

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, MARCH 16, 2020
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER SHAWN TEAMANN**
- A. 3. INVOCATION BY COUNCIL MEMBER SHAWN TEAMANN**
- A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 2, 2020**

Citizen Comments

B. 1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Public Hearing

C. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6284

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-1 (Retail Business) District at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265 (Stanley Blythe, Owner; Bryan Weisgerber, Cross Engineering Consultants, Inc., Representative/Civil Engineer; Lay Design/Build, Architect; and Underwood Drafting and Surveying, Inc., Surveyor)

C. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6285

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit Amendment to Allow a Church in an R-1 (One Family Residential) District at 2605 Rex Cruse Drive, being all of Lots 1-6 and all of the abandoned platted J. Fielding Circle (Ordinance No. 6282) of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763 (North Park Baptist Church, Owners; Kent Salisbury, David Baca Studios, Architect; and Copley Land Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

C. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6286

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Private School in a C-1 (Retail Business) District at 214 West Brockett Street, being Lot 4, Block 2, Broiles Addition, a Replat of part of Lot 1, Block 1 of the Replat of Lots 19-21, L.C. Chapman's Addition, and all of Lot 9 and part of Lot 12, together with an alley running southerly from Brockett Street and lying west of and adjacent to the west line of Lots 9-11, L.C. Chapman's Addition (Mack Broiles, Owner; Micaela Hoops, Applicant; and EC Stanton Community School Texas 4H, Proposed Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

C. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6287

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow New and Used Tire Sales and Repair, General Maintenance with Alignments and Oil Changes in a C-2 (General Commercial) District at 207 and 209 South Dewey Avenue, being 1.091 acres in the G.B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 and part of Lot 5 including the alley lying between Lots 3 and 4, Block 3, J.P. Loving's 2nd Addition (Miguel A. Avalos, Owner; Miguel Avalos, Representative; and Underwood Drafting and Surveying, Surveyor); 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

C. 5. ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6284, 6285, 6286 and 6287

C. 6. 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

D. 1. RESOLUTION NO. 6606

Awarding a Bid to and Authorizing Execution of a Contract with Dickerson Construction Company, Inc. based on an Invitation to Bid for Construction of the BNSF Waterline Relocation Project

D. 2. * RESOLUTION NO. 6607

Authorizing Execution of an Encroachment Easement to Ulises Adonay Henriquez Lopez and Maribel Romero Manjivar for the Encroachment of a One Story Metal Commercial Building within the Platted Public Right of Way along the north side of Lot 1, Block 6 of Jones & Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 South Montgomery Street in the City of Sherman, Texas

D. 3. * RESOLUTION NO. 6608

Awarding a Bid to and Authorizing Execution of a Contract with AMX Premium Cleaning Services, LLC for the Annual City Parks and Grounds Restroom Cleaning Contract

Requests to Advertise

E. 1. REQUEST TO ADVERTISE

Purchase of a Used Citizen Rescue Hardened Vehicle for Use within the Sherman Police Department

- E. 2. *** REQUEST TO ADVERTISE**
Semiannual Janitorial Services

Other Business

- F. 1. **OTHER BUSINESS**
Consider Request of Sherman Fire-Rescue Services to Authorize a Business Relationship with Sherman Fire Fighter Michael Tyler Jones, d/b/a Jones Metal Buildings, LLC as required by Article X, Section 1(c)(1) of the Sherman City Charter
- F. 2. **OTHER BUSINESS**
Consider Approval of the Annexation Scheduling Plan for Adoption of 6.00 acres located East of Lamberth Road, at the intersection of Meadowlake Drive and Lamberth Road, adjacent to the Sherman City Limits and in the City of Sherman's Extra Territorial Jurisdiction; and Directing the Department of Engineering Services to Develop a Service Plan for the Area to be Annexed Upon Approval of the Annexation Scheduling Plan
- F. 3. **OTHER BUSINESS**
Site Plan Approval, Exception and Variance to Ordinance No. 2252, Article IV, Section 410 (2)(j) and (2)(g)(2), and Ordinance No. 2280, Section 6.8.4, Subsections (7) and (11) for a Panda Express Restaurant with Drive Thru with a 20' setback on the south property line in lieu of the required 55.7' and an exception to allow Fiberon Composite Decking in lieu of the required Masonry in the Blalock Industrial Park/Blalock Commercial Overlay District at 3150 South U.S. Highway 75
- F. 4. *** OTHER BUSINESS**
Replat Approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II; being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II; Sherman Crossroads, LTD, Owners; and A&W Surveyors, Inc., Surveyor (3100-3600 Blocks South U.S. Highway 75)
- F. 5. *** OTHER BUSINESS**
Final Plat Approval of Sherman Landing, Phase II, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265; Stanley Blythe, Owner; Bryan Weisgerber, Cross Engineering Consultants, Inc., Representative/Civil Engineer; and Underwood Drafting and Surveying, Inc., Surveyor (5900 North U.S. Highway 75)
- F. 6. *** OTHER BUSINESS**
Replat Approval of Chaffin's First Addition, Block 11, Lot 23R, being Lots 23 and 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres; Jose and Maria Lara, Owners; and Preston Trail Land Surveying, Surveyor (802 East Houston Street)
- F. 7. *** OTHER BUSINESS**
Replat Approval of Lots 1 and 2 Underwood Addition; being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres; Our Leasing Company, Owners; and Underwood Drafting and Surveying, Surveyor (2201 and 2203 Norwood Street)

F. 8. * OTHER BUSINESS

Replat Approval of College Park Addition, Block 1, Lot 7R and 8R, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition; Munazza Jabeen and Anjum Karim, Owners; and Preston Trail Land Surveying, Surveyor (1024 North Cleveland Avenue)

F. 9. * OTHER BUSINESS

Final Plat Approval of Meraz Addition, being 0.547 acres in the Samuel Blagg Survey, Abstract No. 56; Roberto Meraz, Owner; Lisseth Lara, Representative; and Helvey-Wagner Surveying, Surveyor (519 South Montgomery Street)

F. 10. * OTHER BUSINESS

Replat Approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 and 6 of the Joe E. Price Subdivision, being all of Lots 1-6, and all of the abandoned platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763; North Park Baptist Church, Owners; and Copley Land Surveying, Surveyor (2605 Rex Cruse Drive)

F. 11. * OTHER BUSINESS

Final Plat Approval of Pecan Acres in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 2.109 acres in the John McClenihan Survey, Abstract No. 789; William and Judy Smith, Owners; and Copley Land Surveying, Surveyor (600 block of Brown Road and 100 block of Barbara Lane)

F. 12. * OTHER BUSINESS

Consider Request of the 2020 Earth Day Planning Committee to Temporarily Close Certain Streets for the "12th Annual Earth Day Festival" on Saturday, April 18, 2020

G. MEDIA QUESTIONS

Consider Board/Commission Appointments

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

- (a) Animal Control Advisory Committee (8)

H. 2. APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

- (a) Keep Sherman Beautiful Commission (2)

I. COUNCIL COMMENTS

Executive Session

J. 1. EXECUTIVE SESSION

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

Section 551.071	Consultation with City Attorney concerning Pending or Contemplated Litigation
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Section 551.071 Consult with the City Attorney on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter

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

The Council reconvenes into General Session

K. 1. OPEN MEETING
Reconvene into Open Meeting and Consider Action, if any, on items discussed in Executive Session

L. 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 March 12, 2020 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of March, 2020.
City of Sherman, Texas

City Clerk

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

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

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

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

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

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

Mayor

David Plyler

Deputy Mayor

Willie Steele

Council Members

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

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

Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

A. 4.

Meeting Date: 03/16/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 2, 2020

Attachments

March 2, 2020

Cultural District Update

March 2, 2020

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

CALL TO ORDER

CALL TO ORDER

The Council reviewed the Minutes of the Called City Council Meeting (Council Training Workshop) of February 12, 2020 and the Regular City Council Meeting of February 17, 2020. Council Member Howeth moved to approve the Minutes, as presented; Second by Council Member Stevenson; All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

There were no citizen's requests.

CITIZEN'S REQUEST

RECOGNITION OF CITY OF SHERMAN AWARD: “2019 TEXAS ACHIEVEMENT IN LIBRARY EXCELLENCE AWARD”

Mayor Plyler presented Melissa Eason, Library Services Administrator, with a plaque recognizing the Sherman Public Library's selection for the "2019 Texas Achievement in Library Excellence Award" by the Texas Municipal Library Directors Association.

LIBRARY
EXCELLENCE
AWARD

He said this year, only 53 libraries out of 571 Texas public library systems were awarded this honor. He recognized the creative, fun projects, and educational opportunities at the Library, and said they are doing a great job. He thanked Ms. Eason and her staff for all they do.

Ms. Eason said each Library offers different programming materials to meet the needs of their own communities. Since the Libraries offer different services, those applying for the award submit examples of the things they did during the last fiscal year that fit into several different categories.

Each year the list of programs is different because they are evolving to meet the needs of the citizens. Ms. Eason said it is an honor to receive this recognition for something they would be doing anyway and something they enjoy doing.

She thanked the City Council and the other City departments for their support, and thanked her Library staff for their hard work. She also thanked the Library volunteers and patrons, and the many partner organizations that they work with.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTION NO. 6604 – AUTHORIZING SUBMISSION OF AN APPLICATION FOR A GRANT AWARDED UNDER THE U.S. DEPARTMENT OF HOMELAND SECURITY – FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO FUND THE PURCHASE OF APPROXIMATELY ONE HUNDRED FIVE (105) SETS OF PERSONAL PROTECTIVE EQUIPMENT (BUNKER GEAR) FOR THE CITY OF SHERMAN FIRE DEPARTMENT, DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY

**RES 6604
FEMA GRANT FOR
FIRE BUNKER GEAR**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF AN APPLICATION FOR A GRANT AWARDED UNDER THE U.S. DEPARTMENT OF HOMELAND SECURITY – FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO FUND THE PURCHASE OF APPROXIMATELY ONE HUNDRED FIVE (105) SETS OF PERSONAL PROTECTIVE EQUIPMENT (BUNKER GEAR) FOR THE CITY OF SHERMAN FIRE DEPARTMENT; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY.

Danny Jones, Fire Chief, said this resolution requests permission to apply for a grant from the Department of Homeland Security, to purchase approximately 105 sets of bunker gear, or personal protective equipment. The total grant will be about \$315,000, with the City's portion being between \$26,000 and \$27,000. It is a 90/10 match grant.

The application period for the grant closes on March 13, 2020 and the grants will be awarded every two weeks, between April and September of 2020. The request is asking for permission to file the application, with the agreement that the City would be responsible for the 10% match.

Council Member Melton asked if the City's 10% was budgeted. Chief Jones said it would be put in the budget for next fiscal year and purchased at that time.

Deputy Mayor Steele asked if 105 sets were what they actually needed and would give everyone a set. Chief Jones said there are mandates that will be coming up for cancer prevention, and about nine different types of cancer are related to chemicals that are put off by fires. This includes carcinogens that a person would breath, as well as those that cling to your clothes

or bunker gear. This gear would need to be washed and decontaminated, as required.

When the bunker gear needs to be cleaned, the officers must have a second set of gear. Also some of the gear will be taken out of service at ten years. This would allow them to have a second set, and also to replace the ones taken out of service.

Deputy Mayor Steele asked if there was a market for the old bunker gear that was removed from service. Chief Jones said there is no specific time for the front line, he expected the gear would last from five to seven years on the front line.

Each set of bunker gear must be sent in each year for an advanced inspection. Specialized equipment is used for the inspection and it cannot be done in-house.

Council Member Howeth verified that the application process had already been started, since the deadline is March 13, 2020. Chief Jones said it would be ready to submit by the deadline.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution No. 6604, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6605 – AWARDING BIDS TO AND AUTHORIZING EXECUTION OF CONTRACTS WITH MULTIPLE VENDORS FOR THE PURCHASE AND INSTALLATION OF VARIOUS SITE AMENITIES AND IMPROVEMENTS FOR THE CHERRY STREET PARK PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING BIDS TO AND AUTHORIZING EXECUTION OF CONTRACTS WITH MULTIPLE VENDORS FOR THE PURCHASE AND INSTALLATION OF VARIOUS SITE AMENITIES AND IMPROVEMENTS FOR THE CHERRY STREET PARK PROJECT.

CONSENT AGENDA.

RES 6605
CHERRY STREET
PARK IMPROVEMENTS

OTHER BUSINESS

ACCEPT ANNUAL AUDIT REPORT FOR YEAR ENDED SEPTEMBER 30, 2019 FROM PATTILLO, BROWN AND HILL, LLP

John Manning, Pattillo, Brown and Hill, LLP, said this is the second year of a five-year contract for them to perform the Annual Audit.

ANNUAL AUDIT

The main part of the Audit is the opinion, and the financial statements or the responsibility of the City. They have presented an “unmodified” opinion, which is the highest level of assurance and says the City is in a good financial position. Bond holders and grantors look at this opinion to make sure

that the money coming in is being spent properly and that there are controls in place for the City to follow.

He said the City is in a very good financial position and, as of September 30, 2019, had a little over \$20.2 million in governmental activity. There is about \$28 million in the water/sewer activity.

The General Fund ended the year with about \$11.3 million in fund balance, which is about three months of reserves. There have been healthy increases in sales tax and property taxes and those collections are coming in at a very good position against budget.

In conjunction with the Audit, because the City spends over \$750,000 in Federal funds, the City must also have a Single Audit. The projects that had to be reviewed with year were the Community Development Block Grants, and there could not be any material weaknesses or significant deficiencies.

Mr. Manning said, all in all, the City had a very good Audit. They received a lot of help from the staff, especially the Finance Department, but also staff throughout the City. He thanked the Council for the opportunity to work with them.

ACTION TAKEN.

Motion by Deputy Mayor Steele to accept the Annual Audit Report for the year ended September 30, 2019, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RECEIVE UPDATE ON THE SHERMAN CULTURAL DISTRICT
Cary Wacker, Former Mayor and Austin College Associate Vice President for Institutional Advancement and Director of the Center for Community and Regional Development, presented an update on the Sherman Cultural District. The update detailed accomplishments between September 2019 and February 2020.

**SHERMAN CULTURAL
DISTRICT UPDATE**

In addition to the arts activities, one of the main projects they are working on, is to secure non-profit status, 501c3 status, so that the Cultural District can accept some contributions and sponsor some fundraisers.

Since the last update, they have held their first Focalpoint Exhibit, displaying photographs from citizens. This was a catalyst for a lot of activity for the organization, including displays and workshops.

She thanked Nate Strauch, Community and Support Services Manager, for inviting them to become a partner in the project to submit new images for the City's website. They are also participating in a joint exhibit with Ghost Town Arts Collective,

COUNCIL MINUTES – MARCH 2, 2020

which opens on March 7, 2020. The second annual Art Dash was held on February 15, 2020 with 42 participants running to the wall to collect a piece of art to take home.

Ms. Wacker said they are also researching the launch of a Youth Arts Council, which will bring some new voices into the Cultural District.

She mentioned the design-based businesses and restaurants in the Cultural District, saying this was the level of vitality that the cultural arts can bring to a community, and how important they are.

There are 24 design-based businesses and 10 non-profits that operate in, or are based in the Cultural District. There are approximately 65 employees associated with these businesses and non-profits. There are also 17 restaurants in the Cultural District, with 15 of those being locally owned, with unique menus and properties. She estimated that, including Hot Summer Nights, there are 24 cultural events that happen in the Cultural District.

She said it was really exciting to see what arts and cultural events are continuing to contribute to Sherman. As Sherman grows, this grows and continues to attract people to the community. Ms. Wacker thanked the City Council for their support.

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS

ANIMAL CONTROL TRAILER

Council Member Melton asked that the City staff look at some way to get a new trailer for the Animal Shelter, possibly from a grant.

ANIMAL CONTROL TRAILER

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Coffee With the Mayor will be held on March 6, 2020, at Kelly Square. The Sherman High School Jazz Band will perform.
- The second annual St. Patrick's Day Parade will be held on March 14, 2020, at 11:00 a.m. in downtown Sherman.
- The 2020 Hot Summer Nights lineup will be announced on April 3, 2020, at the Finley Theater.

ANNOUNCEMENTS

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

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE

EXECUTIVE SESSION

WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

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

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

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

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:22 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:50 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

ADJOURNMENT

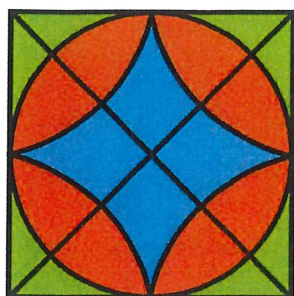
On Motion duly made and carried, the meeting adjourned at 5:52 p.m.

ADJOURNMENT

MAYOR

CITY CLERK

SCD Report | March 2020



SHERMAN
CULTURAL
DISTRICT

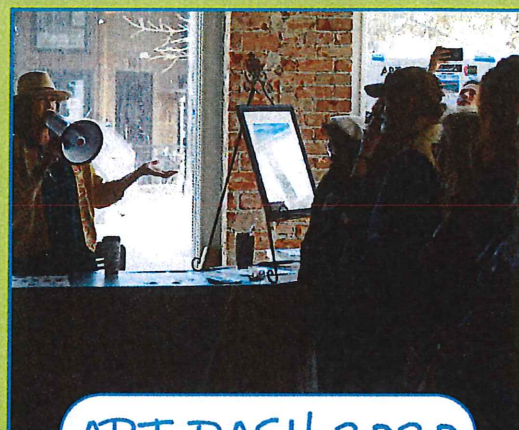
Activity Summary (September '19-February '20)

- 5 Cultural District Advisory Council meetings
- Bylaws updated; working on 501(c)(3) nonprofit status
- ArtsFest 2019: Photography Workshop and first Focalpoint(!) exhibit
- Photography displays shared in 8 Downtown businesses & banner on E. Houston
- Advisory Council presentation of Grantwriting Seminar for Nonprofits—
- City of Sherman/Focalpoint photography competition in January
- Participated in Main Street Economic Development Town Hall
- 2nd Annual Sherman Art Dash+Artist Exhibits—February
- 4 Articles in Herald Democrat



COMING EVENTS

- ▶ **March 7-May 2, 2020**—Co-curated photography exhibit with Ghost Town Arts Collective
 - Exhibit Opening and Artist Reception on March 7
- ▶ **March 14**—St. Patrick's Day Parade participation (Umbrella Troupe)
- ▶ **Spring**—Community Photography Workshop TBD
- ▶ **April**—Town Hall meetings with Public Art Consultant
- ▶ **May**—Cultural District Project Grant submission to TCA
- ▶ **June**—Creation of Parklet #1 in Cultural District [public art]
- ▶ **June**—Call for artists: Public Art concepts
- ▶ **July**—Summer student workshops & launch of Youth Art Council
- ▶ **July**—Cultural District Foodie Tour (Taco spotlight!)
- ▶ **August**—Installation of youth photo exhibit

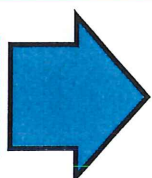


ART DASH 2020

2nd annual event on February 15:
42 participants!

