _____, 2014.

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

CITY OF SHERMAN, TEXAS

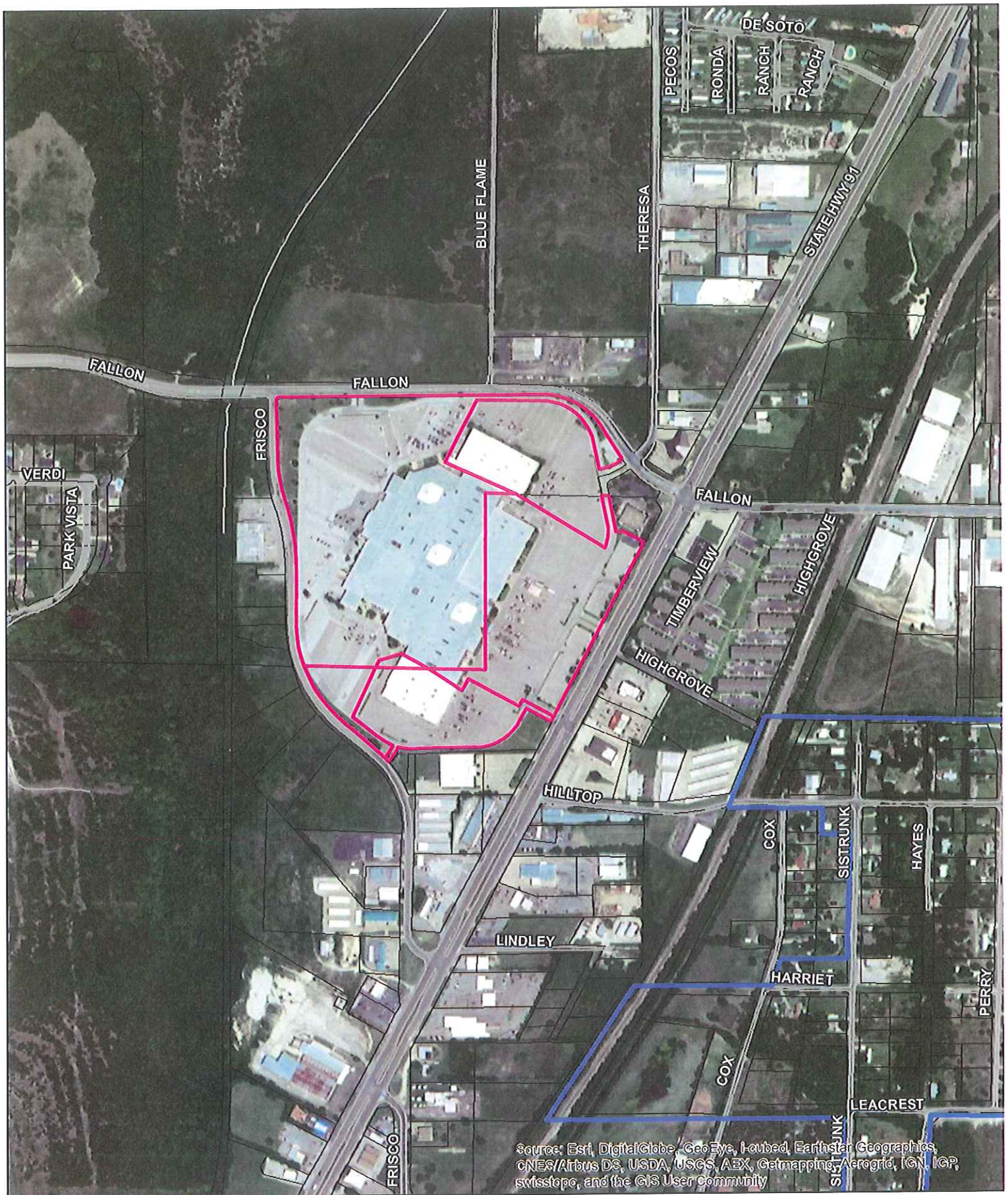
BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

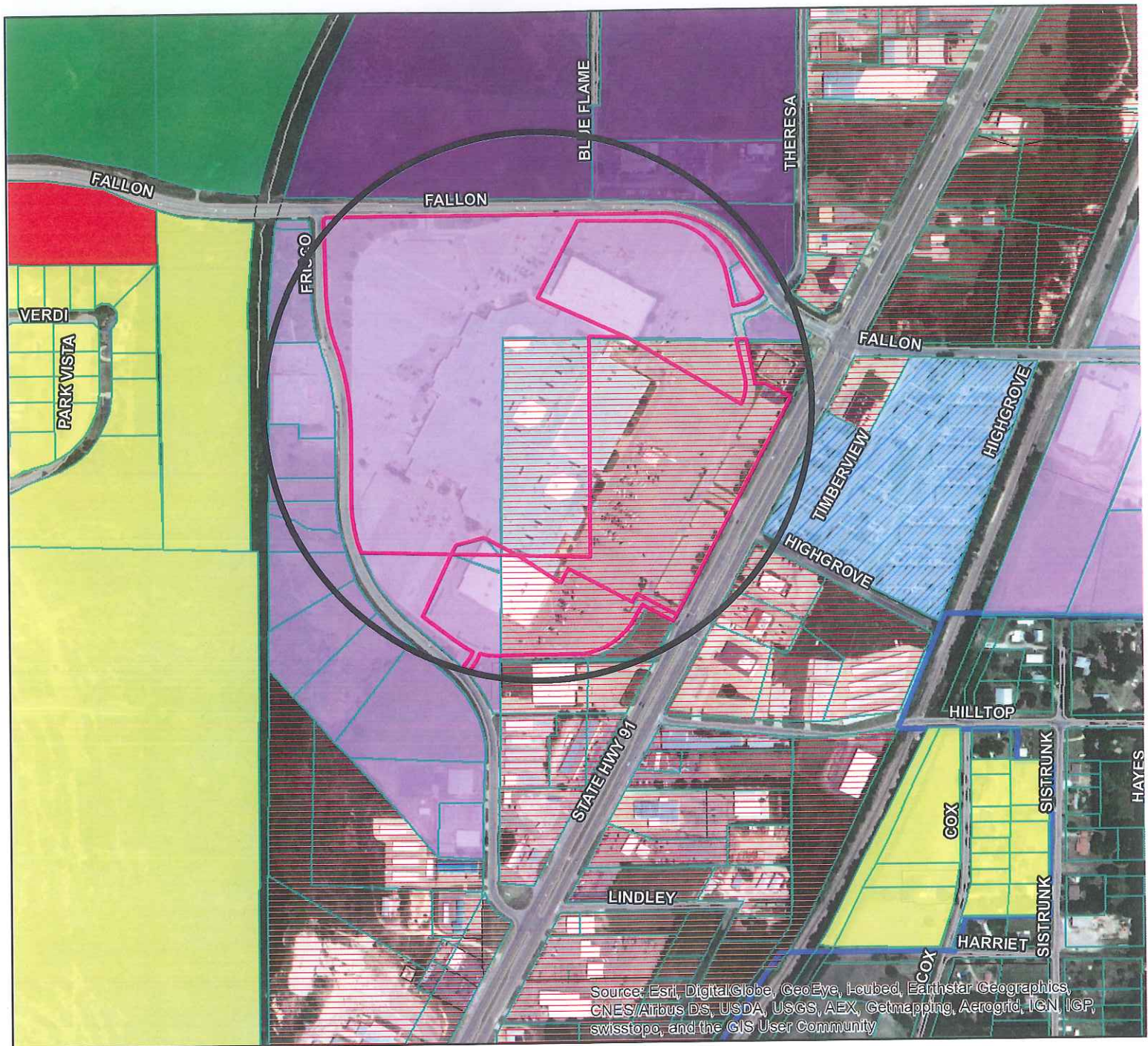
City of Sherman, Texas
Developmental Services Department