SNAPSHOT: ARTS- & CULTURE-BASED BUSINESSES IN SCD

Sherman's Cultural District is thriving!
Check out the District's economic activity
by the numbers:



24

Design-based businesses located in the District

10

Arts & Cultural Nonprofits in the District

65

Employees of these businesses and nonprofits

17

Restaurants in the District (15 locally owned)

24

Annual events in the District

Cultural District Advisory Council: Eddie Brown, Chair; Leigh-Ellen Romm, Vice Chair; Ginger Nye, secretary; Odee Ayala; Dan Dominick, Daron Holland, Christopher Maniet, Sarah McRae, Heidi Rushing, Terrence Steele, Karen Tooley, Jared Tredway, Cary Wacker. With support from **Austin College**.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 1.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6284

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-1 (Retail Business) District at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265 (Stanley Blythe, Owner; Bryan Weisgerber, Cross Engineering Consultants, Inc., Representative/Civil Engineer; Lay Design/Build, Architect; and Underwood Drafting and Surveying, Inc., Surveyor)

Issue:

To consider the request of Stanley Blythe (Owner) and Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer), Lay Design/Build (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, for a zone change from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District

Background:

The property is located at 5900 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. Highway 691, the vacant lot south of the existing QuikTrip. The property is zoned an SF-1 (Single Family Residential) District and is also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District.

The owner is requesting a zone change to a C-1 (Retail Business) District to construct a Dairy Queen Restaurant on the site. The restaurant will be approximately 3,321 square feet and will seat approximately 99 people. Parking will be provided for 53 spaces.

Origination:

Stanley Blythe (Owner)

Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer)

Lay Design/Build (Architect)

Underwood Drafting and Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the zone change be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6284
Aerial Location Map
Zoning Map
Zoning Exhibit
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6284

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT AT 5900 NORTH U.S. HIGHWAY 75, BEING 1.18 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265 (STANLEY BLYTHE, OWNER; BRYAN WEISGERBER, CROSS ENGINEERING CONSULTANTS, INC., REPRESENTATIVE/CIVIL ENGINEER; LAY DESIGN/BUILD, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That, from and after the passage of this ordinance, the following described property shall be in the C-1 (Retail Business) District at 5900 North U.S. Highway 75, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the W.S. Thurman Survey, Abstract No. 1265, and a part of the tract of land conveyed to Stanley Blythe, et al by deed of record in Volume 1335, Page 41, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of Lot 1, Block 1, Sherman Landing, Phase I, an addition to the City of Sherman, Texas as recorded in Document Number 2017-3276, Plat Records, Grayson County, Texas;

THENCE South 20° 41' 15" West with the west right-of-way line of U. S. Highway No. 75, a distance of 187.62 feet to a point;

THENCE South 29° 42' 52" West continuing with said right-of-way line a, a distance of 39.92 feet to a point;

THENCE North 63° 25' 51" West, a distance of 260.39 feet to a point;

THENCE North 29° 42' 52" East, a distance of 88.97 feet to a point;

THENCE with a curve to the left having a radius of 330.00 feet (chord bears North 21° 49' 52" East, 90.52 feet) an arc length of 90.81 feet to a point;

THENCE South 74° 21' 02" East, a distance of 250.49 feet to the **POINT-OF-BEGINNING and containing 1.180 acres or 51 ,415 square feet of land.....**

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

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

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

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

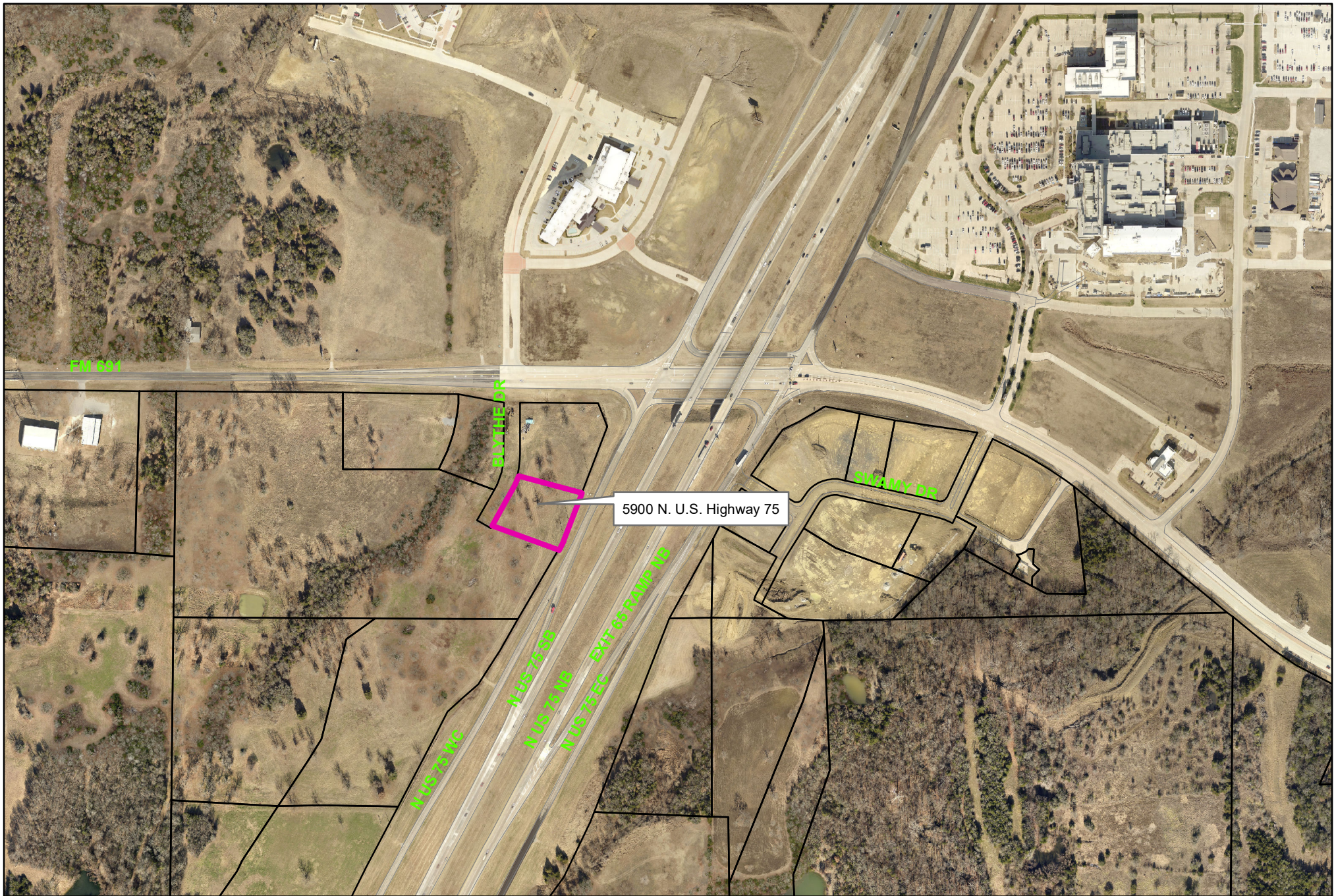
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



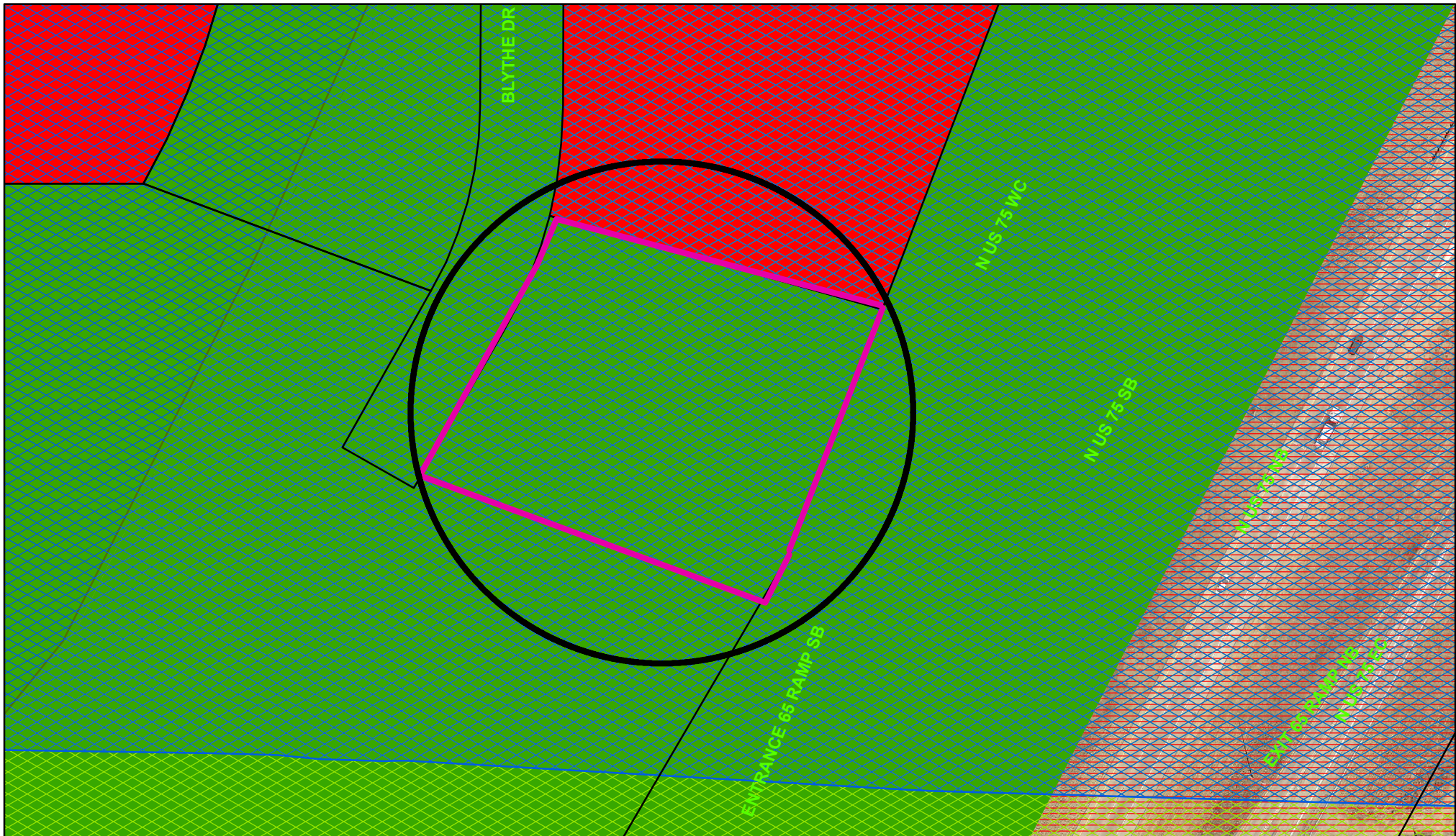
5900 North U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 472 ft



Zoning - 5900 North U.S. Highway 75

Legend

Special Districts Overlay DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- BIP Bialock 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
- PD Planned Development

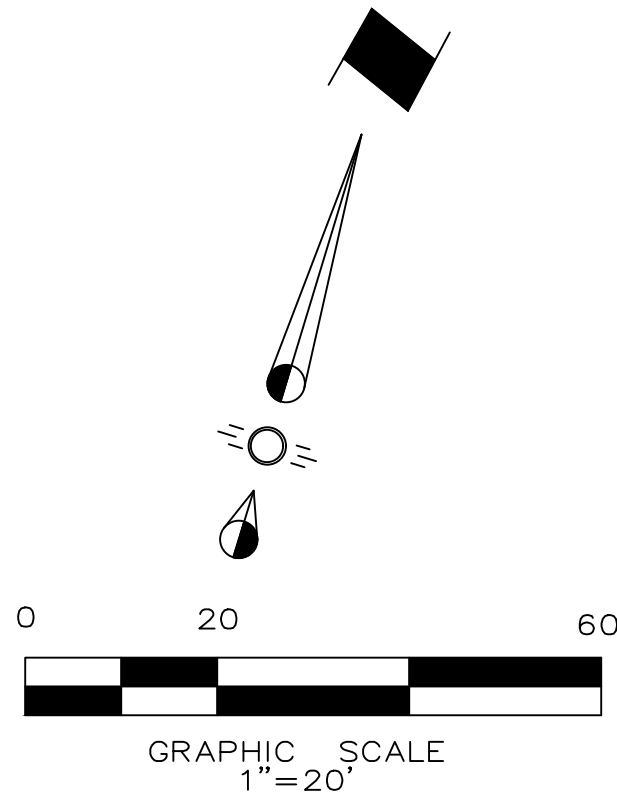
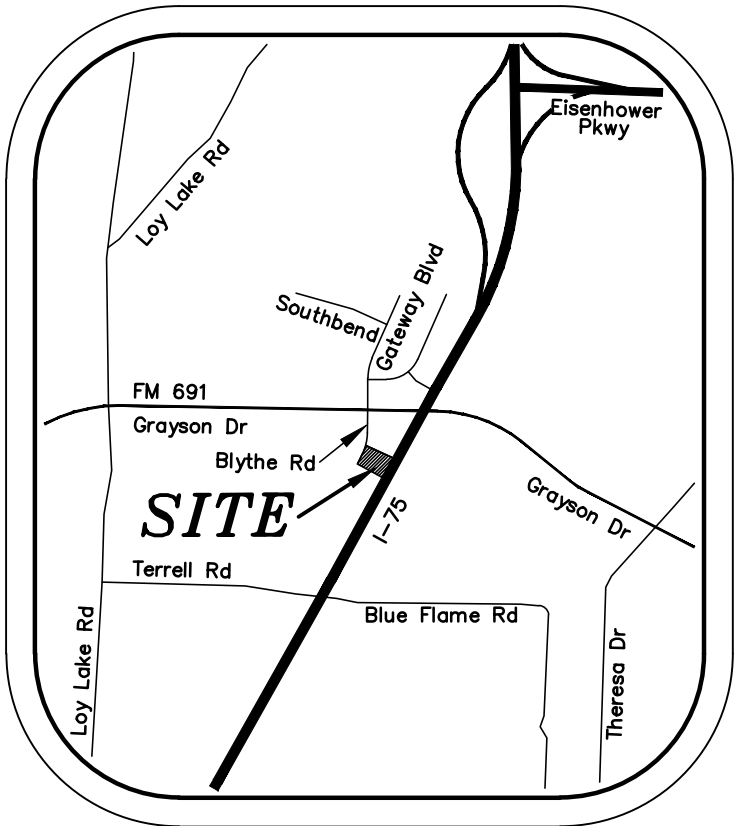
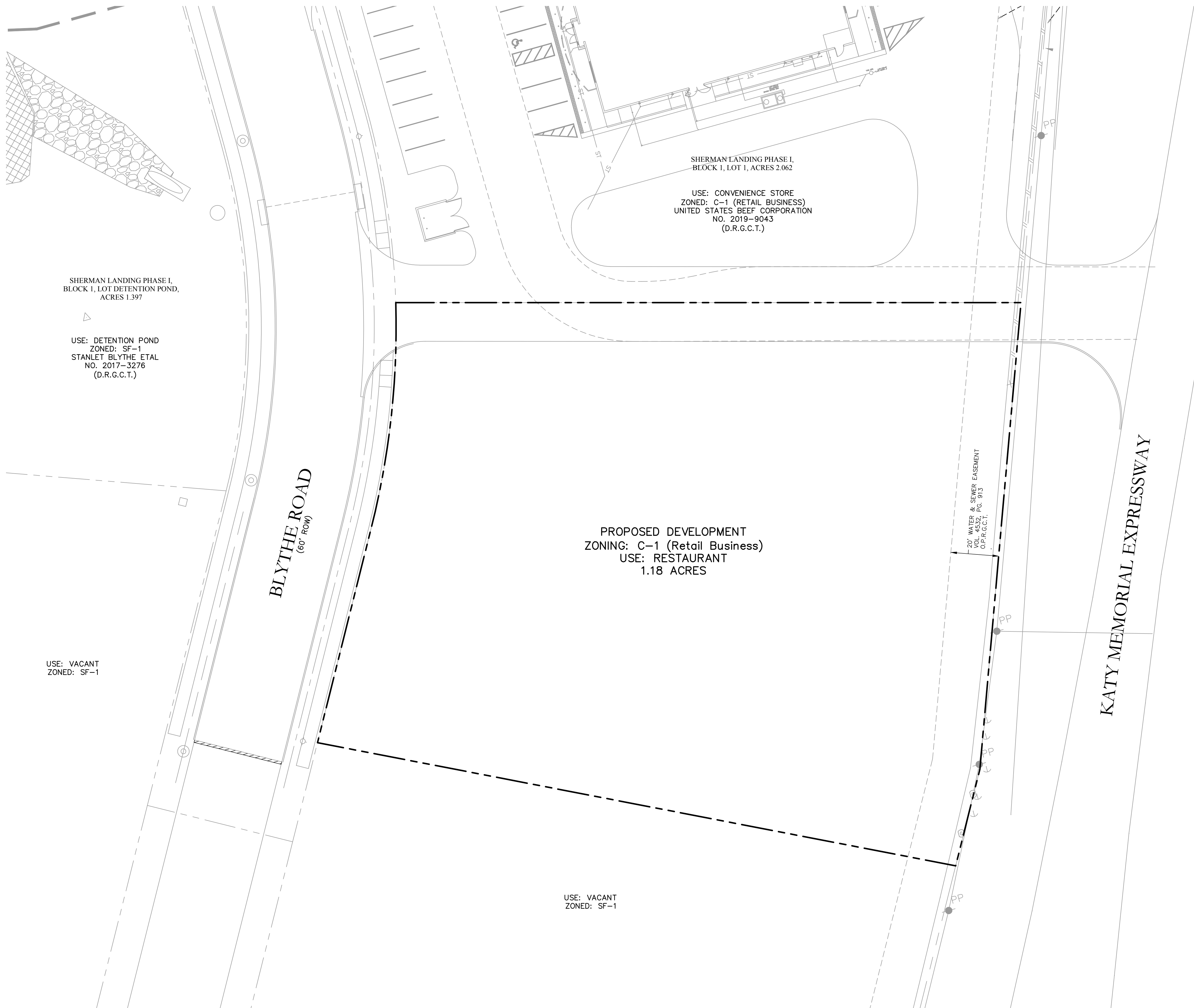


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft



ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

ARCHITECT:

Lay Design/Build
PO Box 5300
Tyler, Texas 75712
Phone (903) 877-4128
Contact: Scott Lay

SURVEYOR:

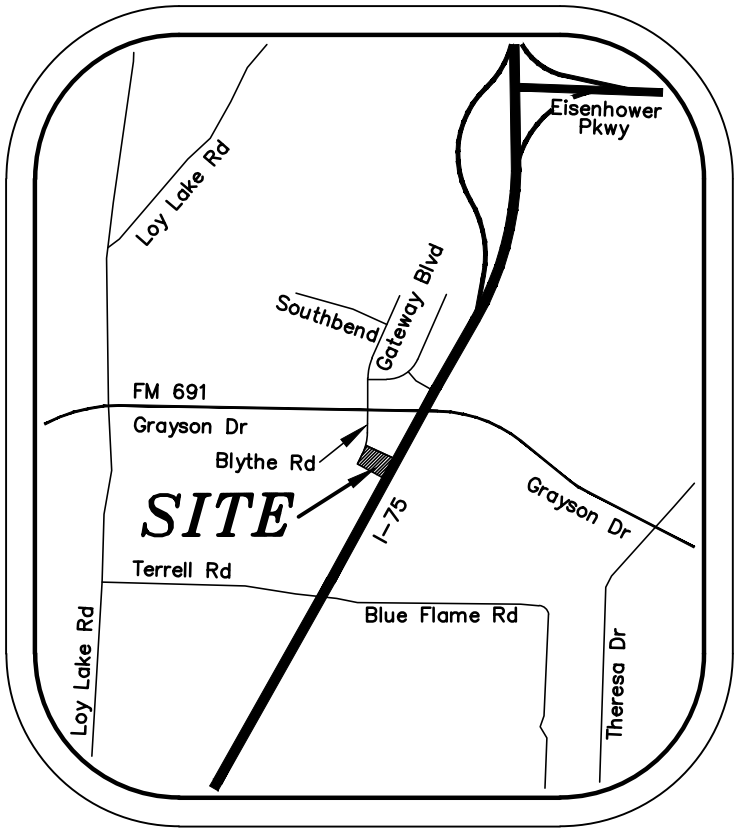
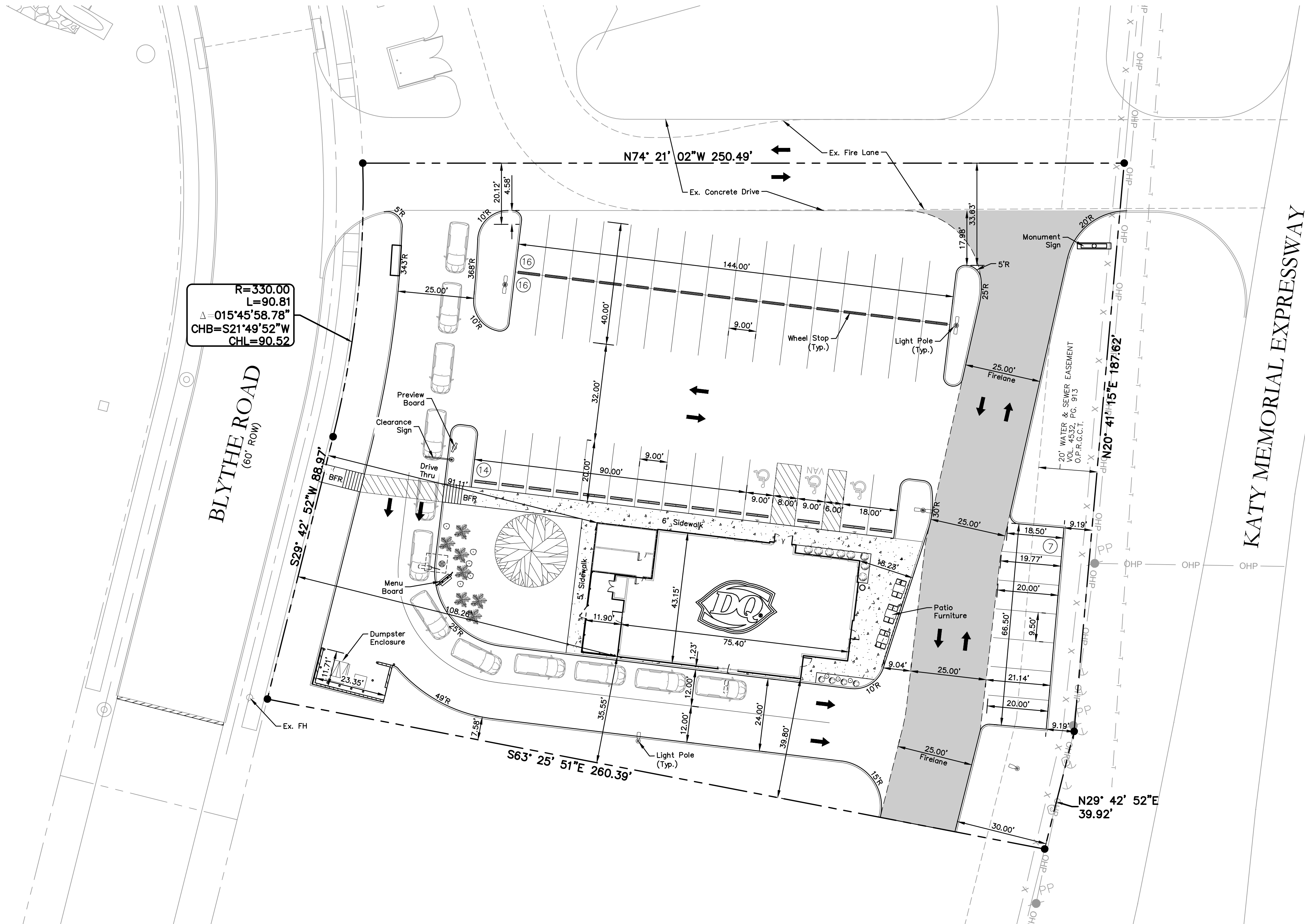
Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, Tx 75021
Phone (903) 465-2151
Contact: Doug Underwood

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:	CROSS ENGINEERING CONSULTANTS		
1 01/23/2020	1		1720 W. Virginia Street 972.562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-5935 Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'		
2	2				
3	3				
4	4				
5	5				
6	6				

The seal that originally appeared on this document was authorized by Bryan J. Weisgerber, Texas No. 126777 on 01/23/2020. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.

ZONING EXHIBIT		Sheet No.
DAIRY QUEEN		ZE
SHERMAN LANDING		
City of Sherman, Texas		
		Project No. 19135



VICINITY MAP
NTS

LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Address: 6200 North HWY 75
Sherman, Texas 75090
Zoning: C-1 (Retail Business) District
Proposed Use: Restaurant
Lot Area: 1.18 Acres 51,415 sf)
Building Area: 3,321 sf
Lot Coverage: 64.59%
Floor Area Ratio: 0.65 : 1
Building Height: 24'
Impervious Area: 0.96ac or 81.2%
Required Parking: Eating Place (Inside Service) 1:4 Seat (99/4) = 25 Spcs.

Parking Required Total: 25 Parking Spaces

Parking Provided Total: 53 Parking Spaces (3 HC)

Variance:
Monument Sign to be the same height as the existing QT sign and have the ability to add a electronic message center on the pole sign at a height determined at a later date

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

ARCHITECT:

Lay Design/Build
PO Box 5300
Tyler, Texas 75712
Phone (903) 877-4128
Contact: Scott Lay

SURVEYOR:

3404 Interurban Road
Denison, Tx 75021
Phone (903) 465-2151
Contact: Doug Underwood

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
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2	2				
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6	6				

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SITE PLAN	Project No. 19155
DAIRY QUEEN	
SHERMAN LANDING City of Sherman, Texas	

Sheet No.

SP

Project No.
19155



GRILL & CHILL





GRILL & CHILL



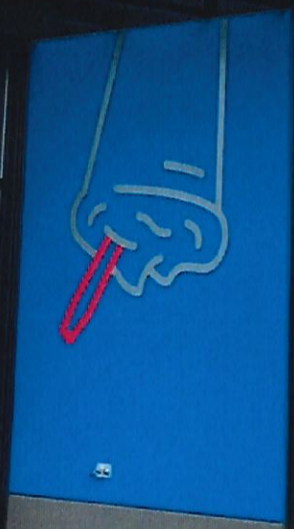








GRILL & CHILL













DEVELOPER
DOUBLE SEVEN
doublesevendevelopment.com
952.542.6700
GENERAL CONTRACTOR



GRILL & CHILL



STAFF REVIEW LETTER

February 11, 2020

Stanley Blythe
1105 Emerald Ct.
Colleyville, TX 76034

Lay Design/Build
PO Box 5300
Tyler, TX 75712

Cross Engineering Consultants
Bryan Weisgerber
1720 W. Virginia
McKinney, TX 75069

Underwood Drafting & Surveying, Inc.
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for site plan approval for a Dairy Queen Restaurant with outdoor dining for the property located at 5900 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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 O-1 (75 & 82) Overlay District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. A minimum 6' screening device shall be provided abutting residentially zoned property.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Parking ratio required for a restaurant - 1 space for every four seats.
8. The drive thru shall provide stacking for eight cars (9'x20').
9. The trash dumpster will need to be located inside the main building area and screened.
10. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
11. One freestanding sign is allowed per development lot.
12. The monument sign will need to meet the setback requirements of the O-1 (75 & 82) Overlay District or a variance will need to be approved.
13. Any signs or structures built inside any utility or drainage easements will require an encroachment easement approved by the City Council.
14. Shall comply with all EPA, City, Federal and State regulations for this use.
15. Review the zoning and development ordinance for additional requirements.
16. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

17. Drive approaches must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
18. The location of trash receptors must be approved by the Public Works Department.
19. Verify fire lane requirements with Fire Marshall.
20. Regional detention available for this site.
21. Engineering plans in accordance to City standard shall be submitted to and approved by City of Sherman Engineering Department.
22. Variance and Encroachment Easement Agreement required for Monument Sign within 20' Water and Sewer Easement.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

Agenda Item No. 21.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

5900 NORTH U.S. HIGHWAY 75

The request of Stanley Blythe (Owner), Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer), Lay Design/Build (Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for a Dairy Queen Restaurant with outdoor dining.

Background:

The property is located at 5900 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and FM Highway 691, the vacant lot south of the existing QuikTrip. The property is zoned an SF-1 (Single Family Residential) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District.

The owners are requesting a zone change to a C-1 (Retail Business) District to construct a Dairy Queen Restaurant on the site. The restaurant will be approximately 3,321 square foot and will seat approximately 99 people. Parking will be provided for 53 spaces.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Stanley Blythe (Owner)

Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer)

Lay Design/Build (Architect)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Zoning Exhibit

Site Plan

Building Elevations

Landscape Plan

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 2.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6285

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit Amendment to Allow a Church in an R-1 (One Family Residential) District at 2605 Rex Cruse Drive, being all of Lots 1-6 and all of the abandoned platted J. Fielding Circle (Ordinance No. 6282) of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763 (North Park Baptist Church, Owners; Kent Salisbury, David Baca Studios, Architect; and Copley Land Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of North Park Baptist Church (Owners), Kent Salisbury, David Baca Studios (Architect), and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being Lots 1-6, Block 1, Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763, for a Specific Use Permit Amendment to allow a Church in an R-1 (One Family Residential) District

Background:

The property is located at 2605 Rex Cruse Drive, the northeast corner of Rex Cruse Drive and West Lamberth Road; North Park Baptist Church is the tenant. The property is zoned an R-1 (One Family Residential) District. A Specific Use Permit was approved in 1973 to allow a church in an R-1 (One Family Residential) District. An amendment to the Specific Use Permit was approved in 2011 to allow the addition of three portable classroom buildings with the time limit of five years, providing an 8' privacy fence, 80' along the north property line where the portable buildings will be placed and providing shrubs/hedges in front of the portable buildings on the west side of the property.

North Park Baptist Church is requesting a Specific Use Permit Amendment to allow a church in an R-1 (One Family Residential) District and site plan approval for a 14,100 square foot sanctuary building addition with 479 seating capacity at the south end of the existing facility. The exterior will be brick, siding, windows and composite roofing to match the existing church. One hundred parking spaces will be added to an asphalt parking lot.

Origination:

North Park Baptist Church (Owners)
Kent Salisbury, David Baca Studios (Architect)
Copley Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit Amendment to allow a Church in an R-1 (One Family Residential) District be approved subject to the Staff Review Letter instead of a zone change to a C-1 (Retail Business) District.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6285
Aerial Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6285

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 AMENDMENT TO ALLOW A CHURCH IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 2605 REX CRUSE DRIVE, BEING ALL OF LOTS 1-6 AND ALL OF THE ABANDONED PLATTED J. FIELDING CIRCLE (ORDINANCE NO. 6282) OF THE JOE E. PRICE SUBDIVISION, ALSO BEING 4.198 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 (NORTH PARK BAPTIST CHURCH, OWNERS; KENT SALISBURY, DAVID BACA STUDIOS, ARCHITECT; AND COPLEY LAND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

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

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

SECTION 1. That, from and after the passage of this ordinance, North Park Baptist Church (Owners), Kent Salisbury, David Baca Studios (Architect) and Copley Land Surveying (Surveyor) are granted a Specific Use Permit Amendment and site plan approval to allow a church in an R-1 (One Family Residential) District at 2605 Rex Cruse Drive and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lots 1-6, Block 1, Joe E. Price Subdivision and all of the abandoned platted J. Fielding Circle (Ordinance No. 6282), also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the sign ordinance, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. A minimum 6' screening device shall be provided abutting residentially zoned property.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Replat of the subject property required.
9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department. Coordinate with Engineering Department for number and location of drive approaches.
10. Privately owned and maintained detention in accordance with City standard is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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 _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

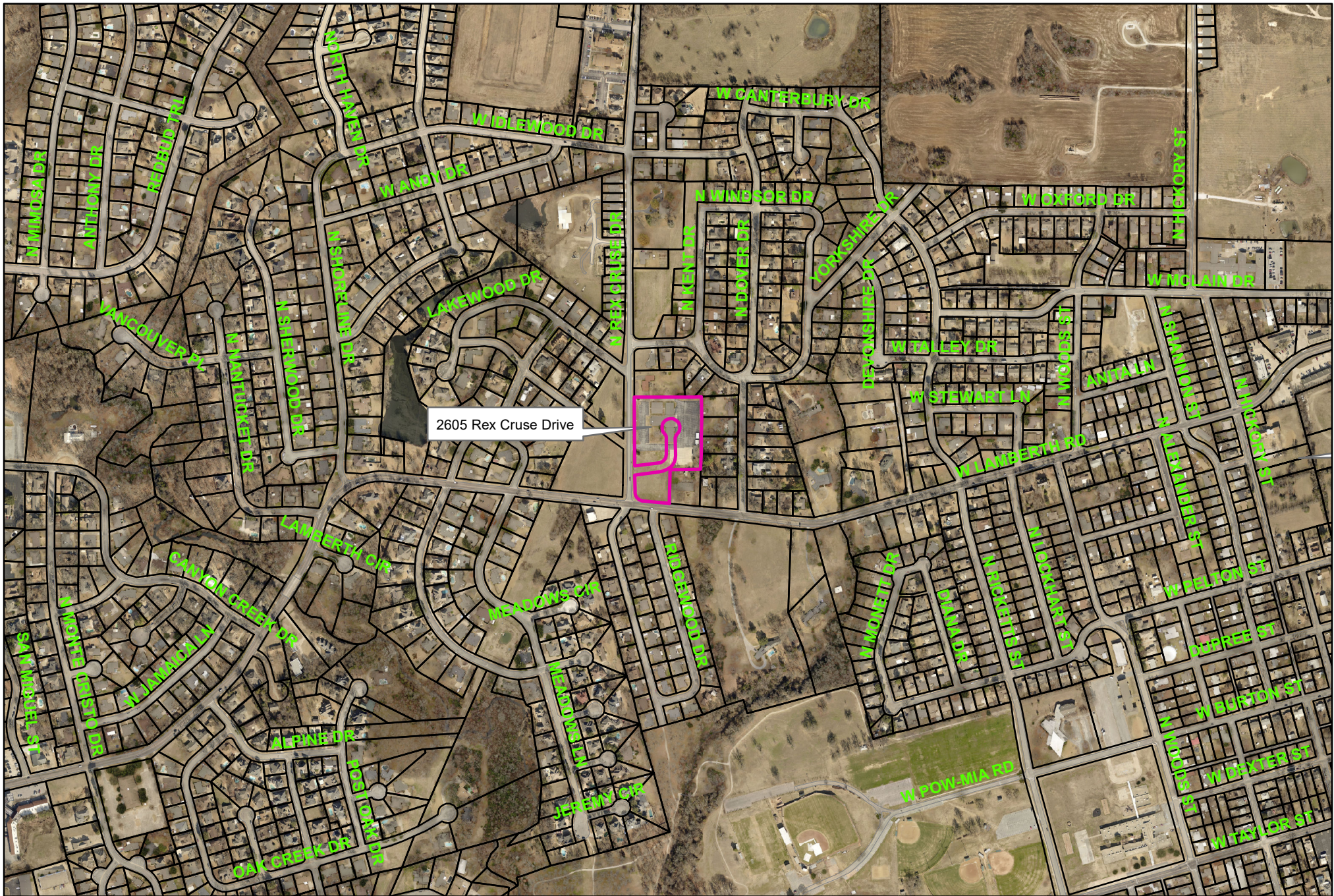
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