4800 Texoma Parkway, Suite B12



NOT TO SCALE

1 inch = 612 feet



Zoning - 4800 Texoma Parkway, Ste. B-12

Legend

ZONING PARCELS

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 District

R-1 One Family Residential District

R-2 Multi-Family Residential District

R-A Single Family Agricultural District

SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



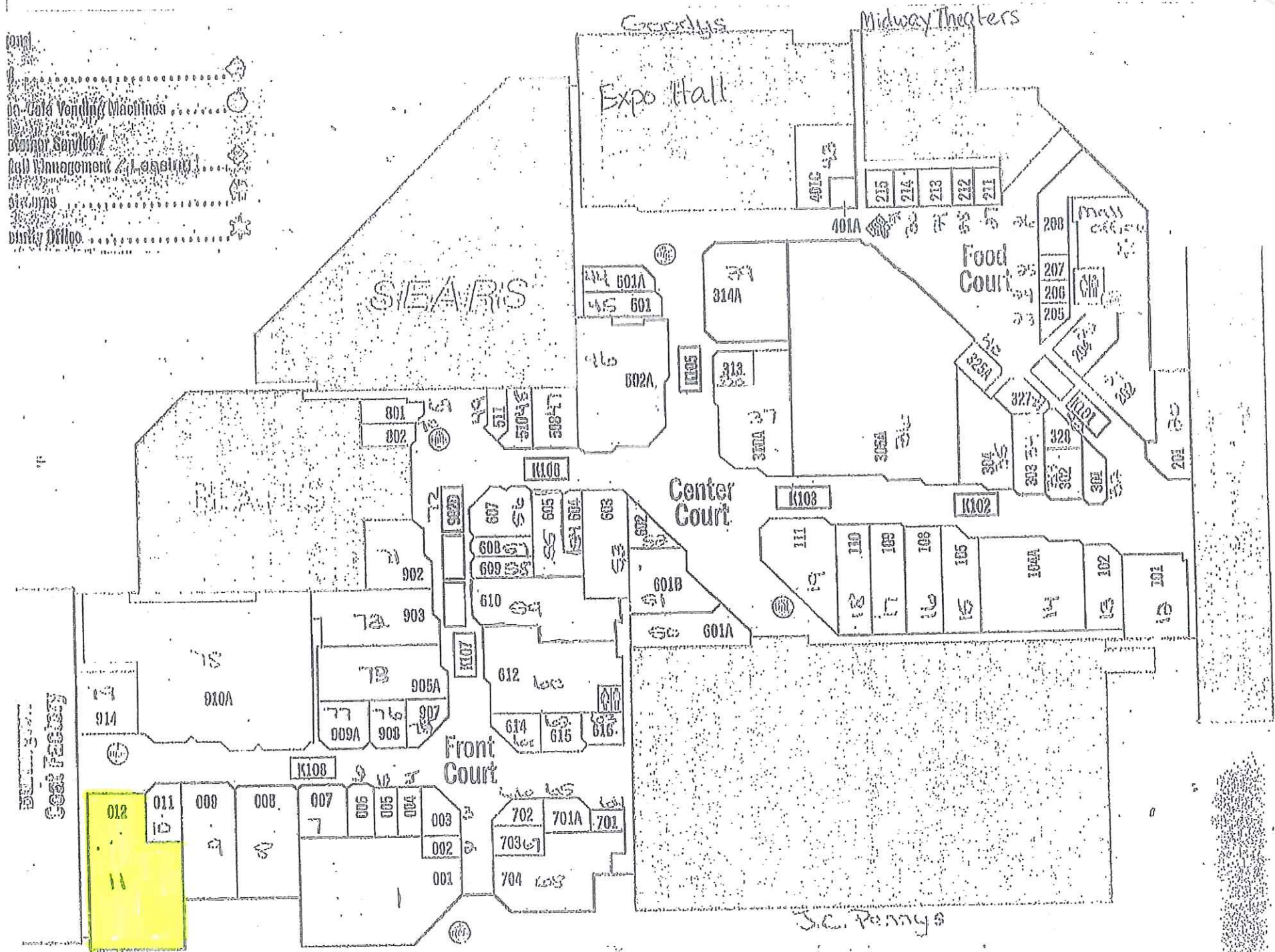
NOT TO SCALE

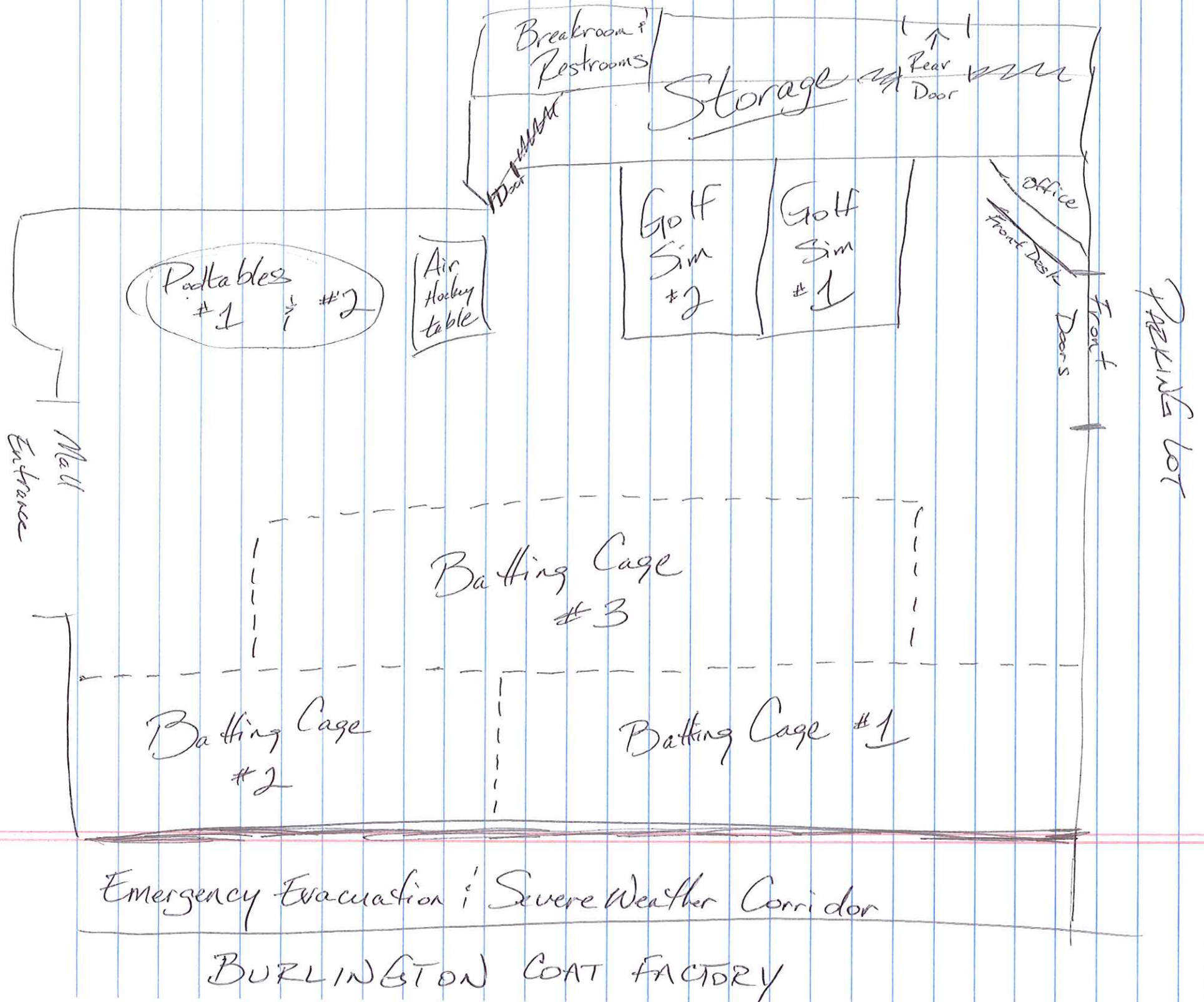
1 inch = 551 feet

4800 Texoma Pkwy Ste. B-12



- Candy Vending Machines
- Designer Souvenirs
- Retail Management / Leasing
- Services
- Dining
- Family Office







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

Agenda Item No. 5.

Meeting Date: 11/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Ron Barton, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Requested Action/Proposed Use:

4800 TEXOMA PARKWAY, SUITE B-12

The request of TNP Sites LLC (Owners) and Bill Cunningham (Applicant) concerning the property located at 4800 Texoma Parkway, Suite B-12, being Lot 3, 5, 7 and part of Lots 1 & 2, Block 1, Midway Mall Addition, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a commercial amusement center (golf simulator, batting cages and retail merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

Background:

The property is located at 4800 Texoma Parkway, Suite B-12, inside Midway Mall, next door to Burlington Coat Factory. The applicant would like to open a commercial amusement center (Next Level Sports) for a golf simulator, batting cages and retail merchandise. Hours of operation will be Monday-Friday 11:00 a.m. - 8:00 p.m., Saturday 11:00 a.m. - 9:00 p.m. and Sunday Noon - 6:00 p.m.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

M-2 (Heavy Manufacturing) District

Origination:

TNP Sites LLC (Owners)

Bill Cunningham (Applicant)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Mall Floor Plan

Tenant Floor Plan

Staff Review Letter

STAFF REVIEW LETTER

November 12, 2014

Charles Pinter
C/O Royale Property Mgmt.
184 Lakewood New Egypt Rd.
Lakewood, NJ 08701

Billy Cunningham
4800 Texoma Parkway #B12
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval for a commercial amusement center (golf simulator, batting cages and retail merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District for the property located at 4800 Texoma Parkway, Suite B-12 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 2014 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the M-1 (Light Manufacturing) District and the sign ordinance must be followed.
2. The operation of illegal gambling machines is prohibited.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. B. 2.

Meeting Date: 12/15/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5865

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a School in a C-1 (Retail Business) District/Central Business District at 120 West Mulberry Street, being 0.171 acres in the J.B. McAnair Survey, Abstract No. 763 and also Part of Block "B" of T.J. Shannon Supplement (Texoma Liberty Lighthouse Church, Inc., Owners; and Stan McNutt, 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 Texoma Liberty Lighthouse Church, Inc. (Owners) and Stan McNutt (Representative) concerning the property at 120 West Mulberry Street, being 0.171 acres in the J.B. McAnair, Abstract No. 763 and also part of Block "B" of T.J. Shannon Supplement, to allow a school in a C-1 (Retail Business) District/Central Business District

Background:

The property is located at 120 West Mulberry Street, the southeast corner of Mulberry and Crockett Streets. Texoma Liberty Lighthouse Church would like to operate Liberty Christian Academy, accepting students from kindergarten through twelfth grade.

Origination:

Texoma Liberty Lighthouse Church, Inc. (Owners)
Stan McNutt (Representative)

Financial Consideration:

None

Staff Recommendation:

At the November 18, 2014 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 5865

Location Map

Zoning Map

Zoning Photo

Narrative

Elevations

P&Z Communication

Staff Review Letter

ORDINANCE NO. 5865

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A SCHOOL IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT AT 120 WEST MULBERRY STREET, BEING 0.171 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO PART OF BLOCK "B" OF T.J. SHANNON SUPPLEMENT (TEXOMA LIBERTY LIGHTHOUSE CHURCH, INC., OWNERS; AND STAN MCNUTT, REPRESENTATIVE); PROVIDING FOR A REPEALER; 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, Texoma Liberty Lighthouse Church, Inc. (Owners) and Stan McNutt (Representative) are granted a Specific Use Permit to allow a school in a C-1 (Retail Business) District/Central Business District at 120 West Mulberry Street, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, in the City of Sherman, and being a part of the survey originally granted to J.B. McAnair, and also a part of Block No. "B" of the T.J. Shannon Supplemental plat to the City of Sherman, Grayson County, Texas, and described as follows:

BEGINNING at a stake 100 feet West of the West line of Travis Street, being the Southeast corner of a tract conveyed to the City of Sherman by the School Board of the Sherman Independent School District for Street widening purposes on October 5, 1934, said Deed being recorded in the Deed Records of Grayson County, Texas at Volume 374, Page 410;

THENCE West 208 feet with the South line of that tract and the North line of the herein described tract to a stake on the East line of North Crockett Street;

THENCE South with the East line of North Crockett Street, 149 feet to a stake;

THENCE East parallel with the South line of West Mulberry Street, 90 feet to a stake;

THENCE North parallel with the East line of North Crockett Street, 5 feet to a stake;

THENCE East parallel with the South line of West Mulberry Street, 60 feet to a stake;

THENCE North parallel with the East line of North Crockett Street, 15 feet to a stake;

THENCE East, parallel with the South line of West Mulberry Street 58 feet to a stake, the Southwest corner of a tract of land conveyed by the Sherman School Board to the Marathon Oil Company;

THENCE North parallel with the East line of North Crockett Street, and with the West line of the said Marathon Oil Company tract, 129 feet to the PLACE OF BEGINNING.....

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the Central Business District and the sign ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2014.

ADOPTED on this the _____ day of _____, 2014.

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

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

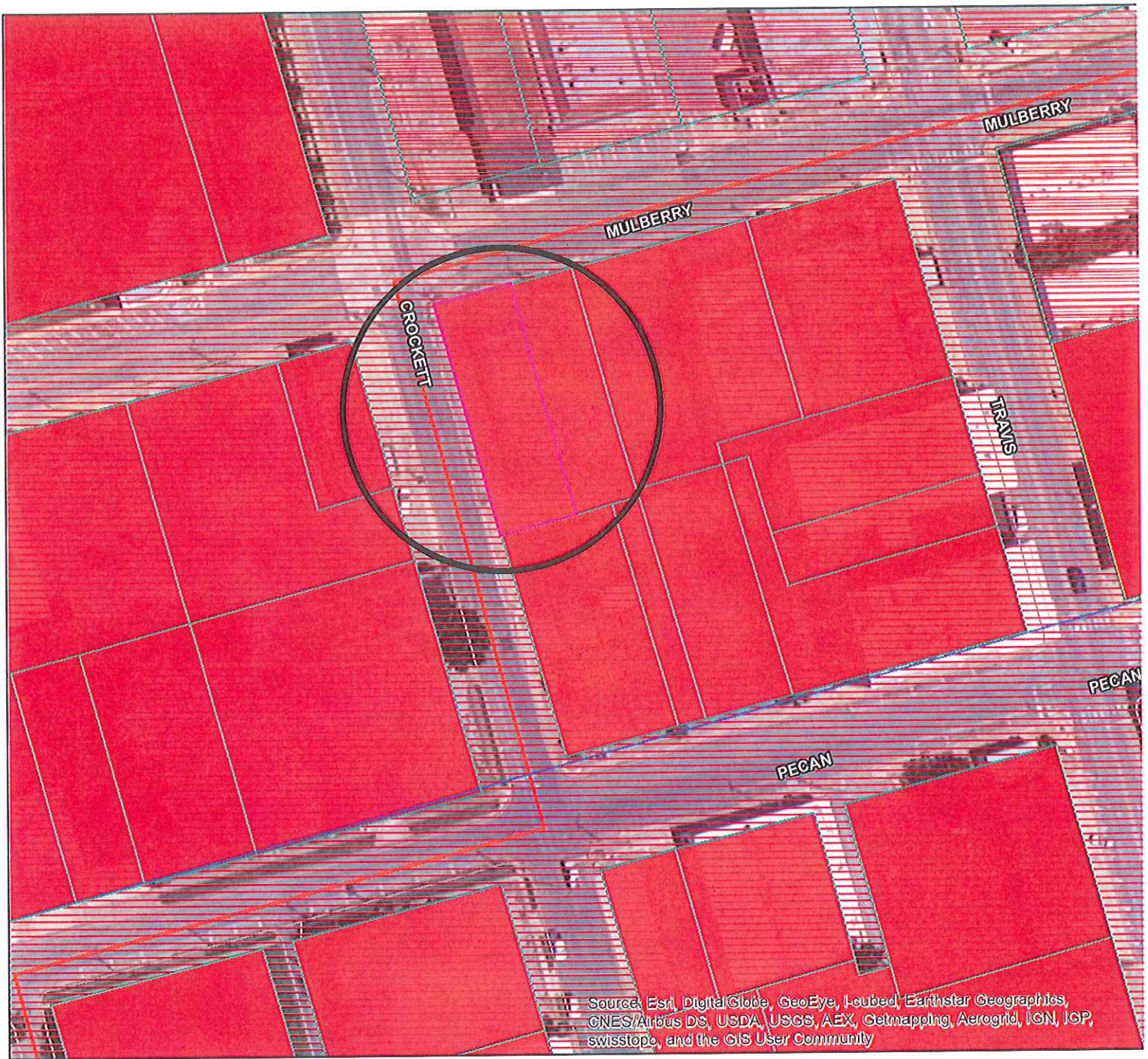
City of Sherman, Texas
Developmental Services Department

120 W. Mulberry Street



NOT TO SCALE

1 inch = 77 feet



Zoning - 120 W. Mulberry St.

Legend

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

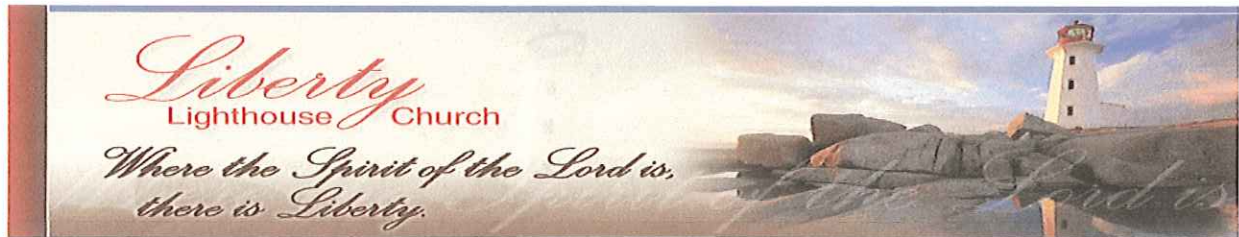


NOT TO SCALE

1 inch = 92 feet

120 W. Mulberry





364 Liberty Hill Circle
Sherman, Texas 75090
903-892-8269

October 28, 2014

Liberty Christian Academy's vision is to provide a safe place of private education where families can send their children ages kindergarten through twelfth grades. Our goal is to keep tuition low enough for most any family to afford. LCA will be a place of the highest academic standards based on the virtues found in the Bible.

Our hours will be Monday – Friday from 8:00 am until 3:00 pm. Teachers will sometimes stay beyond the posted school hours. LCA is located at 120 West Mulberry and will operate from September through May.





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

Agenda Item No. 13.

Meeting Date: 11/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Ron Barton, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Requested Action/Proposed Use:

120 W. MULBERRY STREET

The request of Texoma Liberty Lighthouse Church, Inc. (Owners) and Stan McNutt (Representative) concerning the property at 120 W. Mulberry Street, being 0.171 acres in the J.B. McAnair, Abstract No. 763 and also part of Block "B" of T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a school in a C-1 (Retail Business) District/Central Business District.

Background:

The property is located at 120 West Mulberry Street, the southeast corner of Mulberry and Crockett Streets. Texoma Liberty Lighthouse Church would like to open Liberty Christian Academy accepting students from kindergarten through twelfth grade.

Adjacent Zoning:

C-1 (Retail Business) District

CBD - Central Business District

Origination:

Texoma Liberty Lighthouse Church, Inc. (Owners)

Stan McNutt (Representative)

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:

10

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Narrative

Elevations

Staff Review Letter

STAFF REVIEW LETTER

November 12, 2014

Texoma Liberty Lighthouse Church
364 Liberty Hill Circle
Sherman, TX 75090

Stan McNutt
364 Liberty Hill Circle
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a school in a C-1 (Retail Business) District/Central Business District for the property located at 120 W. Mulberry Street been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 2014 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the Central Business District and the sign ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

CC: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. B. 3.