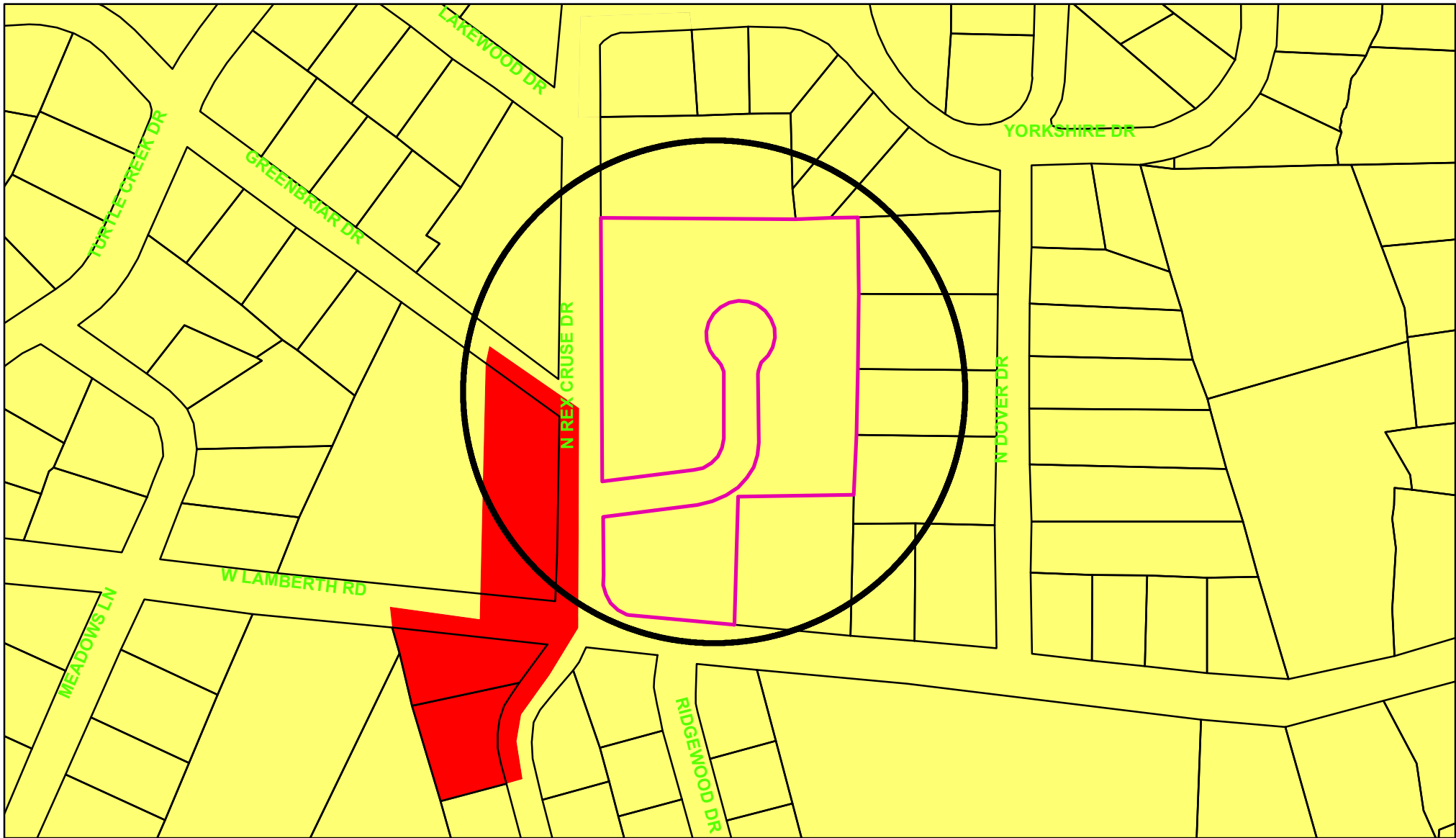
2605 Rex Cruse Drive



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 700 \text{ ft}$$



Zoning - 2605 Rex Cruse Drive

Legend

Special Districts Overlay DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

2605 Rex Cruse Drive





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

SCHEMATIC
DESIGN
REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

North Park Baptist Church

2605 Rex Cruse Drive
Sherman Texas 75092

exterior elevations

PROJECT NUMBER

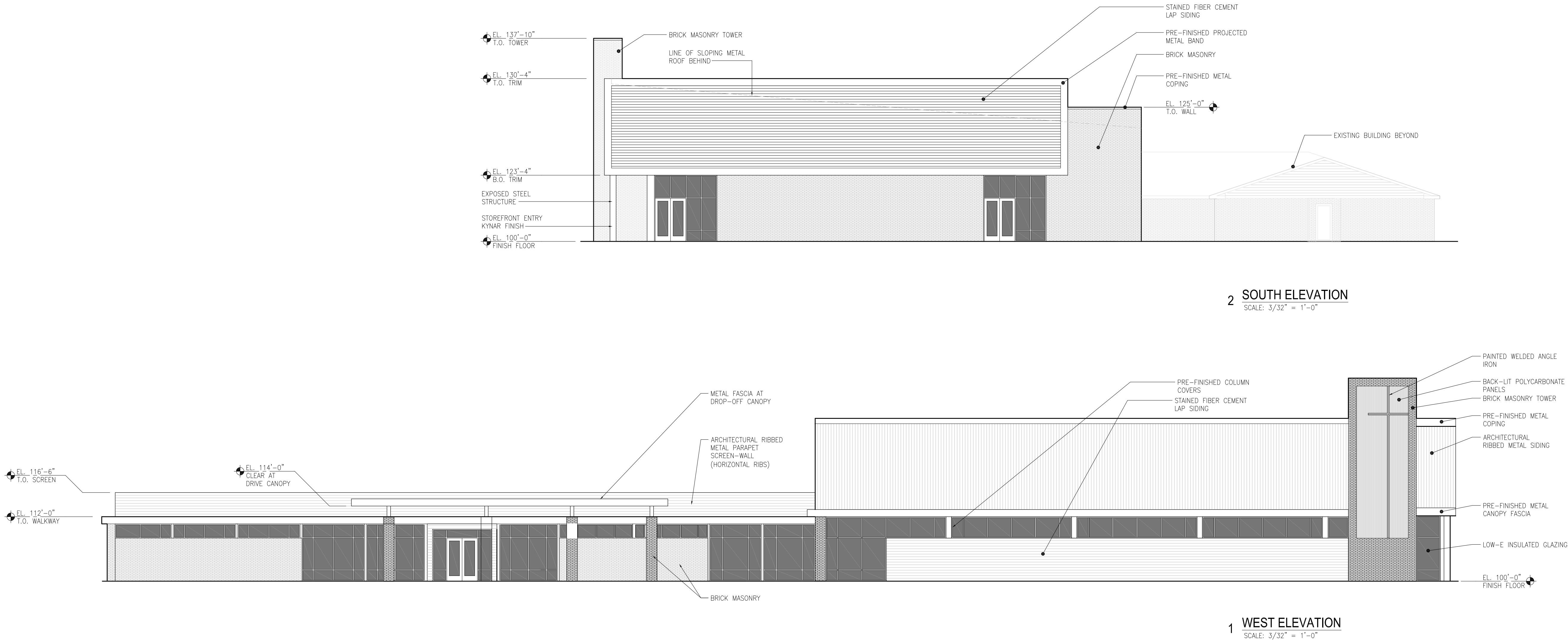
1926

DATE

02.10.20

SHEET NUMBER

SP.2



STAFF REVIEW LETTER

February 11, 2020

North Park Baptist Church
2605 Rex Cruse Drive
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

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

Dear Applicants,

The request for a zone change and site plan approval for an addition to North Park Baptist Church for the property located at 2605 Rex Cruse Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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 sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. A minimum 6' screening device shall be provided abutting residentially zoned property.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Replat of the subject property required.
9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department. Coordinate with Engineering Department for number and location of drive approaches.
10. Privately owned and maintained detention in accordance with City standard is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

Agenda Item No. 19.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2605 REX CRUSE DRIVE

The request of North Park Baptist Church (Owners), Kent Salisbury, David Baca Studios (Architect) and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being Lots 1-6, Block 1, Joe E. Price Subdivision, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for an addition to North Park Baptist Church

Background:

The property is located at 2605 Rex Cruse Drive, the northeast corner of Rex Cruse Drive and West Lamberth Road; North Park Baptist Church is the tenant. The property is zoned an R-1 (One Family Residential) District. A Specific Use Permit was approved in 1973 to allow a church in an R-1 (One Family Residential) District. An amendment to the Specific Use Permit was approved in 2011 to allow the addition of three portable classroom buildings with the time limit of five years, providing an 8' privacy fence, 80' along the north property line where the portable buildings will be placed and providing shrubs/hedges in front of the portable buildings on the west side of the property.

North Park Baptist Church is requesting a zone change to a C-1 (Retail Business) District and site plan approval for a 14,100 square foot sanctuary building addition with 479 seating capacity at the south end of the existing facility. The exterior will be brick, siding, windows and composite roofing to match the existing church. One hundred parking spaces will be added to an asphalt parking lot.

Adjacent Zoning:

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

Origination:

North Park Baptist Church (Owners)
Kent Salisbury, David Baca Studios (Architect)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Attachments

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 3.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6286

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Private School in a C-1 (Retail Business) District at 214 West Brockett Street, being Lot 4, Block 2, Broiles Addition, a Replat of part of Lot 1, Block 1 of the Replat of Lots 19-21, L.C. Chapman's Addition, and all of Lot 9 and part of Lot 12, together with an alley running southerly from Brockett Street and lying west of and adjacent to the west line of Lots 9-11, L.C. Chapman's Addition (Mack Broiles, Owner; Micaela Hoops, Applicant; and EC Stanton Community School Texas 4H, Proposed Tenant); 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 Mack Broiles (Owner), Micaela Hoops (Applicant), and EC Stanton Community School Texas 4H (Proposed Tenant) concerning the property located at 214 West Brockett Street, being Lot 4, Block 2, Broiles Addition, a Replat of part of Lot 1, Block 1 of the Replat of Lots 19-21, L.C. Chapman's Addition, and all of Lot 9 and part of Lot 12, together with an alley running southerly from Brockett Street and lying west of and adjacent to the west line of Lots 9-11, L.C. Chapman's Addition, for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a private school in a C-1 (Retail Business) District

Background:

The property is located at 214 West Brockett Street between Elm and Crockett Streets. The property is zoned a C-1 (Retail Business) District.

EC Stanton Texoma Community School Texas 4H is requesting a Specific Use Permit to allow a private school at 214 West Brockett Street. They currently have eighteen (18) students, grades Kindergarten through 12th. Students are required to attend a minimum of 20 hours per week and three (3) days a week, but can attend up to 40 hours and five (5) days a week. They hold classes both on campus and in the community. Their hours of operation are 8 a.m. - 4 p.m., Monday through Friday. They have a sister school in Fort Worth and are part of the North Texas Progressive Schools Organization.

Origination:

Mack Broiles (Owner)
Micaela Hoops (Applicant)
EC Stanton Community School Texas 4H (Proposed Tenant)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted 6/1 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and limiting it to EC Stanton Community School Texas 4H and a two-year time period. Commission Member Davis voted against the request.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6286
Aerial Location Map
Zoning Map
Narrative
Plat
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6286

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 PRIVATE SCHOOL IN A C-1 (RETAIL BUSINESS) DISTRICT AT 214 WEST BROCKETT STREET, BEING LOT 4, BLOCK 2, BROILES ADDITION, A REPLAT OF PART OF LOT 1, BLOCK 1 OF THE REPLAT OF LOTS 19-21, L.C. CHAPMAN'S ADDITION, AND ALL OF LOT 9 AND PART OF LOT 12, TOGETHER WITH AN ALLEY RUNNING SOUTHERLY FROM BROCKETT STREET AND LYING WEST OF AND ADJACENT TO THE WEST LINE OF LOTS 9-11, L.C. CHAPMAN'S ADDITION (MACK BROILES, OWNER; MICAELA HOOPS, APPLICANT; AND EC STANTON COMMUNITY SCHOOL TEXAS 4H, PROPOSED TENANT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

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

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

SECTION 1. That, from and after the passage of this ordinance, Mack Broiles (Owner), Micaela Hoops (Applicant), and EC Stanton Community School Texas 4H (Proposed Tenant) are granted a Specific Use Permit and site plan approval to allow a private school in a C-1 (Retail Business) District at 214 West Brockett Street and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 4, Block 2, Broiles Addition, a Replat of part of Lot 1, Block 1 of the Replat of Lots 19-21, L.C. Chapman's Addition, and all of Lot 9 and part of Lot

12, together with an alley running southerly from Brockett Street and lying west of and adjacent to the west line of Lots 9-11, L.C. Chapman's Addition

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 sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Employee parking must be provided on site.
6. Drop off and pick areas shall be provided to eliminate stacking of vehicles in the street.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

Planning and Zoning Commission:

10. Limited to EC Stanton Community School Texas 4H
11. Limited to a two-year time period.

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 _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

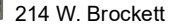
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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

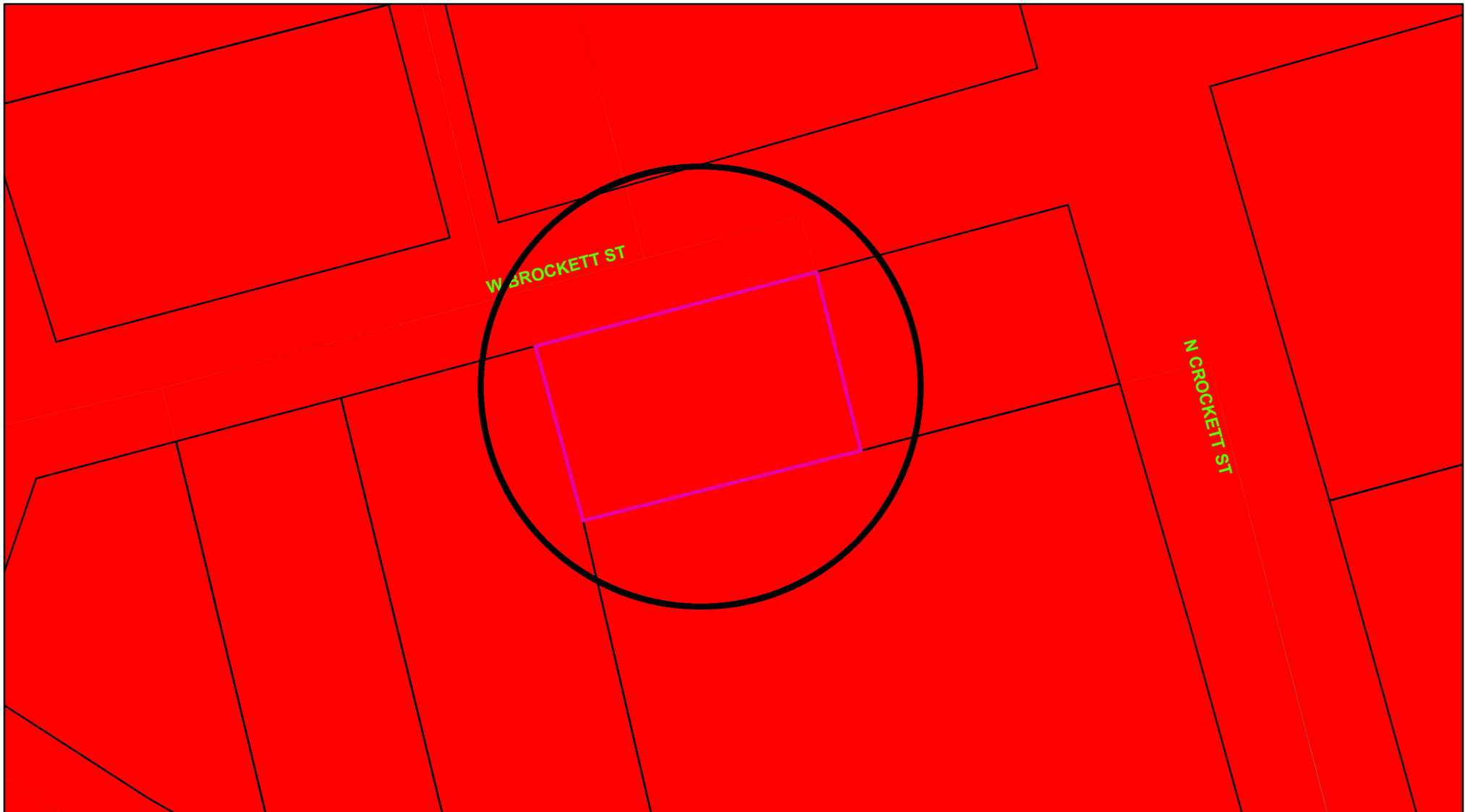


214 West Brocket Street



NOT TO SCALE

1 in = 400 ft



Zoning - 214 West Brockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

-  Unknown
-  BIP Blalock Industrial Park
-  C-1 Retail Business District
-  C-2 General Commercial District

-  CO Office District
-  Lakes
-  M-1 Light Manufacturing District
-  M-1.5 Medium Manufacturing District
-  M-2 Heavy Manufacturing District
-  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
-  PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 50 ft

E.C. Stanton

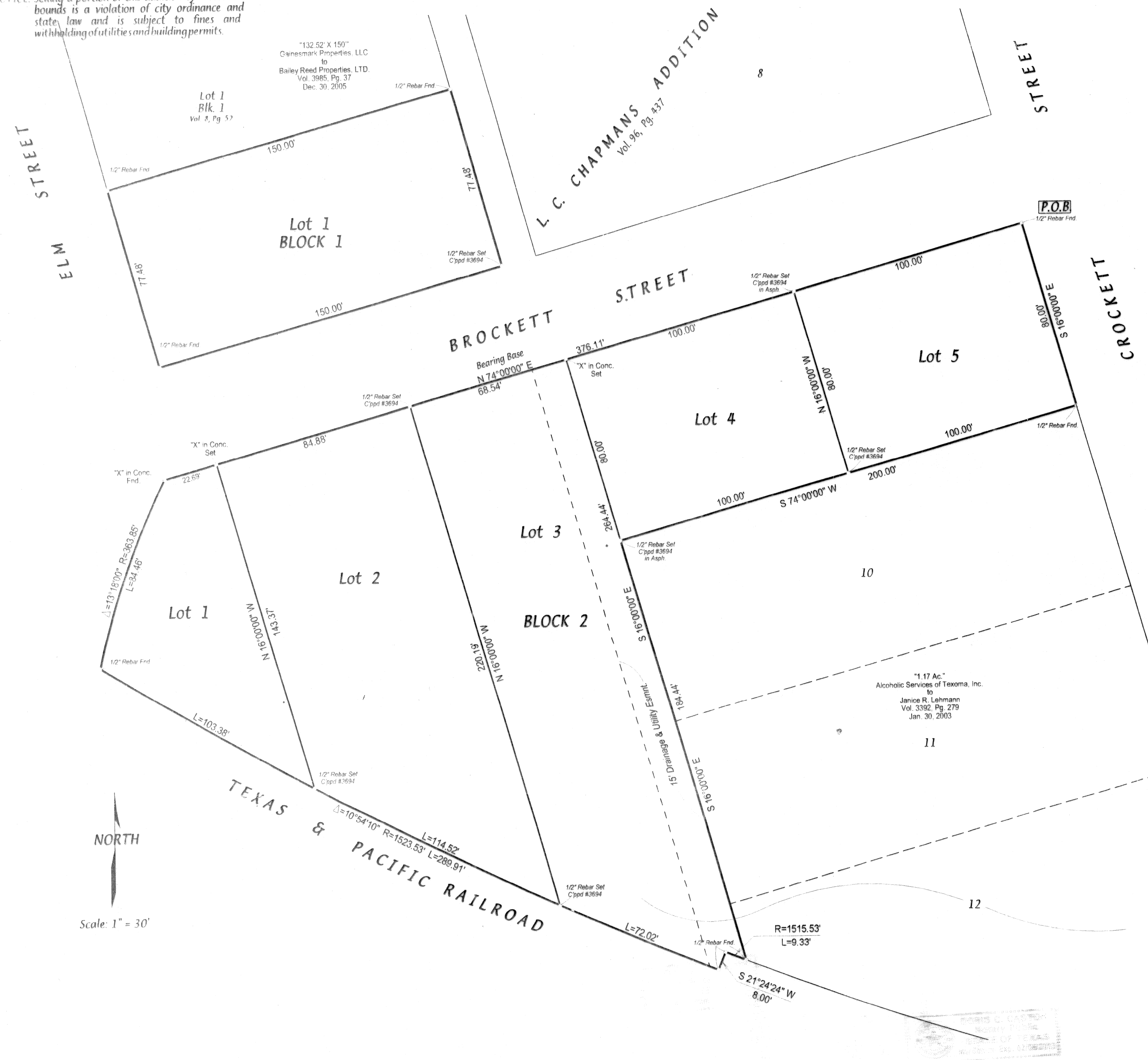
Grayson County, TX
903-819-9027
texoma@ecstanton.org

January 23, 2020

Project Narrative

EC Stanton Texoma Community School intends to use 214 W Brockett St. Sherman, TX for our private school. We currently have 18 students grades Kindergarten through 12th. Students are required to attend a minimum of 20 hours per week and 3 days a week, but can attend up to 40 hours and 5 days a week. We hold classes both on campus and in the community and our hours of operation are from 8 - 4 p.m., Monday through Friday. It is our goal to provide a high-quality, student-centered education to children of our community. We have a sister school in Fort Worth and are part of the North Texas Progressive Schools Organization

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



BROILES ADDITION to the CITY of SHERMAN, TEXAS

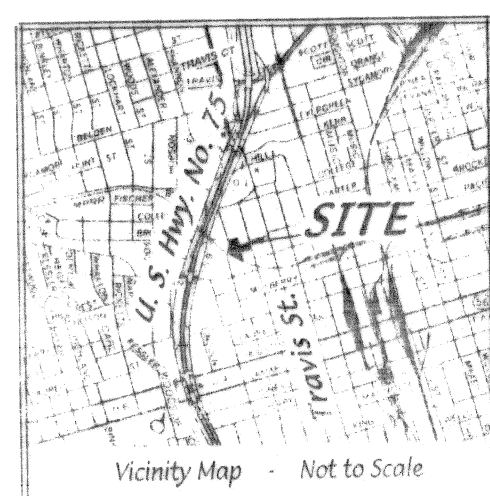
Being a replat of part of Lot 1, Block 1 of the Replat of Lots 19, 20, & 21 of L. C. Chapman's Addition, Volume 8, Page 52, and all of Lot 9 and a part of Lot 12, together with all of the alley running southerly from Brockett Street and lying west of and adjacent to the west line of Lots 9, 10, & 11 in the L. C. Chapman's Addition, Volume 96, Page 437, Deed Records, Grayson County, Texas.