Meeting Date: 12/15/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved by: George Olson, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 5864 and 5865

List of Agenda Items:

B.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5864

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Commercial Amusement Center (Golf Simulators, Batting Cages and Retail Merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District at 4800 Texoma Parkway, Suite B-12, being Lots 3, 5, 7 and Part of Lots 1 & 2, Block 1, Midway Mall Addition (TNP Sites, LLC, Owners; and Bill Cunningham, Applicant); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

B.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5865

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a School in a C-1 (Retail Business) District/Central Business District at 120 West Mulberry Street, being 0.171 acres in the J.B. McAnair Survey, Abstract No. 763 and also Part of Block "B" of T.J. Shannon Supplement (Texoma Liberty Lighthouse Church, Inc., Owners; and Stan McNutt, 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. 4.

Meeting Date: 12/15/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved by: George Olson, City Manager

Caption:

CONSENT AGENDA

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

List of Agenda Items:

D.1. * REQUEST TO ADVERTISE

City Right-of-Way and Property Mowing

E.1. * OTHER BUSINESS

Final Plat Approval of Norwood Addition, being 5.23 Acres in the Bacon Fielding Survey, Abstract No. 120; Charles Fellenbaum, Owner; and Underwood Drafting and Surveying, Surveyors (2400 Block of Norwood Drive)

E.2. * OTHER BUSINESS

Replat Approval of of Lot 1R, Block 9, Highland Park Subdivision, Lots 1-3 and 10-12, Block 9, Highland Park 1st Addition; Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners), JPH Land Surveying, Inc. (Surveyor), and Adams Engineering (Engineers)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 1.

Meeting Date: 12/15/2014

Prepared By: Mark Gibson, Director of Utilities

Approved By: George Olson, City Manager

Caption:

RESOLUTION NO. 5926

Approving an Amendment by the Greater Texoma Utility Authority to the Project Description with Respect to the Greater Texoma Utility Authority Contract Revenue Bonds, Series 2012 (City of Sherman Project), Amending Exhibit A to the City's Resolution Relating to Such Bonds, and Resolving Other Matters Incident and Related Thereto

Issue:

To approve the action of the Greater Texoma Utility Authority (GTUA) to allow excess bond funds (Series 2012) to be utilized for additional projects not initially requested in the bond program issue

Background:

Excess funds exist in the 2012 Series water and sewer bonds issued through GTUA. These excess funds accumulate as actual project costs come in below budget estimates or when originally planned projects are moved to subsequent years.

The bond resolution will be amended to allow the use of the excess funds for repairs, renovations, and construction projects not listed in the original bond resolution. The 2012 Bond Series may be utilized for water and sewer projects. GTUA approved the additional use of the bond monies for additional projects at its December 15, 2014 meeting.

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
GTUA Bond Counsel, Norton Rose Fulbright
Utilities Administration #710

Financial Consideration:

The amount of the excess funds will be dependent upon the final cost of projects initially programmed.

Staff Recommendation:

It is recommended that the resolution be passed as presented, confirming GTUA's amendment to the project description for the Series 2012 bond issuance.

Alternatives:

No viable alternatives can be suggested at this time.

Attachments

GTUA's Letter of December 9, 2014

Resolution No. 5926



GREATER TEXOMA UTILITY AUTHORITY

5100 AIRPORT DRIVE
DENISON, TEXAS 75020-8448
903/786-4433
FAX: 903/786-8211
www.gtua.org

December 9, 2014

Mr. George Olson
City Manager
City of Sherman
P.O. Box 1106
Sherman, TX 75091-1106

Dear George,

As you know, the Greater Texoma Utility Authority routinely assists the City of Sherman with projects to improve the City's water and wastewater infrastructure. This includes the issuance of bonds to fund the projects for improvements to the City's water and wastewater systems. Each year the City's CIP outlines certain projects to be implemented and funded through the Greater Texoma Utility Authority ("Authority").

During 2012 and 2013, three bond issues were undertaken. The bond issue in 2012 was issued for water and wastewater projects. The bonds issued in 2013 were both issued for wastewater projects. The resolutions adopted when these three bond series were issued (2012, 2013 and 2013A) included a definition for projects to be funded that was specific to projects listed in the City's CIP for that year. In the past, the Authority included a broader project definition in the resolutions which allowed the remaining funds to be used on other City projects after the projects for which the bonds were issued were constructed.

The Authority's bond counsel, Norton Rose Fulbright, has provided resolutions for the Sherman City Council to consider. These resolutions will amend the bond resolutions (2012, 2013 and 2013A) which will allow the remaining funds to be utilized for additional projects. This action will allow the Authority staff to utilize remaining funds to assist the City of Sherman staff in implementing projects that were not specifically named in the bond resolution at the time of issuance.

The resolutions provided by North Rose Fulbright will implement this process.

Sincerely,

Drew Satterwhite, P.E.
General Manager

DS:cb

cc: Mark Gibson, P.E, City of Sherman

RESOLUTION NO. 5926

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AN AMENDMENT BY THE GREATER TEXOMA UTILITY AUTHORITY TO THE PROJECT DESCRIPTION WITH RESPECT TO THE GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2012 (CITY OF SHERMAN PROJECT), AMENDING EXHIBIT A TO THE CITY'S RESOLUTION RELATING TO SUCH BONDS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; 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 Board of Directors (the "Board") of the Greater Texoma Utility Authority (the "Authority") adopted a resolution (the "Bond Resolution") on November 21, 2011, authorizing the issuance of "Greater Texoma Utility Authority Contract Revenue Bonds, Series 2012 (City of Sherman Project)" (the "Series 2012 Bonds") for the construction, acquisition and improvement of water and wastewater system facilities and necessary appurtenances for use by the City of Sherman, Texas, all as set forth in Exhibit A attached to the Bond Resolution (the "Series 2012 Project"); and

WHEREAS, pursuant to a resolution (the "City Resolution") adopted by the City Council of the City of Sherman, Texas, on December 19, 2011, the City Council approved the issuance of the Series 2012 Bonds and the Series 2012 Project; and

WHEREAS, the Board has adopted a Resolution amending Exhibit A to the Bond Resolution to cure a formal defect therein to allow for additional projects to be financed with the Series 2012 Bonds; and

WHEREAS, the City Council hereby finds and determines that the Authority's Resolution amending the Bond Resolution should be approved as to form and content and Exhibit A to the City Resolution should be amended accordingly;

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

SECTION 1. That the Resolution adopted by the Authority on December 15, 2014 is hereby approved as to form and content and the City agrees to the amendment to Exhibit A thereto.

SECTION 2. That Exhibit A to the City Resolution shall be and is hereby amended to read as set forth in Exhibit A attached to this Resolution and incorporated herein by reference and made a part hereof for all purposes.

SECTION 3. That, except as hereby amended and modified, all of the provisions of the City Resolution are hereby ratified, confirmed and readopted. The amendments herein approved shall become effective upon the adoption of this Resolution.

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

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

PASSED AND APPROVED on this the _____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

(CITY SEAL)

EXHIBIT A

SERIES 2012 PROJECT DESCRIPTIONS

Construction, acquisition, and improvement of water and wastewater system facilities and necessary appurtenances for use by the City of Sherman, Texas, including the following:

Water:

Construction of a second water transmission line from the water treatment plant to the distribution system (Phases I and II), including engineering, right of way and construction; modifications to the Lake Texoma Raw Water Pipeline to provide for cleaning facilities to clean zebra mussels from pipeline; and flocculation basin and piping relining

Wastewater:

Modifications to the Sherman wastewater treatment plant headworks, including upgrading the variable frequency drive pumps, Phases I and II; East Side Lift Station engineering and design; biosolids engineering, design and construction; relief headworks preliminary engineering and design; and storm water storage contingency



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 2.

Meeting Date: 12/15/2014

Prepared By: Mark Gibson, Director of Utilities

Approved By: George Olson, City Manager

Caption:

RESOLUTION NO. 5927

Approving an Amendment by the Greater Texoma Utility Authority to the Project Description with Respect to the Greater Texoma Utility Authority Contract Revenue Bonds, Series 2013 (City of Sherman Project), Amending Exhibit A to the City's Resolution Relating to Such Bonds, and Resolving Other Matters Incident and Related Thereto

Issue:

To approve the action of the Greater Texoma Utility Authority (GTUA) to allow excess bond funds (Series 2013) to be utilized for additional projects not initially requested in the bond program issue

Background:

Excess funds exist in the 2013 Series sewer bonds issued through GTUA. These excess funds accumulate as actual project costs come in below budget estimates or when originally planned projects are moved to subsequent years.

The bond resolution will be amended to allow the use of the excess funds for repairs, renovations, and construction projects not listed in the original bond resolution. The 2013 Bond Series may be utilized for sewer related projects. GTUA approved the use of the bond monies for additional projects at its December 15, 2014 meeting.

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
GTUA Bond Counsel, Norton Rose Fulbright
Utilities Administration #710

Financial Consideration:

The amount of the excess funds will be dependent upon the final cost of projects initially programmed.

Staff Recommendation:

It is recommended that the resolution be passed as presented, confirming GTUA's amendment to the project description for the Series 2013 bond issuance.

Alternatives:

No viable alternatives can be suggested at this time.

Attachments

GTUA's Letter of December 9, 2014

Resolution No. 5927



GREATER TEXOMA UTILITY AUTHORITY

5100 AIRPORT DRIVE
DENISON, TEXAS 75020-8448
903/786-4433
FAX: 903/786-8211
www.gtua.org

December 9, 2014

Mr. George Olson
City Manager
City of Sherman
P.O. Box 1106
Sherman, TX 75091-1106

Dear George,

As you know, the Greater Texoma Utility Authority routinely assists the City of Sherman with projects to improve the City's water and wastewater infrastructure. This includes the issuance of bonds to fund the projects for improvements to the City's water and wastewater systems. Each year the City's CIP outlines certain projects to be implemented and funded through the Greater Texoma Utility Authority ("Authority").

During 2012 and 2013, three bond issues were undertaken. The bond issue in 2012 was issued for water and wastewater projects. The bonds issued in 2013 were both issued for wastewater projects. The resolutions adopted when these three bond series were issued (2012, 2013 and 2013A) included a definition for projects to be funded that was specific to projects listed in the City's CIP for that year. In the past, the Authority included a broader project definition in the resolutions which allowed the remaining funds to be used on other City projects after the projects for which the bonds were issued were constructed.

The Authority's bond counsel, Norton Rose Fulbright, has provided resolutions for the Sherman City Council to consider. These resolutions will amend the bond resolutions (2012, 2013 and 2013A) which will allow the remaining funds to be utilized for additional projects. This action will allow the Authority staff to utilize remaining funds to assist the City of Sherman staff in implementing projects that were not specifically named in the bond resolution at the time of issuance.

The resolutions provided by North Rose Fulbright will implement this process.

Sincerely,

Drew Satterwhite, P.E.
General Manager

DS:cb

cc: Mark Gibson, P.E, City of Sherman

RESOLUTION NO. 5927

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AN AMENDMENT BY THE GREATER TEXOMA UTILITY AUTHORITY TO THE PROJECT DESCRIPTION WITH RESPECT TO THE GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2013 (CITY OF SHERMAN PROJECT), AMENDING EXHIBIT A TO THE CITY'S RESOLUTION RELATING TO SUCH BONDS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; 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 Board of Directors (the "Board") of the Greater Texoma Utility Authority (the "Authority") adopted Resolution No. 1155 on November 19, 2012 authorizing the issuance of "Greater Texoma Utility Authority Contract Revenue Bonds, Series 2013 (City of Sherman Project)" (the "Series 2013 Bonds") for the construction, acquisition and improvement of wastewater system facilities and necessary appurtenances for use by the City of Sherman, Texas, all as set forth in Exhibit A attached to Resolution No. 1155 (the "Series 2013 Project"); and

WHEREAS, pursuant to a resolution (the "City Resolution") adopted by the City Council of the City of Sherman, Texas, on January 7, 2013, the City Council approved the issuance of the Series 2013 Bonds and the Series 2013 Project; and

WHEREAS, the Board has adopted a Resolution amending Exhibit A to the Resolution No. 1155 to cure a formal defect therein to allow for additional projects to be financed with the Series 2013 Bonds; and

WHEREAS, the City Council hereby finds and determines that the Authority's Resolution amending Resolution No. 1155 should be approved as to form and content and Exhibit A to the City Resolution should be amended accordingly;

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

SECTION 1. That the Resolution adopted by the Authority on December 15, 2014 is hereby approved as to form and content and the City agrees to the amendment to Exhibit A thereto.

SECTION 2. That Exhibit A to the City Resolution shall be and is hereby amended to read as set forth in Exhibit A attached to this Resolution and incorporated herein by reference and made a part hereof for all purposes.

SECTION 3. That, except as hereby amended and modified, all of the provisions of the City Resolution are hereby ratified, confirmed and readopted. The amendments herein approved shall become effective upon the adoption of this Resolution.

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

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

PASSED AND APPROVED on this the _____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

(CITY SEAL)

EXHIBIT A

SERIES 2013 WASTEWATER PROJECT DESCRIPTIONS

Construction, acquisition, and improvement of wastewater system facilities and necessary appurtenances for use by the City of Sherman, Texas, including the following:

Wastewater Treatment Plant Improvements:

Improvements to the wastewater treatment plant, including biosolids engineering, design and construction

Sewers:

Construction of Blalock Industrial sewer replacement, all other appurtenances as necessary, and construction of SH289 Sewer Line A and other appurtenances as necessary



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 3.

Meeting Date: 12/15/2014

Prepared By: Mark Gibson, Director of Utilities

Approved By: George Olson, City Manager

Caption:

RESOLUTION NO. 5928

Approving an Amendment by the Greater Texoma Utility Authority to the Project Description with Respect to the Greater Texoma Utility Authority Contract Revenue Bonds, Series 2013A (City of Sherman Project), Amending Exhibit A to the City's Resolution Relating to Such Bonds, and Resolving Other Matters Incident and Related Thereto

Issue:

To approve the action of the Greater Texoma Utility Authority (GTUA) to allow excess bond funds (Series 2013A) to be utilized for additional projects not initially requested in the bond program issue

Background:

Excess funds exist in the 2013A Series sewer bonds issued through the GTUA. These excess funds accumulate as actual project costs come in below budget estimates or when originally planned projects are moved to subsequent years.

The bond resolution will be amended to allow the use of the excess funds for repairs, renovations, and construction projects not listed in the original bond resolution. The 2013A Bond Series may be utilized for sewer related projects. The GTUA approved the use of the bond monies for additional projects at its December 15, 2014 meeting.

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
GTUA Bond Counsel, Norton Rose Fulbright
Utilities Administration #710

Financial Consideration:

The amount of the excess funds will be dependent upon the final cost of projects initially programmed.

Staff Recommendation:

It is recommended that the resolution be passed as presented, confirming GTUA's amendment to the project description for the Series 2013A bond issuance.

Alternatives:

No viable alternatives can be suggested at this time.

Attachments

GTUA's Letter of December 9, 2014

Resolution No. 5928



GREATER TEXOMA UTILITY AUTHORITY

5100 AIRPORT DRIVE
DENISON, TEXAS 75020-8448
903/786-4433
FAX: 903/786-8211
www.gtua.org

December 9, 2014

Mr. George Olson
City Manager
City of Sherman
P.O. Box 1106
Sherman, TX 75091-1106

Dear George,

As you know, the Greater Texoma Utility Authority routinely assists the City of Sherman with projects to improve the City's water and wastewater infrastructure. This includes the issuance of bonds to fund the projects for improvements to the City's water and wastewater systems. Each year the City's CIP outlines certain projects to be implemented and funded through the Greater Texoma Utility Authority ("Authority").

During 2012 and 2013, three bond issues were undertaken. The bond issue in 2012 was issued for water and wastewater projects. The bonds issued in 2013 were both issued for wastewater projects. The resolutions adopted when these three bond series were issued (2012, 2013 and 2013A) included a definition for projects to be funded that was specific to projects listed in the City's CIP for that year. In the past, the Authority included a broader project definition in the resolutions which allowed the remaining funds to be used on other City projects after the projects for which the bonds were issued were constructed.

The Authority's bond counsel, Norton Rose Fulbright, has provided resolutions for the Sherman City Council to consider. These resolutions will amend the bond resolutions (2012, 2013 and 2013A) which will allow the remaining funds to be utilized for additional projects. This action will allow the Authority staff to utilize remaining funds to assist the City of Sherman staff in implementing projects that were not specifically named in the bond resolution at the time of issuance.

The resolutions provided by North Rose Fulbright will implement this process.

Sincerely,

Drew Satterwhite, P.E.
General Manager

DS:cb

cc: Mark Gibson, P.E, City of Sherman

RESOLUTION NO. 5928

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AN AMENDMENT BY THE GREATER TEXOMA UTILITY AUTHORITY TO THE PROJECT DESCRIPTION WITH RESPECT TO THE GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2013A (CITY OF SHERMAN PROJECT), AMENDING EXHIBIT A TO THE CITY'S RESOLUTION RELATING TO SUCH BONDS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; 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 Board of Directors (the "Board") of the Greater Texoma Utility Authority (the "Authority") adopted Resolution No. 1189 on November 18, 2013 authorizing the issuance of "Greater Texoma Utility Authority Contract Revenue Bonds, Series 2013A (City of Sherman Project)" (the "Series 2013A Bonds") for the construction, acquisition and improvement of wastewater system facilities and necessary appurtenances for use by the City of Sherman, Texas, all as set forth in Exhibit A attached to Resolution No. 1189 (the "Series 2013A Project"); and

WHEREAS, pursuant to a resolution (the "City Resolution") adopted by the City Council of the City of Sherman, Texas, on December 18, 2013, the City Council approved the issuance of the Series 2013A Bonds and the Series 2013A Project; and

WHEREAS, the Board has adopted a Resolution amending Exhibit A to Resolution No. 1189 to cure a formal defect therein to allow for additional projects to be financed with the Series 2013A Bonds; and

WHEREAS, the City Council hereby finds and determines that the Authority's Resolution amending Resolution No. 1189 should be approved as to form and content and Exhibit A to the City Resolution should be amended accordingly;

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

SECTION 1. That the Resolution adopted by the Authority on December 15, 2014 is hereby approved as to form and content and the City agrees to the amendment to Exhibit A thereto.