Being 1.52 Acres

Owner & Developer

Mack Broiles
519 N. Walnut
Sherman, Texas 75090
903-868-1511

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



1657

21732
FILED FOR RECORD
at 4:13 PM on 10-23-09
Recorded in Vol. 100 Page 155
WELMA BLACKSHEAR BUSH
County Clerk, Grayson County, Texas
By: [Signature]

BROILADD.pcs
SHEET 1 OF 2

TRACT ONE
SITUATED in the County of Grayson, State of Texas, being the South 77.48 feet of LOT ONE (1) in BLOCK ONE (1) of the REPLAT OF LOTS 19, 20, & 21 OF L. C. CHAPMAN'S ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 52, Plat Records, Grayson County, Texas.

TRACT TWO
SITUATED in the County of Grayson, State of Texas, being all of Lot NINE (9) and a part of Lot TWELVE (12), together with all of the alley running Southerly from Brockett Street and lying West of and adjacent to the West line of said Lot Nine and West of and adjacent to the West line of Lots Ten (10) and Eleven (11) in the L. C. CHAPMAN'S ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 96, Page 437, Deed Records, Grayson County, Texas, and being a part of a 2.41 acre tract of land conveyed by The Wilson N. Jones Memorial Hospital to Alcoholic Services of Texoma, Inc. by deed dated March 20, 1998, recorded in Volume 2630, Page 732, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:
BEGINNING at a found 1/2 inch rebar at the intersection of the South line of Brockett Street with the West line of Crockett Street, said rebar maintaining the Northeast corner of both said Lot Nine and said 2.41 acre tract;
THENCE South 16 deg. 00 min. 00 sec. East, with the West line of Crockett Street, the East line of both said Lot Nine and 2.41 acre tract, a distance of 80.00 feet to a found 1/2 inch rebar for the Southeast corner of said Lot Nine, the Northeast corner of Lot Ten of said L. C. Chapman's Addition;
THENCE South 74 deg. 00 min. 00 sec. West, a distance of 200.00 feet to a set 1/2 inch rebar for the Southwest corner of said Lot Nine, the Northwest corner of said Lot Ten;
THENCE South 16 deg. 00 min. 00 sec. East, with the West line of said Lot Ten and the West line of Lot Eleven of said L. C. Chapman's Addition, passing the Southwest corner of said Lot Eleven on a North line of said Lot Twelve and continuing for a total distance of 184.44 feet to a found 1/2 inch rebar on the South line of both said Lot Twelve and 2.41 acre tract, the North right-of-way line of the Texas & Pacific Railroad;
THENCE in a Northwesterly direction with the South line of both said Lot Twelve and 2.41 acre tract, the North right-of-way line of said Texas & Pacific Railroad, the following calls and distances:
With a curve to the right having a radius of 1515.53 feet, (chord bears North 68 deg. 46 min. 11 sec. West, 9.33 ft.), a distance of 9.33 feet to a found 1/2 inch rebar;
South 21 deg. 24 min. 24 sec. West, a distance of 8.00 feet to a found 1/2 inch rebar;
With a curve to the right having a radius of 1523.53 feet, (chord bears North 63 deg. 15 min. 49 sec. West, 289.47 ft.), a distance of 289.91 feet to a found 1/2 inch rebar for the Southwest corner of Lot Twelve, the Southwest corner of said 2.41 acre tract, at the intersection of the North right-of-way line of said railroad with the East line of Elm Street;
THENCE in a Northeasterly direction with the East line of Elm Street, and with a curve to the right having a radius of 363.85 feet, (chord bears North 19 deg. 22 min. 59 sec. East, 84.27 ft.), a distance of 84.46 feet to a found chisled "X" in concrete maintaining the Northwest corner of both said 2.41 acre tract, and Lot Twelve, at the intersection of the East line of Elm Street with the South line of Brockett Street;
THENCE North 74 deg. 00 min. 00 sec. East, with the South line of Brockett Street, a North line of Lot Twelve, passing its most Northerly Northeast corner on the West line of said alley, and continuing, passing the Northwest corner of Lot Nine on the East line of said alley, and continuing for a total distance of 376.11 feet to the PLACE OF BEGINNING and containing 1.25 ACRES OF LAND more or less

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

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



That I, Mack Broiles, owner and developer of BROILES ADDITION, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

By: Mack Broiles

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mack Broiles, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 6 day of October, 2009.



NOTARY PUBLIC, State of Texas

Approved this 18th day of August, 2009 by the City Planning and Zoning Commission of the City of Sherman, Texas.

CHAIRMAN
SECRETARY

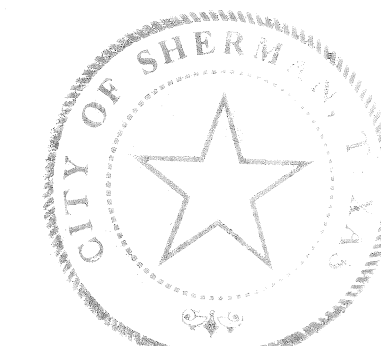
Accepted by the City Council of the City of Sherman, Texas on this 8th day of September, 2009

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of BROILES ADDITION to the City of Sherman, was submitted to the City Council on the 8th day of September, 2009 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 plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this 19th day of October, 2009

CITY CLERK, City of Sherman, Texas

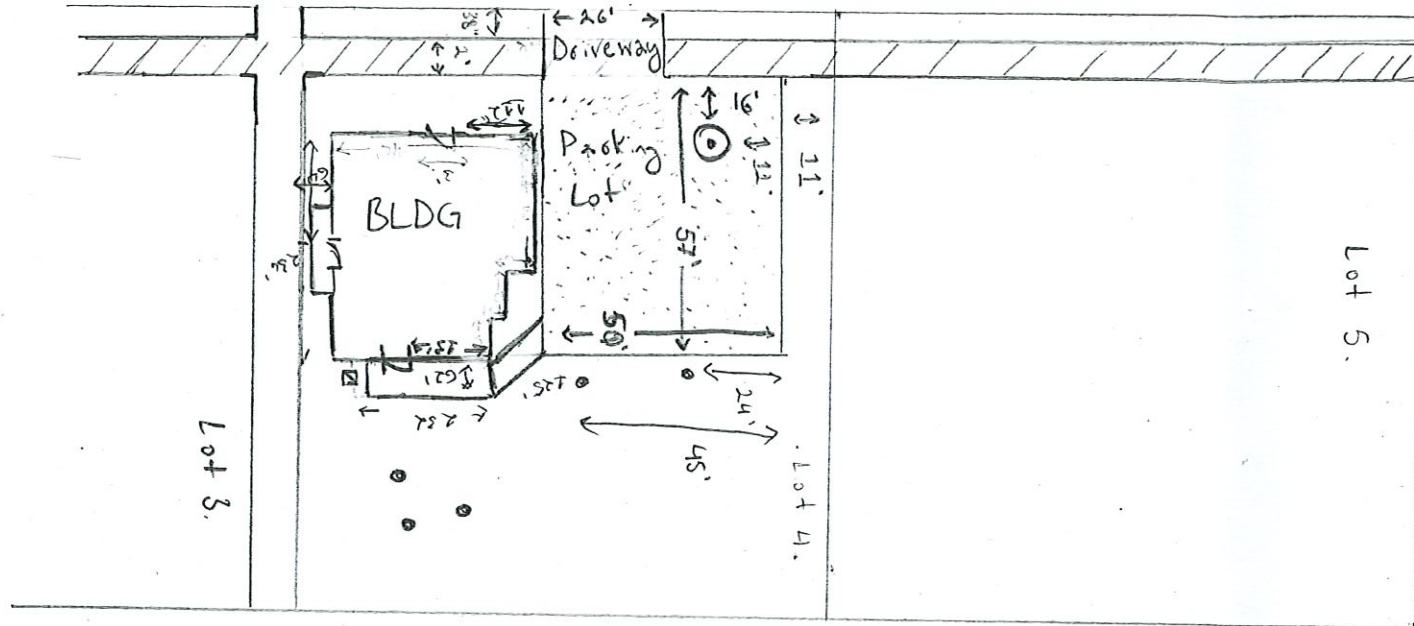


SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 868-2970

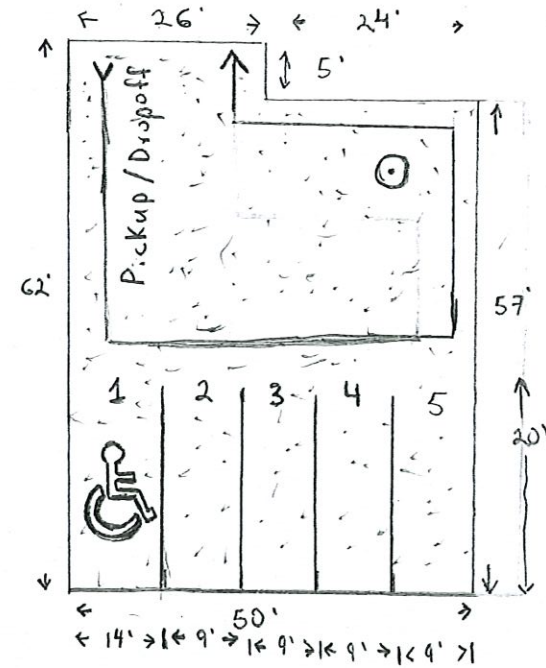
21732
FILED FOR RECORD
at 4:13 PM on 10-23-09
Recorded in Vol. 100 Page 155
WELMA BLACKSHEAR BUSH
County Clerk, Grayson County, Texas
By: [Signature]

BROILADD.pcs
SHEET 2 OF 2

Brockett St.



Crockett St.



Compass

- - Tree
- ▣ - AC Unit
- ▣ - Asphalt
- - Sidewalk

↑ S



STAFF REVIEW LETTER

February 11, 2020

Sherden Realty
Mack Broiles
519 N. Walnut St.
Sherman, TX 75090

Micaela Hoops
402 N. Grand Ave.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a private school in a C-1 (Retail Business) District for the property located at 214 West Brockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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 sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Employee parking must be provided on site.
6. Drop off and pick areas shall be provided to eliminate stacking of vehicles in the street.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

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

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

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

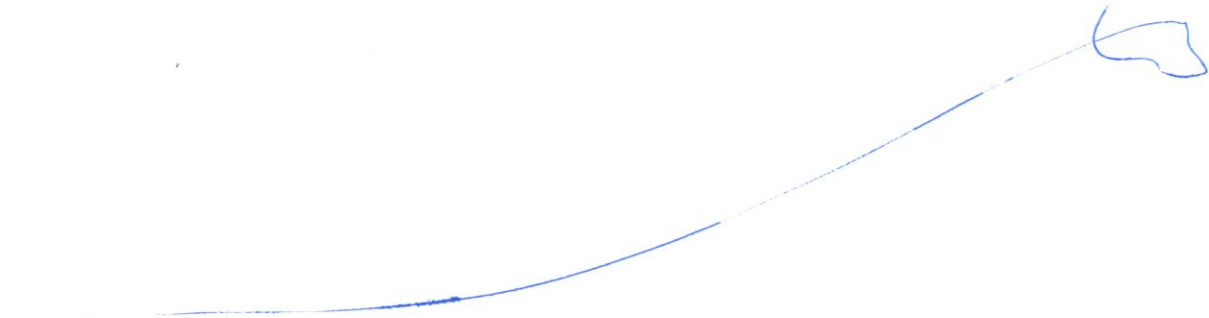
Respectfully,



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

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator





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

Agenda Item No. 17.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

214 WEST BROCKETT STREET

The request of Mack Broiles (Owner), Micaela Hoops (Applicant) and EC Stanton Community School (Proposed Tenant) concerning the property located at 214 West Brockett Street, being Lot 4, Block 2, Broiles 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 private school in a C-1 (Retail Business) District.

Background:

The property is located at 214 West Brockett Street between Elm and Crockett Streets. The property is zoned a C-1 (Retail Business) District.

EC Stanton Texoma Community School is requesting a Specific Use Permit to allow a private school at 214 West Brockett Street. They currently have 18 students, grades Kindergarten through 12th. Students are required to attend a minimum of 20 hours per week and 3 days a week, but can attend up to 40 hours and 5 days a week. They hold classes both on campus and in the community. Their hours of operation are 8 a.m. - 4 p.m., Monday through Friday. They have a sister school in Fort Worth and are part of the North Texas Progressive Schools Organization.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Mack Broiles (Owner)

Micaela Hoops (Applicant)

EC Stanton Community School (Proposed Tenant)

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:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Plat

Site Plan

Building Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 4.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6287

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow New and Used Tire Sales and Repair, General Maintenance with Alignments and Oil Changes in a C-2 (General Commercial) District at 207 and 209 South Dewey Avenue, being 1.091 acres in the G.B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 and part of Lot 5 including the alley lying between Lots 3 and 4, Block 3, J.P. Loving's 2nd Addition (Miguel A. Avalos, Owner; Miguel Avalos, Representative; and Underwood Drafting and Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Miguel A. Avalos (Owner), Miguel Avalos (Representative), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 207 and 209 South Dewey Avenue, being 1.091 acres in the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 & part of Lot 5 including the alley lying between Lots 3 and 4, Block 3, J. P. Loving's 2nd Addition, for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a)) to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District

Background:

The property is located at 207 and 209 South Dewey Avenue, between Lamar and Cherry Streets, formerly Tom's Auto Body Center. The property is zoned a C-2 (General Commercial) District.

Mr. Avalos recently purchased the property and would like to open a business providing new and used tires sales, service and repair, as well as general maintenance with alignments and oil changes.

Origination:

Miguel A. Avalos (Owner)

Miguel Avalos (Representative)

Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 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 and limiting it to Miguel Avalos.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6287

Aerial Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter

P&Z Communication

Letter/Pictures from Janice Hawkins

Letter/Pictures from Linda Robertson

ORDINANCE NO. 6287

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 NEW AND USED TIRE SALES AND REPAIR, GENERAL MAINTENANCE WITH ALIGNMENTS AND OIL CHANGES IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 207 AND 209 SOUTH DEWEY AVENUE, BEING 1.091 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963 DESCRIBED AS LOTS 3, 4 AND PART OF LOT 5 INCLUDING THE ALLEY LYING BETWEEN LOTS 3 AND 4, BLOCK 3, J.P. LOVING'S 2ND ADDITION (MIGUEL A. AVALOS, OWNER; MIGUEL AVALOS, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

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

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

SECTION 1. That, from and after the passage of this ordinance, Miguel A. Avalos (Owner), Miguel Avalos (Representative), and Underwood Drafting and Surveying (Surveyor) are granted a Specific Use Permit and site plan approval to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District at 207 and 209 South Dewey Avenue 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, being a part of the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4, and part of 5, including the alley lying between Lots 3 and 4, Block 3, of the J. P. Loving's Second Addition,

an addition to the City of Sherman, Texas, as shown by plat of record in Volume 130, Page 345, of the Plat Records, Grayson County, Texas, and being the same 1.091 acre tract of land conveyed to Thomas M. Hooker by deed of record in Volume 1857 Page 691, Official Public Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod at the intersection of the North line of Lot 3 and the East right-of-way line of Highway 11, also known as Dewey Avenue;

THENCE North 73° 52' 16" East with the North line of Lot 3 a distance of 233.51 ft. to a 1" iron rod found;

THENCE South 16° 06' 10" East a distance of 201.85 ft. to a set 1/2" iron rod;

THENCE South 73° 32' 33" West a distance of 235.82 ft. to a 1/2" iron rod found in the East Right-of- Way of Highway 11;

THENCE North 15° 27' 05" West along the East Right-of-Way of Highway 11 a distance of 203.22 feet to the **POINT OF BEGINNING and containing 1.091 acres**.....

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 fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance shall apply to all new and existing structures and improvements.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. All requirements of the Floodplain Ordinance shall be followed.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

12. Parking permitted on private property only.
13. Parking permitted on improved surfaces only.
14. All aspects of the Stormwater requirements must be followed.
15. Verify fire lane requirements with Fire Marshall.

Planning and Zoning Commission:

16. Limited to Miguel Avalos

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 _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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



207 & 209 Dewey Ave.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



Zoning - 207 & 209 South Dewey Avenue

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
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
PD Planned Development



City of Sherman, Texas
Developmental Services Department

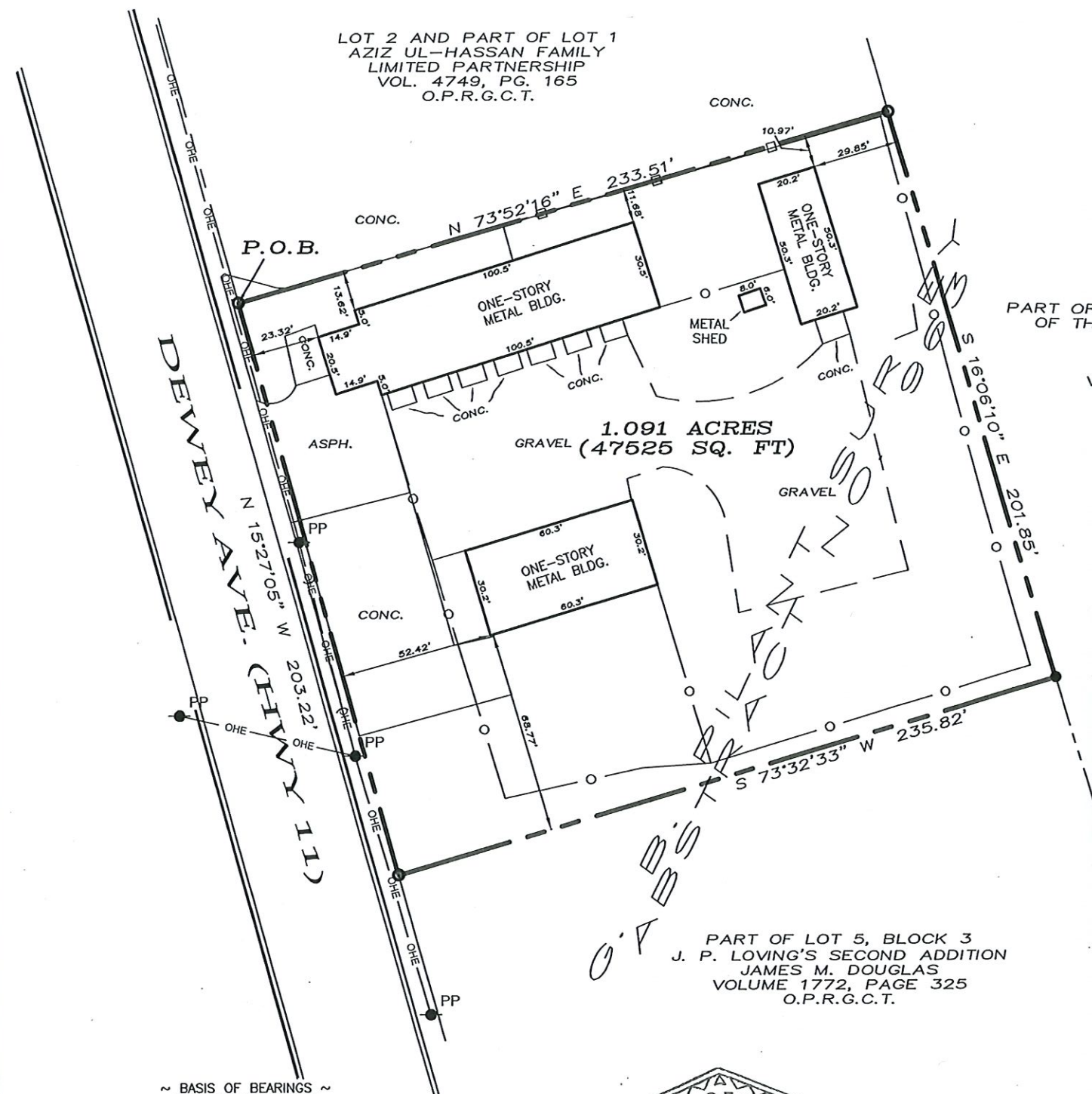


NOT TO SCALE

1 in = 100 ft

207 & 209 South Dewey Avenue





LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- PP POWER POLE
- W WATER METER
- BOUNDARY LINE
- - - PROPERTY LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- OHE — OHE — OVERHEAD ELECTRIC LINE