SECTION 2. That Exhibit A to the City Resolution shall be and is hereby amended to read as set forth in Exhibit A attached to this Resolution and incorporated herein by reference and made a part hereof for all purposes.

SECTION 3. That, except as hereby amended and modified, all of the provisions of the City Resolution are hereby ratified, confirmed and readopted. The amendments herein approved shall become effective upon the adoption of this Resolution.

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

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

PASSED AND APPROVED on this the _____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

(CITY SEAL)

EXHIBIT A

SERIES 2013A WASTEWATER PROJECT DESCRIPTIONS

Construction, acquisition, and improvement of wastewater system facilities and necessary appurtenances for use by the City of Sherman, Texas, including the following:

Wastewater Treatment Plant Improvements:

Relief Headworks Engineering and Construction

Sewers:

Construction of South Sherman Relief Sewer and other appurtenances as necessary



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 1.

Meeting Date: 12/15/2014

Prepared By: Don Keene, Director of Community and Support Services

Approved By: George Olson, City Manager

Caption:

*** REQUEST TO ADVERTISE**

City Right-of-Way and Property 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 previous contracts have expired. City staff requests permission to advertise for bids to provide this service.

Origination:

Street Maintenance and Parks and Recreation Departments

Financial Consideration:

Funding for this service has been allocated in various City department budgets for the 2014-2015 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: 12/15/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Norwood Addition, being 5.23 Acres in the Bacon Fielding Survey, Abstract No. 120; Charles Fellenbaum, Owner; and Underwood Drafting and Surveying, Surveyors (2400 Block of Norwood Drive)

Issue:

To consider Final Plat approval of the Nowood Addition, being 5.23 acres in the Bacon Fielding Survey, Abstract No. 120

Background:

The property is located in the 2400 block of Norwood Drive, off West Lamberth Road. The owner would like to plat the property into four (4) lots for residential development.

Origination:

Charles Fellenbaum (Owner)
Underwood Drafting and Surveying (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the November 18, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

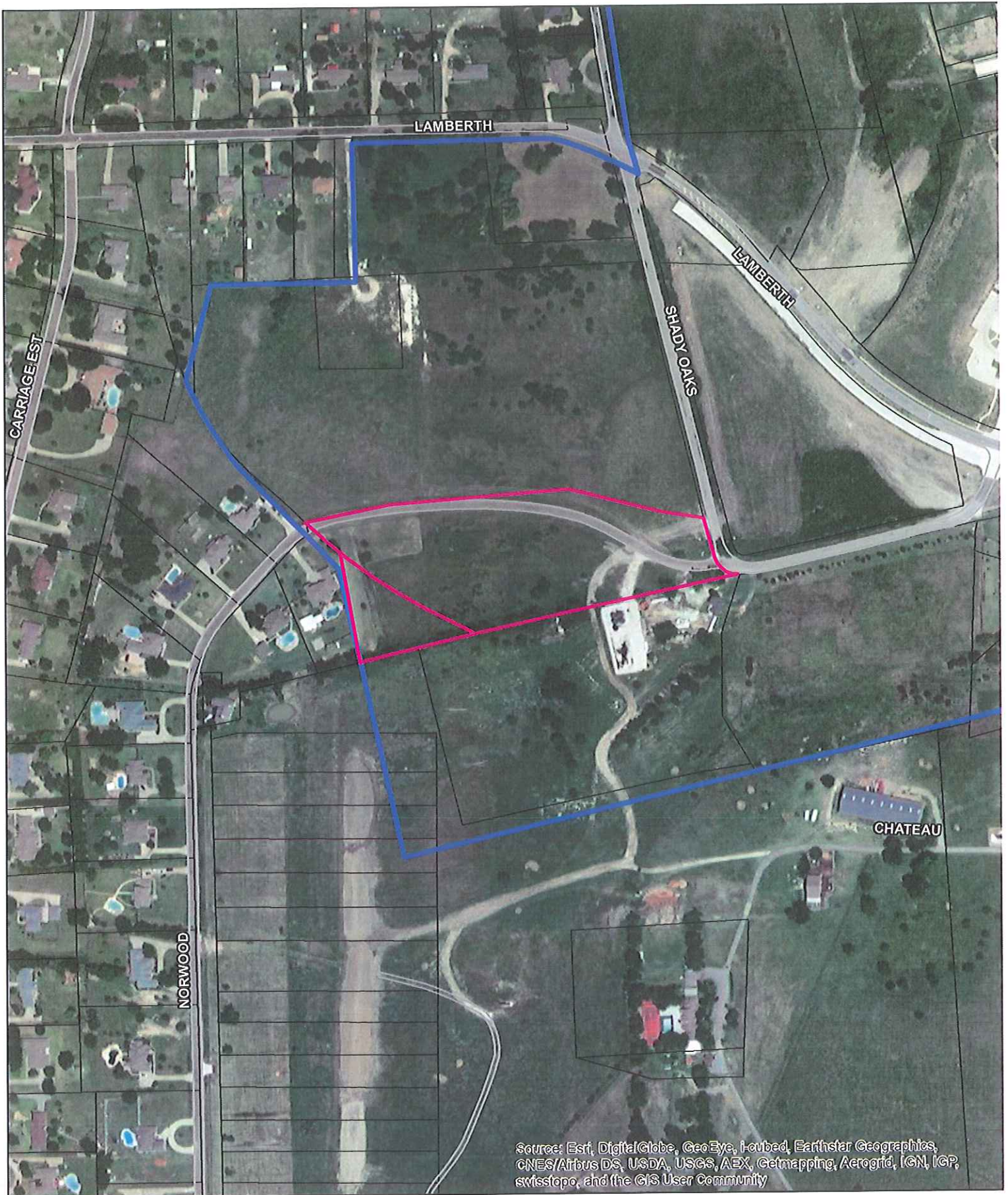
Zoning Map

Preliminary Plat

Final Plat

P&Z Communication

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

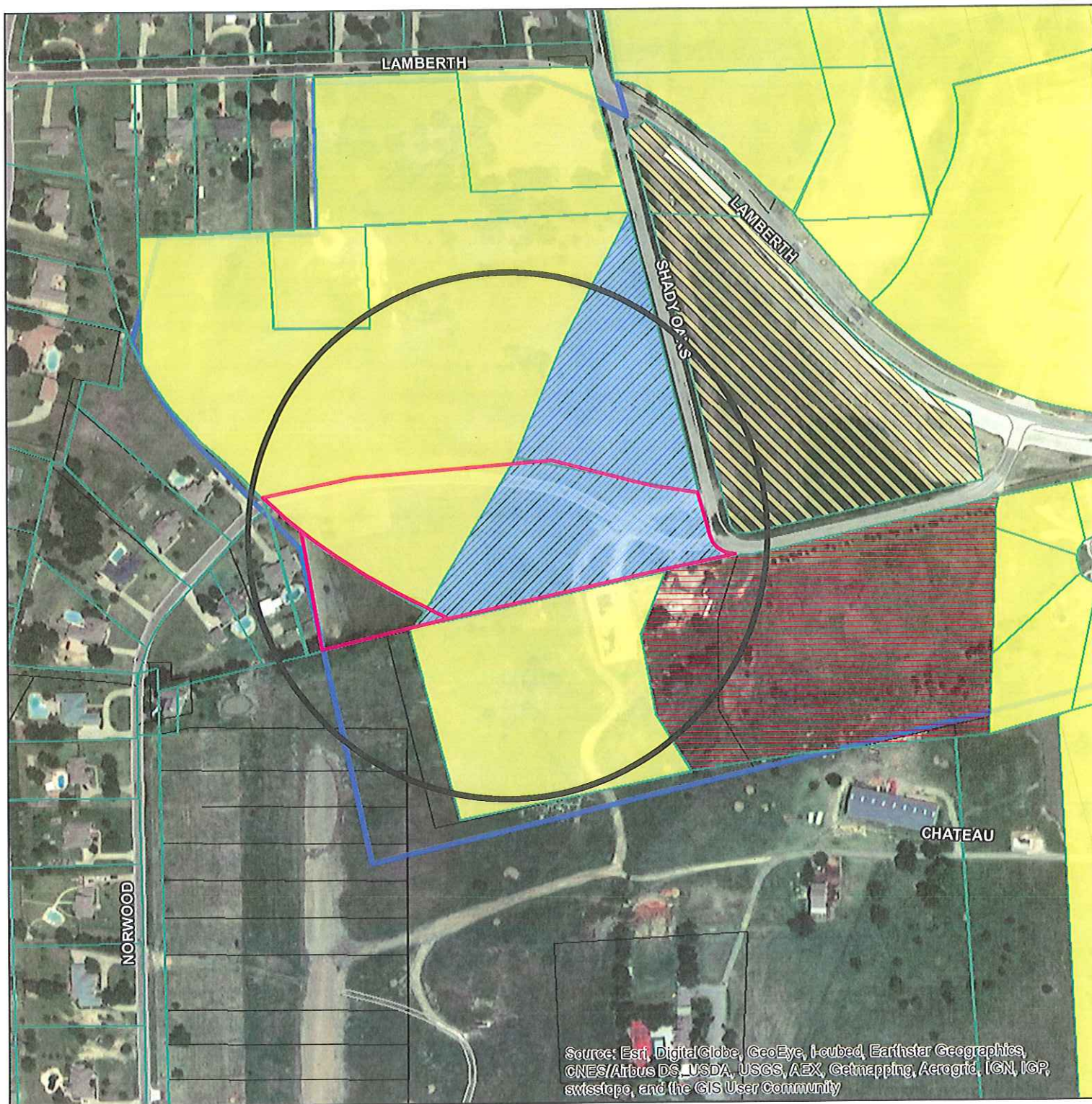
City of Sherman, Texas
Developmental Services Department

2400 Block Norwood Drive



NOT TO SCALE

1 inch = 306 feet



Zoning - 2400 Block Norwood Drive Norwood Addition

Legend

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 306 feet

LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the Fielding Bacon Survey, Abstract No. 120, and being the remainder of the 22.734 acre tract of land conveyed to Charles H. Fellenbaum and Rosario C. Fellenbaum by deed of record in Volume 2310, page 397, Real Property Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a spike nail found at the intersection of the center line of Norwood Road (a public road) and the centerline of Shady Oaks Lane (a public road) said nail being the southwest corner of a 17.507 acre tract of land conveyed to Lester W. Vance, LLC by deed of record in Volume 4490, Page 438, Official Public Records, Grayson County, Texas;

Thence South 13°51'10" East, along the east line of said 22.734 acre tract, a distance of 30.00 feet to a 1/2" steel rod set for the southeast corner of said 22.734 acre tract, said rod being in the north line of a 130 acre tract of land conveyed to Robert J. Tate by deed of record in Volume 1176, Page 192, Deed Records, Grayson County, Texas;

Thence South 77°27'32" West, along the north line of said 130 acre tract a distance of 925.74 feet to a 1/2" steel rod found maintaining the southeast corner of a 1.00 acre tract of land conveyed to Gary L. Dutton & Teresa L. Dutton by deed of record in Volume 2310, Page 397 of said Real Property Records, said rod also maintaining the southwest corner of said 22.734 acre tract;

Thence North 11°00'46" West, along the east line of said 1.00 acre tract, a distance of 361.89 feet to a 1/2" steel rod set in the center of a 60' wide roadway easement for Norwood Road, said rod being an angle point in the in the south line of said 17.507 acre tract, said rod also being the northeast corner of said 1.00 acre tract;

Thence along the south line of said 17.507 acre tract and the center line of said 60' wide roadway easement the following calls and distances:

North 84°35'16" East, a distance of 432.04 feet to a 1/2" steel rod set at the beginning of a curve to the right;

With a tangent curve to the right having a radius of 361.69 feet (chord bears South 76°46'45" East, a distance of 231.13) an arc length of 235.26 feet to a P/K nail set;

South 58°08'43" East, a distance of 157.55 feet to a 1/2" steel rod set at the beginning of a curve to the left;

With a tangent curve to the left having a radius of 236.71 feet (chord bears South 80°23'13" East, a distance of 179.20) an arc length of 183.79 feet to the Point-of-Beginning and containing 5.23 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

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



Accepted by the City Council of the City Sherman

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

Mayor, City of Sherman, Texas

Date

Chairman

Secretary

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

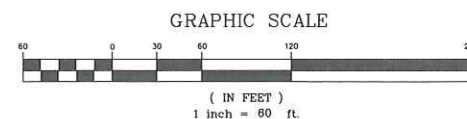
OWNER/DEVELOPER
CHARLES H. FELLENBAUM
RASARIO C. FELLENBAUM
P.O. BOX 519
BELLS, TEXAS 75414

PRELIMINARY PLAT OF NORWOOD ADDITION AN ADDITION TO THE CITY OF SHERMAN GRAYSON COUNTY, TEXAS

9-1-14

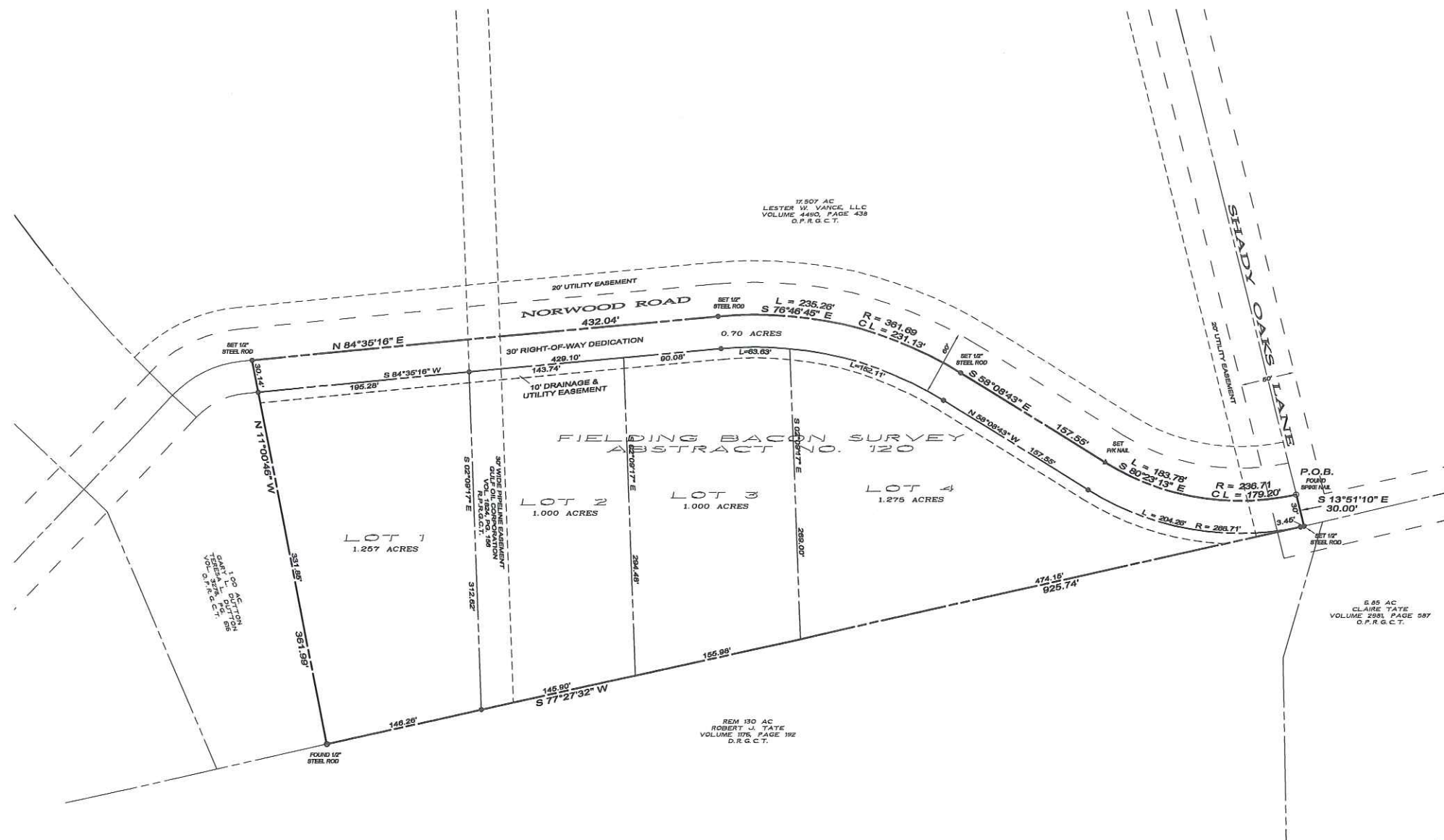
UNDERWOOD
DRAFTING & SURVEYING

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



JOB NO. 14080458

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



LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the Fielding Bacon Survey, Abstract No. 120, and being the remainder of the 22.734 acre tract of land conveyed to Charles H. Fellenbaum and Rosario C. Fellenbaum by deed of record in Volume 2310, page 397, Real Property Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a spike nail found at the intersection of the center line of Norwood Road (a public road) and the centerline of Shady Oaks Lane (a public road) said nail being the southwest corner of a 17.507 acre tract of land conveyed to Lester W. Vance, LLC by deed of record in Volume 4490, Page 438, Official Public Records, Grayson County, Texas;

Thence South 13°51'10" East, along the east line of said 22.734 acre tract, a distance of 30.00 feet to a 1/2" steel rod set for the southeast corner of said 22.734 acre tract, said rod being in the north line of a 130 acre tract of land conveyed to Robert J. Tate by deed of record in Volume 1176, Page 192, Deed Records, Grayson County, Texas;

Thence South 77°27'32" West, along the north line of said 130 acre tract, a distance of 925.74 feet to a 1/2" steel rod found maintaining the southeast corner of a 1.00 acre tract of land conveyed to Gary L. Dutton & Teresa L. Dutton by deed of record in Volume 2310, Page 397 of said Real Property Records, said rod also maintaining the southwest corner of said 22.734 acre tract;

Thence North 11°00'46" West, along the east line of said 1.00 acre tract, a distance of 361.69 feet to a 1/2" steel rod set in the center of a 60' wide roadway easement for Norwood Road, said rod being an angle point in the south line of said 17.507 acre tract, said rod also being the northeast corner of said 1.00 acre tract;

Thence along the south line of said 17.507 acre tract and the center line of said 60' wide roadway easement the following calls and distances:

North 84°35'16" East, a distance of 432.04 feet to a 1/2" steel rod set at the beginning of a curve to the right;

With a tangent curve to the right having a radius of 361.69 feet (chord bears South 76°46'45" East, a distance of 231.13) an arc length of 235.26 feet to a P.M. nail set;

South 58°08'43" East, a distance of 157.55 feet to a 1/2" steel rod set at the beginning of a curve to the left;

With a tangent curve to the left having a radius of 236.71 feet (chord bears South 60°23'13" East, a distance of 178.20) an arc length of 183.78 feet to the Point-of-Beginning and containing 5.23 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5567

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

Witness my hand this _____ day of _____, 2014.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

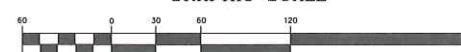
THAT WE, CHARLES H. FELLENBAUM & ROSARIO C. FELLENBAUM, do hereby adopt this plat designating the hereinabove property as the NORWOOD ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation 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 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 the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2014.