SCALE
1" = 50'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4, and part of 5, including the alley lying between Lots 3 and 4, Block 3, of the J. P. Loving's Second Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 130, Page 345, of the Plat Records, Grayson County, Texas, and being the same 1.091 acre tract of land conveyed to Thomas M. Hooker by deed of record in Volume 1857 Page 691, Official Public Records, Grayson County, Texas and being more particularly described as follows:

Beginning at a found 5/8" iron rod at the intersection of the North line of lot 3 and the East right-of-way line of Highway 11, also known as Dewey Avenue;

Thence North 73°52'16" East with the North line of Lot 3 a distance of 233.51 ft. to a 1" iron rod found;

Thence South 16°06'10" East a distance of 201.85 ft. to a set 1/2" iron rod;

Thence South 73°32'33" West a distance of 235.82 ft. to a 1/2" iron rod found in the East Right-of-Way of Highway 11;

Thence North 15°27'05" West along the East Right-of-Way of Highway 11 a distance of 203.22 ft to the Point of Beginning and containing 1.091 acres.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



UNDERWOOD
DRAFTING & SURVEYING

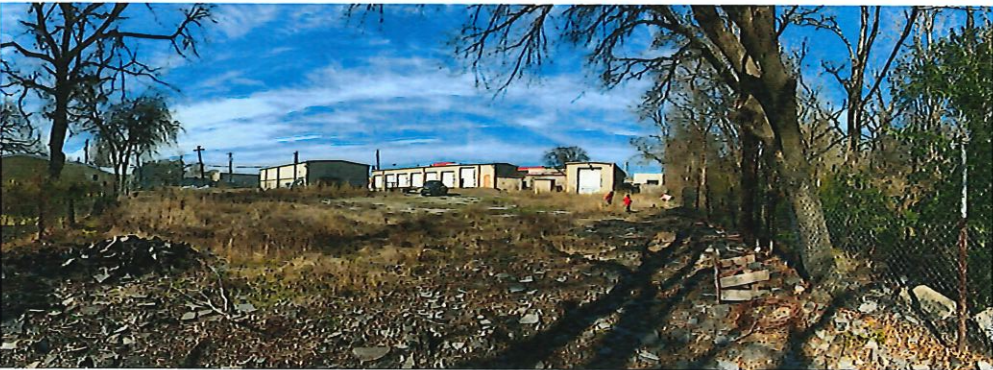
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 11/25/19

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright 2019
Underwood Drafting & Surveying, Inc.
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STAFF REVIEW LETTER

February 11, 2020

Miguel Avalos
2105 S. First St.
Sherman, TX 75090

Miguel Avalos
207 S. Dewey Ave.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District for the property located at 207 and 209 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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 fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance shall apply to all new and existing structures and improvements.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. All requirements of the Floodplain Ordinance shall be followed.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
12. Parking permitted on private property only.
13. Parking permitted on improved surfaces only.
14. All aspects of the Stormwater requirements must be followed.
15. Verify fire lane requirements with Fire Marshall.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

Agenda Item No. 6.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

207 & 209 SOUTH DEWEY AVENUE

The request of Miguel A. Avalos (Owner), Miguel Avalos (Representative), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 207 and 209 South Dewey Avenue, being 1.091 acres in the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 & part of 5 including the alley lying between Lots 3 & 4, Block 3, J. P. Loving's 2nd 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 new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District.

Background:

The property is located at 207 and 209 South Dewey Avenue between Lamar and Cherry Streets, formerly Tom's Auto Body Center. The property is zoned a C-2 (General Commercial) District.

Mr. Avalos recently purchased the property and would like to open a business providing new and used tires sales, service and repair, as well as general maintenance with alignments and oil changes.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Miguel A. Avalos (Owner)

Miguel Avalos (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter

February 10, 2020

RECEIVED

FEB 13 2020

City of Sherman
Planning and Zoning Commission and Board
220 W Mulberry
Sherman, TX 75092

RE: Property at 207-209 S Dewey Ave

Chairman and members,

A scheduled meeting, February 18, 2020, will have one item on the agenda requesting a permit for the above mentioned property. I, along with some neighbors, would appreciate you taking some of our concerns into consideration before you make a decision regarding this request. Mr Avelos would like to open a new and used tire shop, repairs, oil changes and maintenance. Four such businesses are located in a 4 block radius of the business he would like to open. On the corner of Lamar and Harrison, one block west of the Dewey location, there is a tire store with new and used tires. Used tires are stacked in the back as tall as the fence and cars are parked around the location. Three blocks east of Dewey, on Lamar, are 3 more businesses. Tires sold, garage repairs and junk cars are around these locations to the Dairy Queen. One garage is well taken care of. Three more garage and tire shops are located on east Lamar closer to downtown. I can see a health issue with water standing in the old tires which would make a breeding ground for mosquitoes. Why not use a different location such as west or south of town.

It is my understanding that Lamar and Dewey Avenues are considered as a gateway into Sherman from the east and south. People driving in from neighboring cities get their first impression of our town. The airport has been in the process of making more room for planes and possibly homes. New homes are being considered east of Leslie that would be a nice addition to this area.

Thank you for your consideration,

Respectfully,


Janice Hawkins

East Lamar past Sundette on right. It was raining
& the doors closed. Usually open & on the right side
changing tires or fixing flats. On the back, there
are cars next to another neighborhood -
This across from Dairy Queen -





Small retail shops on left as you cross the track.
Upholstery, phone etc.

The side of the building had two large holes made
in it and it became a place for a garage.

Lamar east
from downtown
across RR track



ALFA MOTORS



MECHANIC
SHOP

469-951-0500

OIL CHANGE
STARTER

FAST JOBS

+ BRAKES

+ TUNE UP

+ A/C SYSTEM



This business
just started.
From downtown
east on Lamar
Right side across
from Alfa Motors
as you cross
the railroad
track.



Lamar going east block and $\frac{1}{2}$ on right side before
Willow St.



side of
building shows
tires stacked



One block west of Dewey where permit is requested
always cars are parked all on the side and these
on side are higher than fence.



2 1/2 blocks
east of location
for permit.
Left side of
Lamar going
east.



E Lamar
with
Neighbors on
Bundette.





My house is downhill
from this area what I am
worried about is when it
rains what is keeping the oil,
gasoline and the effects from
old tires from coming to my home.

When the Wrecking Service
was there I was finding items
from there in my yard from
the flowing of rain.

We already have tire repairs
in the surrounding area. Why
do we need another one

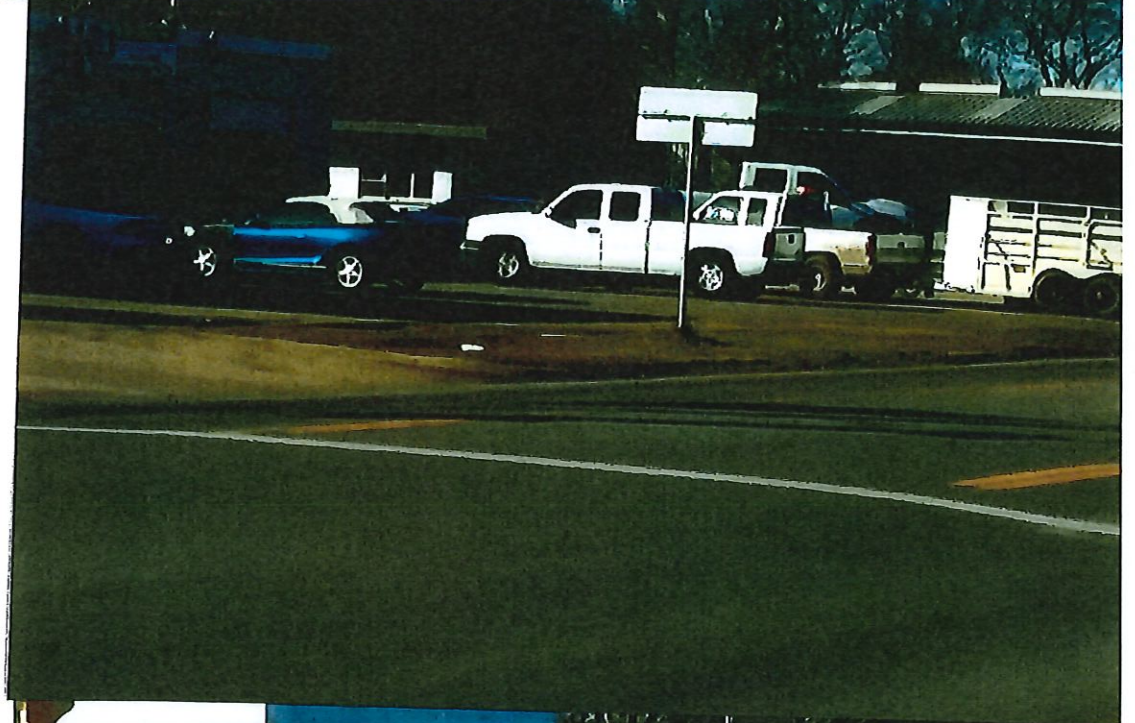
What we need is a
grocery store.

Thank you
Diana Roberts
311 So. Dewey



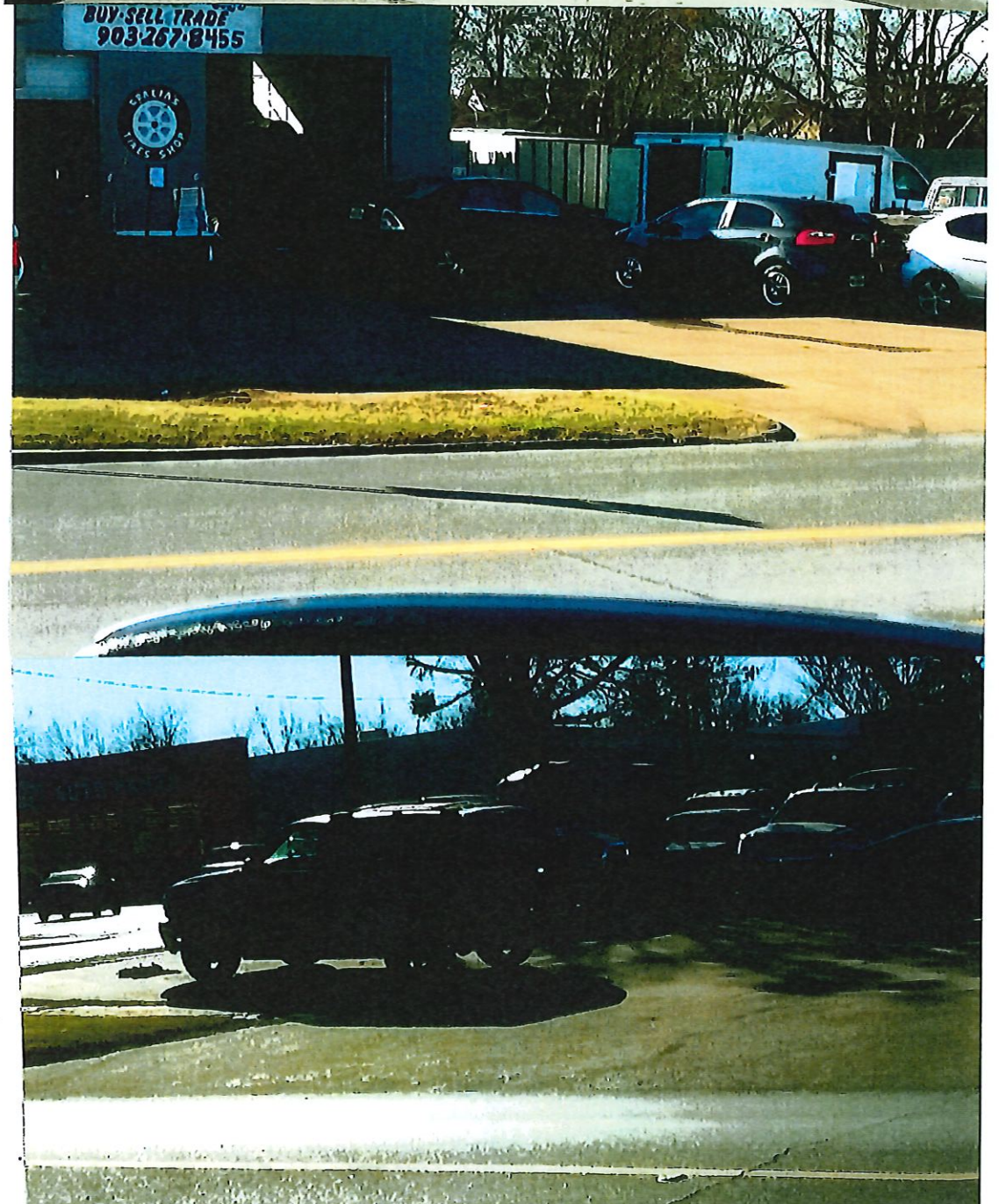




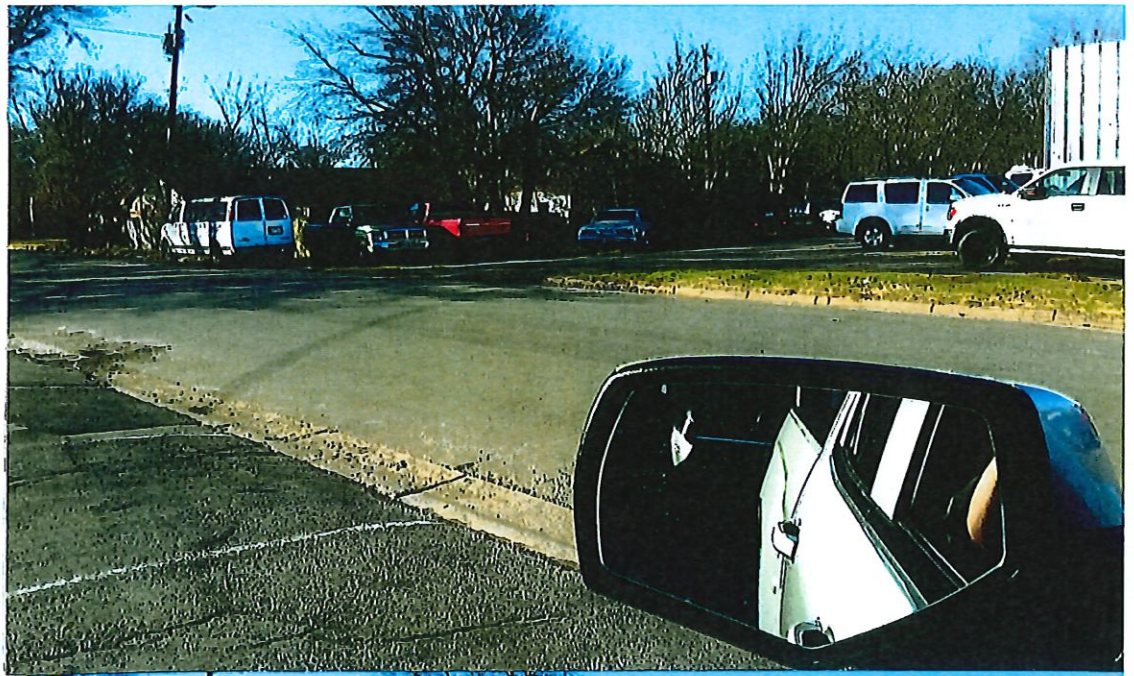




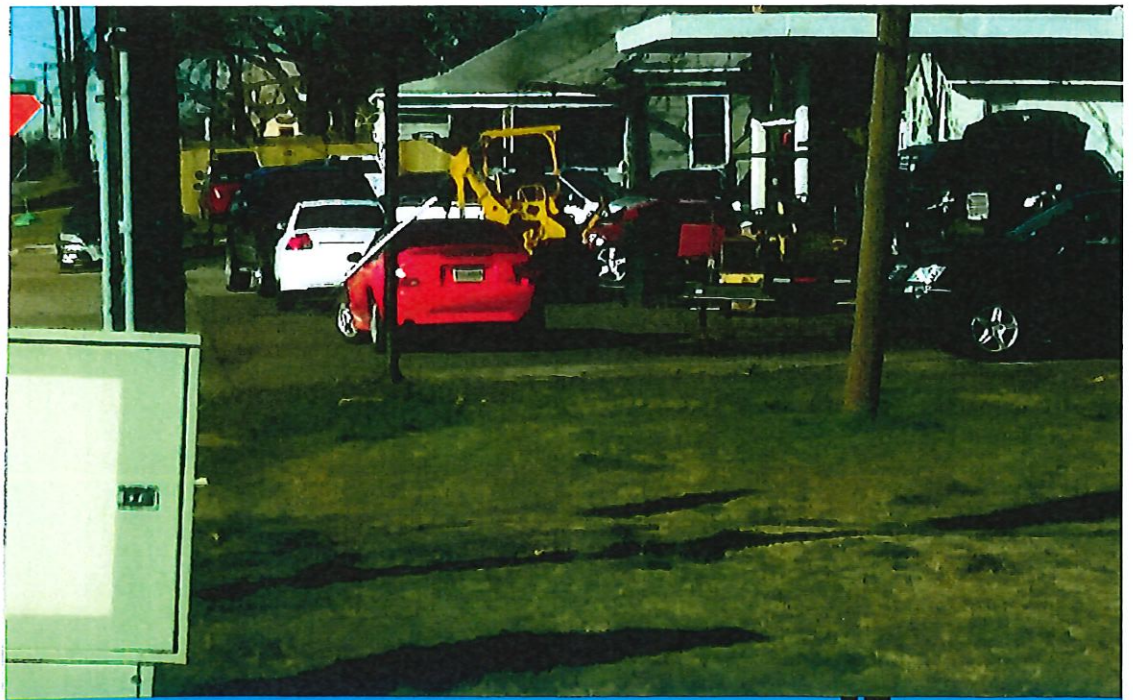




















SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 5.