CHARLES H. FELLENBAUM

ROSARIO C. FELLENBAUM

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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 CHARLES H. FELLENBAUM & ROSARIO C. FELLENBAUM, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

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

FINAL PLAT OF NORWOOD ADDITION AN ADDITION TO THE CITY OF SHERMAN GRAYSON COUNTY, TEXAS

0-1-14

UNDERWOOD
DRAFTING & SURVEYING

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

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

OWNER/DEVELOPER
CHARLES H. FELLENBAUM
ROSARIO C. FELLENBAUM
P.O. BOX 519
BELLS, TEXAS 75414

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

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

Chairman

Secretary

JOB NO. 14080458



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

Agenda Item No. 12.

Meeting Date: 11/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Ron Barton, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Requested Action/Proposed Use:

*** 2400 BLOCK NORWOOD DRIVE**

The request of Charles and Rosario Fellenbaum (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2400 Block of Norwood Drive, being 5.23 acres in the Bacon Fielding Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Preliminary and Final Plat Approval of Norwood Addition

Background:

This item was tabled at the October 21, 2014, Planning and Zoning Commission Meeting. The property is located in the 2400 Block Norwood Drive off West Lamberth Road. The owners would like to plat the property into (4) four lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-O (Office) District

C-2 (General Commercial) District

Origination:

Charles and Rosario Fellenbaum (Owner)

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

Preliminary Plat

Final Plat

Staff Review Letter



STAFF REVIEW LETTER

November 12, 2014

Charles & Rosario Fellenbaum
PO Box 519
Bells, TX 75414

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

Dear Applicants,

The request for approval of the Preliminary and Final Plat of Norwood Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 2014 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Preliminary Plat

1. Platting of the property is required.
2. The width of right-of-way for Shady Oaks Drive and Norwood Road east of Shady Oaks Drive shall be shown.
3. Engineering plans for utility, grading and storm drain design in accordance with City Ordinances shall be submitted to the City Engineer for approval.
4. Existing utilities shall be verified by the developer to insure adequate capacity for the development.
5. Privately owned and maintained detention in accordance with City criteria is required.
6. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
7. Drive approaches and sidewalks shall conform to the City of Sherman standards.
8. Water shall be extended to serve the development.
9. A 10' utility easement shall be shown along Norwood Road.
10. Revise the curve described in the last call of the legal description to be to the left.
11. The POINT OF BEGINNING shall be identified on the plat.
12. All site plan and preliminary plat requirements are to be met prior to filing the final plat.
13. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff as to not require resubmission to the Planning and Zoning Commission.

Final Plat

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. The width of right-of-way for Shady Oaks Drive and Norwood Road east of Shady Oaks Drive shall be shown.
4. Engineering plans for utility, grading and storm drain design in accordance with City Ordinances shall be submitted to the City Engineer for approval.
5. Existing utilities shall be verified by the developer to insure adequate capacity for the development.
6. Privately owned and maintained detention in accordance with City criteria is required.

7. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
8. Drive approaches and sidewalks shall conform to the City of Sherman standards.
9. Water shall be extended to serve the development.
10. A 10' utility easement shall be shown along Norwood Road.
11. Revise the curve described in the last call of the legal description to be to the left.
12. The POINT OF BEGINNING shall be identified on the plat.
13. All site plan and preliminary plat requirements are to be met prior to filing the final plat.
14. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff as to not require resubmission to the Planning and Zoning Commission.

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

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

Respectfully,



Clay Barnett,
Dir. of Public Works and Engineering

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

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 2.

Meeting Date: 12/15/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Lot 1R, Block 9, Highland Park Subdivision, Lots 1-3 and 10-12, Block 9, Highland Park 1st Addition; Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners), JPH Land Surveying, Inc. (Surveyor), and Adams Engineering (Engineers)

Issue:

To consider Replat approval of Lot 1R, Block 9, Highland Park Subdivision, being Lots 1-3 and 10-12, Block 9, Highland Park 1st Addition

Background:

The property is located at 2217 Texoma Parkway and 1512 East Nall Street; the southeast corner of Texoma Parkway and Nall Street. The owners would like to replat the property into one (1) lot for commercial development.

Origination:

Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners)
JPH Land Surveying, Inc. (Surveyor)
Adams Engineering (Engineers)

Financial Consideration:

None

Staff Recommendation:

At the November 18, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Replat

Staff Review Letter

P&Z Communication



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2217 Texoma Parkway & 1512 E. Nall St.

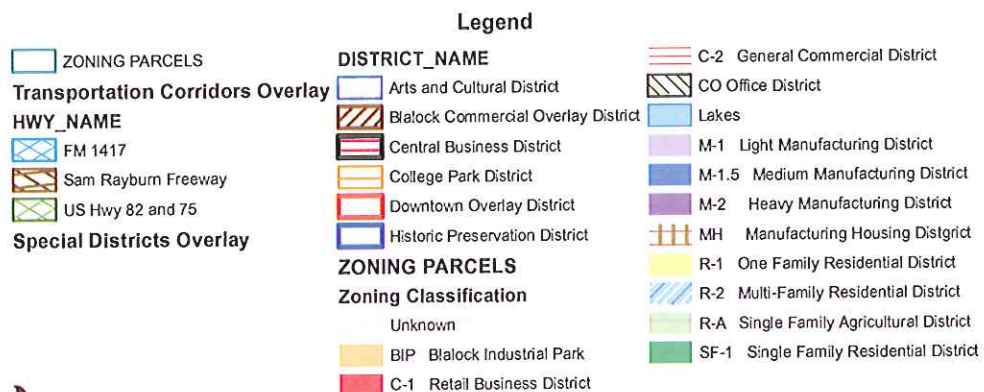


NOT TO SCALE

1 inch = 115 feet



Zoning - 2217 Texoma Parkway & 1512 E. Nall



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 153 feet

**STAFF REVIEW LETTER**

November 12, 2014

McDonald's Corp
511 E. John Carpenter Frwy., Ste. 375
Irving, TX 75062

Adams Engineering
Rob Adams
910 S. Kimball Ave.
Southlake, TX 76092

Sherman Restaurant LLC
Robert & Sara Gallardo
1407 Bentbrook Lane
Sherman, TX 75092

JPH Land Surveying, Inc.
807 Bluebonnet Drive, Ste. C
Keller, TX 76248

Dear Applicants,

The request for approval of the Replat of Lot 1R, Block 9, Highland Park Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 2014 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

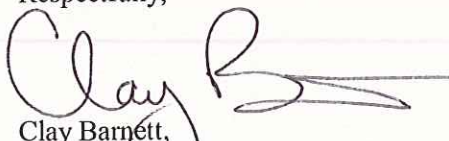
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be shall be submitted to the City Engineer for approval.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. A 10' Utility Easement is required along the frontage of E. Nall Street and Loy Drive.
4. Drive approaches and sidewalks shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.
5. Reconcile the area in square feet shown on the face of the plat with the legal description.
6. Remove the notes pertaining to the FIRM zone, information on the title company, and the title commitment notes.
7. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,


Clay Barnett,
Dir. of Public Works and Engineering

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

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



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

Agenda Item No. 10.

Meeting Date: 11/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Ron Barton, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Requested Action/Proposed Use:

*** 2217 TEXOMA PARKWAY & 1512 E. NALL STREET**

The request of Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners), JPH Land Surveying, Inc. (Surveyor) and Adams Engineering (Engineers) concerning the property located at 2217 Texoma Parkway and 1512 E. Nall Street, being Lots 1-3 and 10-12, Block 9, Highland Park 1st Addition, as follows:

Planning and Zoning Commission

Replat Approval of Lot 1R, Block 9, Highland Park Subdivision

Background:

The property is located at 2217 Texoma Parkway and 1512 East Nall Street; the southeast corner of Texoma Parkway and Nall Street. The owners would like to replat the property into (1) one lot for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners)

JPH Land Surveying, Inc. (Surveyor)

Adams Engineering (Engineers)

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. J.

Meeting Date: 12/15/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: George Olson, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2014 Council Calendar

2014

JANUARY						
S	M	T	W	T	F	S
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DECEMBER						
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28	29	30	31			

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

3/26/2014	Called Meeting for Informational Presentation
4/18/2014	Called Budget Planning Meeting in Council Chambers
4/21/2014	Regular City Council Meeting - Cancelled
06/18-19/2014	Called Budget Workshop in Council Chambers - Second Day Cancelled
9/1/2014	Labor Day/Called Council Meeting on 09/02/2014
9/16/2014	12 noon Called Joint Meeting with SEDCO Board