Meeting Date: 03/16/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6284, 6285, 6286 and 6287

Issue:

C. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6284

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-1 (Retail Business) District at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265 (Stanley Blythe, Owner; Bryan Weisgerber, Cross Engineering Consultants, Inc., Representative/Civil Engineer; Lay Design/Build, Architect; and Underwood Drafting and Surveying, Inc., Surveyor)

C. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6285

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit Amendment to Allow a Church in an R-1 (One Family Residential) District at 2605 Rex Cruse Drive, being all of Lots 1-6 and all of the abandoned platted J. Fielding Circle (Ordinance No. 6282) of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763 (North Park Baptist Church, Owners; Kent Salisbury, David Baca Studios, Architect; and Copley Land Surveying, Surveyor); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

C. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6286

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Private School in a C-1 (Retail Business) District at 214 West Brockett Street, being Lot 4, Block 2, Broiles Addition, a Replat of part of Lot 1, Block 1 of the Replat of Lots 19-21, L.C. Chapman's Addition, and all of Lot 9 and part of Lot 12, together with an alley running southerly from Brockett Street and lying west of and adjacent to the west line of Lots 9-11, L.C. Chapman's Addition (Mack Broiles, Owner; Micaela Hoops, Applicant; and EC Stanton Community School Texas 4H, Proposed Tenant); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

C. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6287

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow New and Used Tire Sales and Repair, General Maintenance with Alignments and Oil Changes in a C-2 (General Commercial) District at 207 and 209 South Dewey Avenue, being 1.091 acres in the G.B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 and part of Lot 5 including the alley lying between Lots 3 and 4, Block 3, J.P. Loving's 2nd Addition (Miguel A. Avalos, Owner; Miguel Avalos, Representative; and Underwood Drafting and Surveying, Surveyor); 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

C. 6.

Meeting Date: 03/16/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

CONSENT AGENDA

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

Issue:

D. 2. * RESOLUTION NO. 6607

Authorizing Execution of an Encroachment Easement to Ulises Adonay Henriquez Lopez and Maribel Romero Manjivar for the Encroachment of a One Story Metal Commercial Building within the Platted Public Right of Way along the north side of Lot 1, Block 6 of Jones & Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 South Montgomery Street in the City of Sherman, Texas

D. 3. * RESOLUTION NO. 6608

Awarding a Bid to and Authorizing Execution of a Contract with AMX Premium Cleaning Services, LLC for the Annual City Parks and Grounds Restroom Cleaning Contract

E. 2. * REQUEST TO ADVERTISE

Semiannual Janitorial Services

F. 4. * OTHER BUSINESS

Replat Approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II; being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II; Sherman Crossroads, LTD, Owners; and A&W Surveyors, Inc., Surveyor (3100-3600 Blocks South U.S. Highway 75)

F. 5. * OTHER BUSINESS

Final Plat Approval of Sherman Landing, Phase II, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265; Stanley Blythe, Owner; Bryan Weisgerber, Cross Engineering Consultants, Inc., Representative/Civil Engineer; and Underwood Drafting and Surveying, Inc., Surveyor (5900 North U.S. Highway 75)

F. 6. * OTHER BUSINESS

Replat Approval of Chaffin's First Addition, Block 11, Lot 23R, being Lots 23 and 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres; Jose and Maria Lara, Owners; and Preston Trail Land Surveying, Surveyor (802 East Houston Street)

F. 7. * OTHER BUSINESS

Replat Approval of Lots 1 and 2 Underwood Addition; being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres; Our Leasing Company, Owners; and Underwood Drafting and Surveying, Surveyor (2201 and 2203 Norwood Street)

F. 8. * OTHER BUSINESS

Replat Approval of College Park Addition, Block 1, Lot 7R and 8R, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition; Munazza Jabeen and Anjum Karim, Owners; and Preston Trail Land Surveying, Surveyor (1024 North Cleveland Avenue)

F. 9. * OTHER BUSINESS

Final Plat Approval of Meraz Addition, being 0.547 acres in the Samuel Blagg Survey, Abstract No. 56; Roberto Meraz, Owner; Lisseth Lara, Representative; and Helvey-Wagner Surveying, Surveyor (519 South Montgomery Street)

F. 10. * OTHER BUSINESS

Replat Approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 and 6 of the Joe E. Price Subdivision, being all of Lots 1-6, and all of the abandoned platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763; North Park Baptist Church, Owners; and Copley Land Surveying, Surveyor (2605 Rex Cruse Drive)

F. 11. * OTHER BUSINESS

Final Plat Approval of Pecan Acres in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 2.109 acres in the John McClenihan Survey, Abstract No. 789; William and Judy Smith, Owners; and Copley Land Surveying, Surveyor (600 block of Brown Road and 100 block of Barbara Lane)

F. 12. * OTHER BUSINESS

Consider Request of the 2020 Earth Day Planning Committee to Temporarily Close Certain Streets for the "12th Annual Earth Day Festival" on Saturday, April 18, 2020



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 1.

Meeting Date: 03/16/2020

Prepared By: Tom Pruitt, Utility Engineer

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6606

Awarding a Bid to and Authorizing Execution of a Contract with Dickerson Construction Company, Inc. based on an Invitation to Bid for Construction of the BNSF Waterline Relocation Project

Issue:

To consider awarding a bid to and authorizing execution of a contract with Dickerson Construction Company, Inc of Celina, Texas, based on an invitation to bid, for construction of the BNSF Waterline Relocation Project

Background:

With the BNSF Railroad Company planned improvements of South Sherman Realignment, existing utilities will need to be relocated. This project consists of approximately 1200-linear feet of waterline that will be relocated by an open cut and bore under the railroad tracks. This is required to avoid conflicts with the proposed BNSF Railroad realignment.

Two (2) bidders responded to the request for bids. The lowest responsible responsive bid in the amount of \$133,230.00 was submitted by Dickerson Construction Company, Inc. of Celina, Texas. A bid tabulation is attached.

Origination:

Engineering Department

Financial Consideration:

The total cost of the project is \$133,230.00. Funds are available through the Utility Improvement Fund.

Staff Recommendation:

It is recommended that the bid be awarded for construction of the BNSF Waterline Relocation Project to Dickerson Construction Company, Inc. in the amount of \$133,230.00. It is also recommended that the City Manager be authorized to execute the required contract documents.

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6606

Contract Agreement

Bid Tabulation

Aerial Location Map

Aerial Location Map - Vicinity

RESOLUTION NO. 6606

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH DICKERSON CONSTRUCTION COMPANY, INC. BASED ON AN INVITATION TO BID FOR CONSTRUCTION OF THE BNSF WATERLINE RELOCATION PROJECT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That Dickerson Construction Company, Inc. of Celina, Texas, is hereby awarded the bid and the City of Sherman hereby approves the contract with Dickerson Construction Company, Inc. in the amount of One Hundred Thirty-Three Thousand Two Hundred Thirty Dollars and Zero Cents (\$133,230.00) for construction of the BNSF Waterline Relocation Project; and that the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Dickerson Construction Company, Inc. for construction of the aforementioned improvements, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

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

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

CONTRACT AGREEMENT

STATE OF TEXAS

COUNTY OF GRAYSON

THIS AGREEMENT is made and entered into this 16th day of March 2020, by and between the City of Sherman, of the County of Grayson and State of Texas, acting through its City Manager, thereunto duly authorized so to do, Party of the First Part, hereinafter termed the OWNER, and Dickerson Construction Company, Inc., of the City of Celina, County of Collin, State of Texas, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the OWNER, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete construction of certain improvements as follows:

BNSF Waterline Relocation

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of the AGREEMENT; and at his own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the OWNER, each of which has been identified by the endorsement of the CONTRACTOR and the OWNER thereon, together with the CONTRACTOR's written Proposal and the General Provisions, all of which are made a part hereof and collectively evidence and constitute the entire AGREEMENT.

Notice to Proceed

The CONTRACTOR hereby agrees to commence work within ten (10) calendar days after the date of written notice to do so shall have been given to him, to complete the work within THIRTY (30) calendar days, after he commences work, subject to such extensions of time as are provided by the General Provisions.

The OWNER agrees to pay the CONTRACTOR One Hundred Thirty-Three Thousand, Two Hundred Thirty Dollars and Zero Cents (**\$133,230.00**) in current funds for the performance of the Contract in accordance with the Proposal submitted thereof, subject to additions and deductions, as provided in the General Provisions, and to make payments of account thereof as provided therein.

IN WITNESS WHEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

CITY OF SHERMAN, TEXAS (OWNER)

ATTEST:

By: _____ By: _____
Robby Hefton, City Manager Linda Ashby, City Clerk

By: _____ By: _____
(CONTRACTOR) ATTEST:

The following to be executed if the CONTRACTOR is a corporation:

I, _____ certify that I am the secretary of the corporation named as CONTRACTOR herein; that _____, who signed this Contract on behalf of the CONTRACTOR is the _____ (official title) of said corporation; that said Contract was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: _____

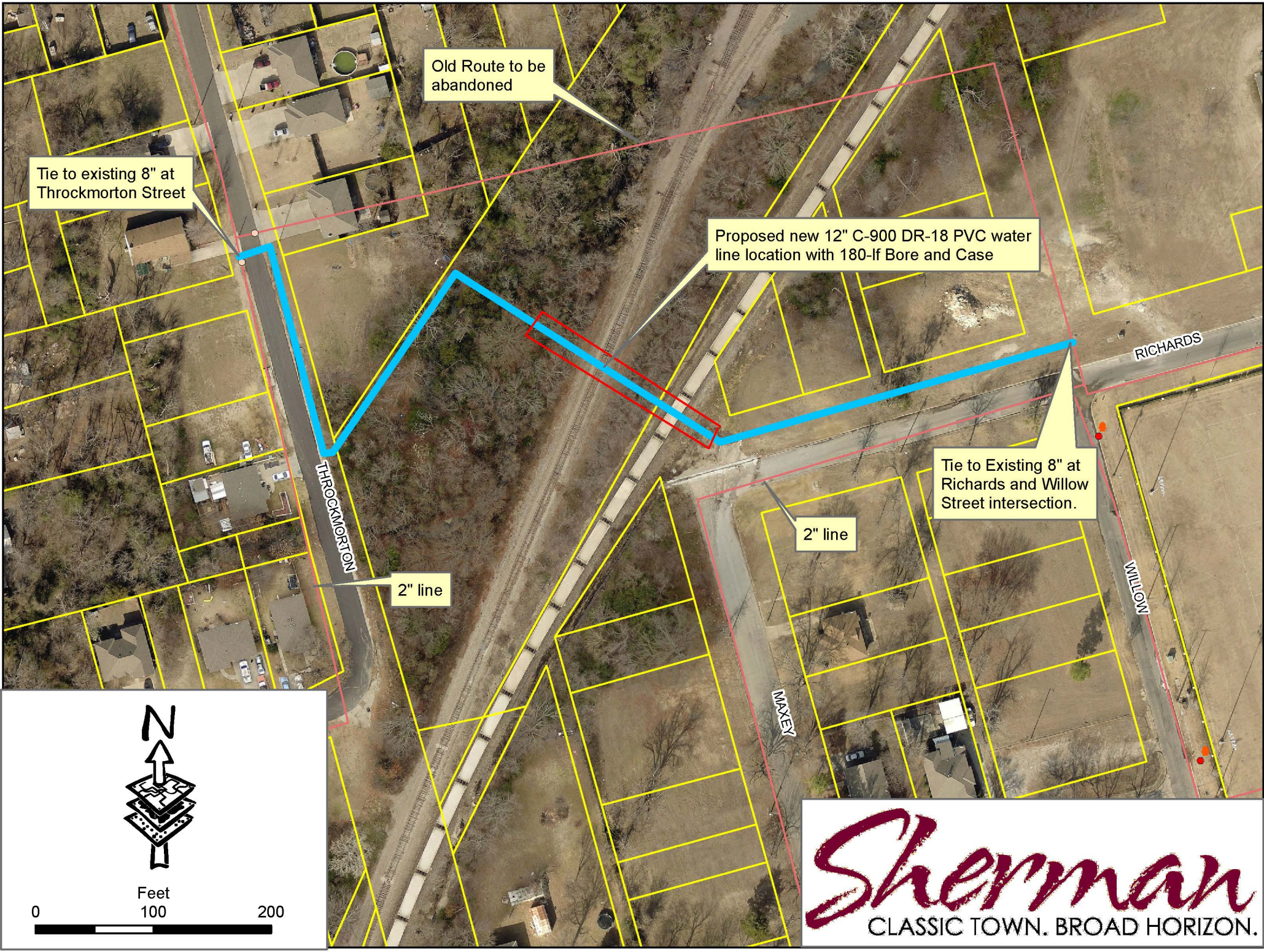
Corporate Seal

Tuesday, March 10, 2020
BNSF Waterline Relocation
2:00 PM

2:00 PM

Public Works Project # 1443-U and Bid Number 2020-11

[illegible]



Tie to existing 8" at Throckmorton Street

Old Route to be abandoned

Proposed new 12" C-900 DR-18 PVC water line location with 180-lf Bore and Case

Tie to Existing 8" at Richards and Willow Street intersection.

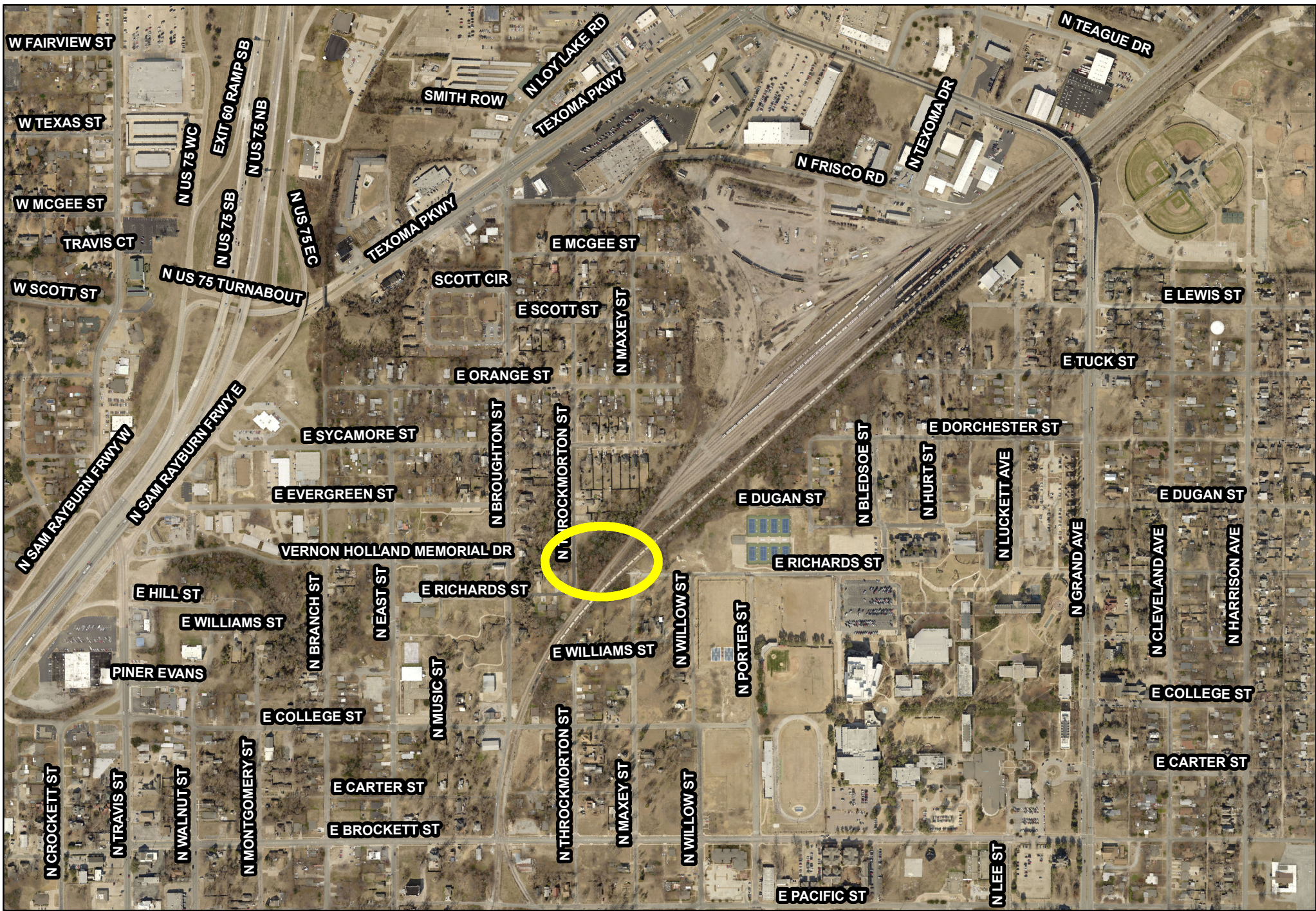
2" line

2" line



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Sherman
CLASSIC TOWN. BROAD HORIZON.





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 2.

Meeting Date: 03/16/2020

Prepared By: Wayne Lee, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6607**

Authorizing Execution of an Encroachment Easement to Ulises Adonay Henriquez Lopez and Maribel Romero Manjivar for the Encroachment of a One Story Metal Commercial Building within the Platted Public Right of Way along the north side of Lot 1, Block 6 of Jones & Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 South Montgomery Street in the City of Sherman, Texas

Issue:

To consider granting an encroachment easement into the platted public right of way along the north side of Lot 1, Block 6 of Jones & Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 South Montgomery Street in the City of Sherman, Texas

Background:

During the improvements survey on the subject property, it was noted that the existing one story metal commercial building located at 1201 South Montgomery Street encroaches into the platted public Right of Way by a maximum of one foot, two inches (1' 2"). An encroachment easement will be necessary for this property to receive any building permits, certificates of occupancy, or zone changes from the City of Sherman.

Origination:

Ulises Adonay Henriquez Lopez and Maribel Romero Manjivar, property owners

Financial Consideration:

None

Staff Recommendation:

City staff has no objections to the proposed encroachment and, upon receiving approval from the franchised utilities, it is recommended that the encroachment easement be granted.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6607

Encroachment Easement

Exhibit "A" as noted in both documents

Aerial Location Map

RESOLUTION NO. 6607

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO ULISES ADONAY HENRIQUEZ LOPEZ AND MARIBEL ROMERO MANJIVAR FOR THE ENCROACHMENT OF A ONE STORY METAL COMMERCIAL BUILDING WITHIN THE PLATTED PUBLIC RIGHT OF WAY ALONG THE NORTH SIDE OF LOT 1, BLOCK 6 OF JONES & WAINRIGHTS ADDITION, VOLUME 35, PAGE 96, DEED RECORDS, LOCALLY KNOWN AS 1201 SOUTH MONTGOMERY STREET IN THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an encroachment easement for the encroachment of a one story metal commercial building within the platted public right of way along the north side of Lot 1, Block 6 of Jones & Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 South Montgomery Street in the City of Sherman, Texas, as shown on the Exhibit "A" attached hereto and incorporated herein for all purposes.

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

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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

ENCROACHMENT EASEMENT

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

That the **CITY OF SHERMAN**, a municipal corporation of the State of Texas, hereinafter called "GRANTOR," in consideration of ONE DOLLAR AND NO CENTS (\$1.00) and other good and valuable consideration to it, in hand paid, hereby grants to **ULISES ADONAY HENRIQUEZ LOPEZ and MARIBEL ROMERO MANJIVAR** of Sherman, Texas, hereinafter called "GRANTEE," an encroachment easement to allow a one story metal commercial building to encroach a maximum of 1-foot, 2-inches within a platted public right of way along the north side of Lot 1, Block 6 of Jones and Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 S. Montgomery, in the City of Sherman, as shown on the Exhibit "A," attached hereto and incorporated herein for all purposes. Said encroachment easement shall be inferior, subordinate, and subject to the GRANTOR'S rights herein.

This instrument shall be construed as conveying an encroachment easement to GRANTEE, its heirs, successors and assigns, for the limited purpose of allowing a one story metal commercial building within the herein described encroachment area. GRANTEE agrees that all maintenance of the building shall be the responsibility of the GRANTEE without cost, fees or expense to GRANTOR.

That GRANTEE shall fully and completely indemnify and hold harmless the GRANTOR and any franchise utilities utilizing said right of way from any and all damages, actions, suits, claims, demands, liabilities, executions and judgments, whether liquidated or unliquidated, absolute or contingent, direct or indirect, at law or in equity, together with attorney fees which may occur in any manner by reason of any manner, fact, or thing arising from this conveyance and use of the area.

In the event it becomes necessary for the GRANTOR or any public utility to utilize the encroachment area for the purpose of installing new utilities, removing or repairing any public utilities located therein, GRANTEE hereby releases GRANTOR and any public utility from any and all claims for damages, costs or expenses, and shall include, but specifically not be limited to, the cost of repair, relocation, or removal of structure and loss of use of such area.

TO HAVE AND TO HOLD the above described encroachment easement unto the said GRANTEE, its heirs, successors and assigns, until the use of such encroachment is no longer necessary.

EXECUTED this the _____ day of _____, 2020.

CITY:

CITY OF SHERMAN, a Texas home-rule
municipal corporation

BY: _____

Robby Hefton,
City Manager

Approved as to Form and Content:

By: _____

Brandon Shelby,
City Attorney

OWNER:

**ULISES ADONAY HENRIQUEZ
LOPEZ**, homeowner

BY: _____

Ulises Adonay Henirquez Lopez,
Homeowner

OWNER:

MARIBEL ROMERO MANJIVAR,
homeowner

BY: _____

Maribel Romero Manjivar,
Homeowner

Attest: _____

Linda Ashby,
City Clerk

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on _____, 2020, by Robby Hefton, City Manager of the **CITY OF SHERMAN**, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas
Printed Name of Notary: _____
My Commissions Expires: _____

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on _____, 2020, by Ulises Adonay Henriquez Lopez, to be the person whose name is subscribed to the forgoing instrument and who acknowledged to me that he executed the same for the purposes and consideration expressed therein.

Notary Public, State of Texas
Printed Name of Notary: _____
My Commissions Expires: _____

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on _____, 2020, by Maribel Romero Manjivar, to be the person whose name is subscribed to the forgoing instrument and who acknowledged to me that he executed the same for the purposes and consideration expressed therein.

Notary Public, State of Texas

Printed Name of Notary: _____

My Commissions Expires: _____

EXHIBIT "A"

8

N

S

E

ROSEDALE STREET

"X" CUT IN
CONCRETE
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~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

SCALE ~ 1" = 30'

Copyright © 2020
Copley Land Surveying, Inc.
All rights reserved.

4

Legend

BOUNDARY LINE
PROPERTY LINE
STOCKADE FENCE

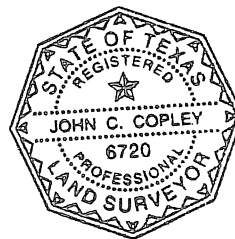
I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 20th day of February, 2020, a survey was made on the ground of the property shown hereon, described as the West 89.2 feet of Lot 1, Block 6, JONES & WAINRIGHTS ADDITION, an addition to Sherman, Texas, as shown by plat of record in Volume 35, Page 96, Deed Records, Grayson County, Texas and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 1201 S. Montgomery St., Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

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

Copley Land Surveying

1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com



CLS Job# 20020076

1201 S. Montgomery



0 50 100 200 300 400 1 inch = 100 feet
Feet





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 3.

Meeting Date: 03/16/2020

Prepared By: Theresa Hutchinson, Parks & Recreation Manager

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6608**

Awarding a Bid to and Authorizing Execution of a Contract with AMX Premium Cleaning Services, LLC for the Annual City Parks and Grounds Restroom Cleaning Contract

Issue:

To consider awarding a bid to and authorizing execution of a contract with AMX Premium Cleaning Services, LLC of Dallas, Texas for the annual park restroom cleaning services

Background:

The City of Sherman Parks and Recreation Department annually contracts the cleaning of its parks restrooms. A request to advertise for public bids was approved by the City Council at the January 6, 2020 meeting. The new services contract was publicly advertised; and seven (7) vendors submitted bids on February 6, 2020. Staff requests the two lowest bids to be thrown out as the vendors failed to bid on all restroom locations included within the bid specifications. Additionally, staff requests awarding this invitation to bid to the lowest responsive bidder, AMX Premium Cleaning Services, LLC. Annual costs are estimated at \$28,000.00.

Origination:

Parks and Recreation Department

Financial Consideration:

Funds have been budgeted this year to cover the contract amount.

Staff Recommendation:

Staff recommends awarding the bid and authorizing the City Manager to execute a contract with AMX Premium Cleaning Services, LLC of Dallas, Texas.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6608

City of Sherman Standard Contract

Park Restroom Locations

Bid Tabulation

RESOLUTION NO. 6608

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH AMX PREMIUM CLEANING SERVICES, LLC FOR THE ANNUAL CITY PARKS AND GROUNDS RESTROOM CLEANING CONTRACT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That AMX Premium Cleaning Services, LLC of Dallas, Texas, is hereby awarded the City of Sherman's Annual City Parks and Grounds Restroom Cleaning contract, in accordance with all bid documentation attached hereto and incorporated herein for all purposes.

SECTION 2. That the City Manager is hereby authorized and directed, subject to all contract documents being completed and approved as to form and content by the City Attorney, to execute a contract with AMX Premium Cleaning Services, LLC of Dallas, Texas for the Annual City Parks and Grounds Restroom Cleaning contract, in accordance with the terms and provisions of the contract documents attached hereto and incorporated herein for all purposes.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

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



**CITY OF SHERMAN
STANDARD CONTRACT**

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

Seller:

Name

AMX Premium Cleaning Services

Address

2351 W. Northwest HWY. SUITE 2305

City, State, Zip

Dallas ,TX 75220

Telephone

214-952-6729

Email

james.gammel@premiumcleaningservices.com

DESCRIPTION OF GOODS

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

Janitorial service at the park restrooms.

[CHECK ONE:]

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

3/17/2020
Date of Delivery

OR

 X This Contract is for a specific duration wherein the Seller will supply, furnish and deliver at the designated point or points of delivery the specified Goods in the quantities requested by Buyer at the time of Buyer's order. The delivery date(s) shall be set forth in Buyer's order. This Contract is not intended to be and shall not be construed as an exclusive requirements contract. This Contract is non-exclusive and Buyer may acquire any or all of its requirements for the specified Goods from Seller or any other source deemed appropriate by Buyer. Upon the conclusion of the duration of this Contract, Buyer may renew this agreement for four additional one (1) year periods upon sending written notice of intent thereof within forty-five (45) days prior to the expiration of the last day of the term of this Contract.

DURATION: From March 16, 2020 to March 15, 2021

PAYMENT TERMS

The purchase price of the Goods shall be that contained in the Seller's bid and specifically accepted in writing by Buyer. Seller shall submit separate invoices on each purchase order after each delivery. Invoices shall indicate the purchase order number, and shall be itemized. A copy of the packing slip should be attached to the invoice. Email invoices are preferred; email all invoices to tonim@ci.sherman.tx.us, with a cc for Parks Maintenance to theresah@ci.sherman.tx.us. Invoices may also be mailed to the City of Sherman, Finance Department, PO Box 1106, Sherman, TX 75091-1106. Payment shall not be due until the above instruments are submitted, until the Goods have been received by Buyer, and until Buyer has had sufficient opportunity to inspect and exercise its right to accept or reject. Seller shall keep the Finance Department advised of any changes in their remittance addressees. In no event shall Buyer be responsible for interest of any kind on any funds due to Seller, and no term or provision contained in any Seller's invoice shall in any way modify, vary or alter the provisions hereof. Buyer's obligation is payable solely from funds available for the purpose of the purchase. Lack of funds shall render this contract null and void and to the extent funds are not available, any delivered but unpaid for goods will be returned to Seller by Buyer.

CONTRACT TERMS AND CONDITIONS

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

1. **SELLER TO PACKAGE GOODS:** Seller will package Goods in accordance with good commercial practice. Each shipping container shall be clearly marked and permanently packed as follows: (a) Seller's name and address; (b) Consignee's name, address, and purchase order number; (c) Container number and total number of containers, e.g. box 1 of 4 boxes; and (d) the number of the container bearing the packing slip. Seller shall bear cost of packing unless otherwise provided. Goods shall be suitably packed to secure lowest transportation costs and to conform to requirement of common carriers and any applicable specifications. Buyer's count or weight shall be final and conclusive on shipment not accompanied by packing lists.
2. **SHIPMENT UNDER RESERVATION PROHIBITED:** Seller is not authorized to ship the Goods under reservation and no tender of a bill of lading will operate as a tender of goods.
3. **TITLE AND RISK OF LOSS:** The title and risk of loss of the Goods shall not pass to the Buyer until the Buyer actually receives and takes possession of the Goods at the point or points of delivery.
4. **DELIVERY TERMS AND TRANSPORTATION CHARGES:** F.O.B. Destination Freight Prepaid unless delivery terms are specified otherwise in the bid; Seller shall pay for the transportation costs.
5. **NO PLACEMENT OF DEFECTIVE TENDER:** Every tender or delivery of Goods must fully comply with all provisions of this contract as to time of delivery, quality and the like. If a tender is made which does not fully conform, this shall constitute a breach and Seller shall not have the right to substitute a conforming tender, provided, where the time for performance has not yet expired, the Seller may reasonably notify Buyer of his intention to cure and may then make a conforming tender within the contract time but not afterward.
6. **PLACE OF DELIVERY:** The place of delivery shall be that set forth on the purchase order or in any other written designation by Buyer. The terms of this agreement are "no arrival, no sale."
7. **RIGHT OF INSPECTION:** Buyer shall have the right to inspect the goods at delivery before accepting them.
8. **REJECTION OF GOODS:** It is agreed that if Buyer rejects any of the goods sold pursuant to this agreement, Buyer's only duty shall be to reasonably notify Seller of the rejection and hold the goods for the disposition of Seller, and it is agreed that under no circumstances shall Buyer be required to resell the rejected goods or incur the cost to deliver same to Seller.
9. **GRATUITIES:** The Buyer may, by written notice to the Seller, cancel this contract without liability to the Seller if it be determined by the Buyer that gratuities, in the form of entertainment, gifts, or otherwise were offered or given by the Seller, or any agent or representative of the Seller, to any officer or employee of City of Sherman with view toward securing the contract or securing favorable treatment with respect to awarding or amending, or the making of any determination with respect to the performing of such a Contract. In the event this Contract is canceled by Buyer pursuant to this provision,

Buyer shall be entitled in addition to any other rights and remedies, to recover and withhold the amount of the cost incurred by the Seller in providing such gratuities.

10. **SPECIAL TOOLS AND TEST EQUIPMENT:** If the price stated on the face hereof includes the cost of any special tooling or any special test equipment fabricated or required by Seller for the purpose of filling this order, such special tooling equipment and any process sheets related thereto shall become the property of the Buyer and to the extent feasible shall be identified by the Seller as such.

11. **WARRANTY – PRICE:** The price to be paid by the Buyer shall be that contained in the Seller's bid which Seller warrants to be no higher than Seller's current prices on orders for products of the kind and specification covered by the agreement for similar quantities under similar or like conditions and methods of purchase. In the event Seller breaches this warranty, the prices of the items shall be reduced to the Seller's current prices on orders by others, or in the alternative, Buyer may cancel this contract without liability for breach or Seller's actual expense.

The Seller warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee excepting bona fide established commercial or selling agencies maintained by the Seller for the purpose of securing business. For breach of violation of this warranty, the Buyer shall have the right in addition to any other right or rights to cancel this contract without liability and to deduct from the contract price, or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee.

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

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

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

Buyer is subsequently held liable for the infringement or the like, Seller will indemnify, defend and save Buyer harmless. If Seller in good faith ascertains that production of the goods in accordance with the specifications will result in infringement or the like, this contract shall be null and void except that Buyer will pay Seller the reasonable cost of his search as to infringements.

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

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

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

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

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

19. **WAIVER:** No claim or right arising out of a breach in contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.

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

INDEMNITY AND DISCLAIMER: BUYER SHALL NOT BE LIABLE OR RESPONSIBLE FOR, AND SHALL BE INDEMNIFIED, HELD HARMLESS AND RELEASED BY SELLER FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE, OR DESCRIPTION, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY OR LOSS TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR

PERSONS, INCLUDING THE SELLER, OR PROPERTY, ARISING OUT OF, OR OCCASIONED BY, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF SELLER UNDER THIS CONTRACT, INCLUDING CLAIMS AND DAMAGES ARISING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF BUYER, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE BUYER UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. IT IS THE EXPRESSED INTENT OF THE PARTIES TO THIS AGREEMENT THAT THE INDEMNITY PROVIDED FOR IN THIS CONTRACT IS AN INDEMNITY EXTENDED BY SELLER TO INDEMNIFY AND PROTECT BUYER FROM THE CONSEQUENCES OF THE SELLER'S AS WELL AS THE BUYER'S NEGLIGENCE, WHETHER SUCH NEGLIGENCE IS THE SOLE OR PARTIAL CAUSE OF ANY SUCH INJURY, DEATH, OR DAMAGE. IN ADDITION, CONTRACTOR SHALL OBTAIN AND FILE WITH OWNER CITY OF SHERMAN A STANDARD CERTIFICATE OF INSURANCE AND APPLICABLE POLICY ENDORSEMENT EVIDENCING THE REQUIRED COVERAGE AND NAMING THE OWNER CITY OF SHERMAN AS AN ADDITIONAL INSURED ON THE REQUIRED COVERAGE.

26. **GOVERNING LAW:** The Contract shall be governed by the laws of the State of Texas. Venue for any causes of action arising under the terms or provisions of this Contract or the Goods to be delivered hereunder shall be in the courts of Grayson County, Texas.
27. **SUCCESSORS AND ASSIGNS:** The Buyer and Seller bind themselves, their successors, assigns and legal representatives to the other party hereto and to successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in this Contract. The Seller shall not assign this Contract without written consent of the Buyer.
28. **SEVERABILITY:** The provisions of this Contract are herein declared to be severable; in the event that any term, provision or part hereof is determined to be invalid, void or unenforceable, such determination shall not affect the validity or enforceability of the remaining terms, provisions and parts, and this Contract shall be read as if the invalid, void or unenforceable portion had not been included herein.
29. **NOTICES:** All notices required by this Contract shall be presumed received when deposited in the mail properly addressed to the other party at the address set forth herein or set forth in a written designation of change of address delivered to all parties.

EXECUTED this _____ day of _____.

SELLER:

James Gammel
(Signature)

James Gammel General Manager
(Type/Print Name and Title/Position)

2351 W. Northwest Hwy. Suite 2305
(Address)

Dallas Tx. 75220
(City, State, Zip)

CITY OF SHERMAN:

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

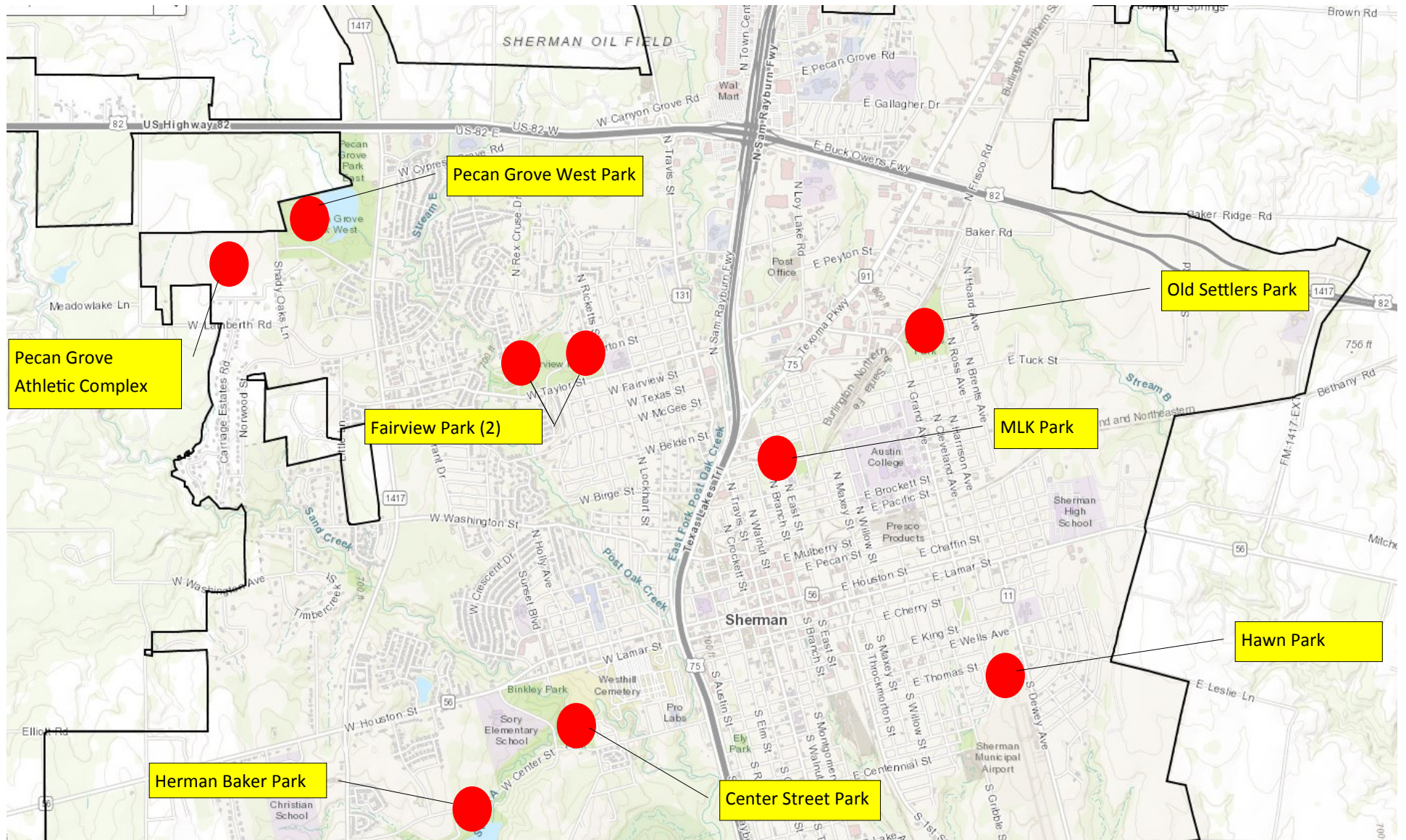
ATTEST:

By: _____
Linda Ashby,
City Clerk

APPROVED:

By: _____
Brandon Shelby
City Attorney

Sherman Parks Restroom Locations



CITY OF SHERMAN
 BID TABULATION
 PARKS AND RECREATION RESTROOM CLEANING
 BID OPENING Thursday, February 6, 2020; 3:00 PM

Vendor	Monthly General Cleaning Amount	Call Out Services Amount (\$ per call out)	Comments
Encore Commercial Services	\$ 3,900.00	\$ 90.00	
Pure Services Corporation	\$ 3,800.00	\$ 50.00	
Dunn-AI, LLC	\$ 3,200.00	\$ 20.00	
MaxPro Enterprises	\$ 2,823.00	\$ 60.00	
AMX Premium Cleaning Services, LLC	\$ 3,100.00	\$ 75.00	
Liberty Landscaping, LLC	\$ 128,372.00	\$ 150.00	
RK Janitorial Services	\$ 2,999.00	\$ -	



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 1.

Meeting Date: 03/16/2020

Prepared By: Zachary Flores, Police Chief

Approved By: Robby Hefton, City Manager

Caption:

REQUEST TO ADVERTISE

Purchase of a Used Citizen Rescue Hardened Vehicle for Use within the Sherman Police Department

Issue:

Obtaining City Council approval to advertise for the solicitation of public bids for the purchase of a used citizen rescue hardened vehicle for use within the Sherman Police Department

Background:

The purchase of this vehicle will allow for officers to respond to armed persons situations, barricaded suspects, response and rescue, and high-risk warrants safely. Additionally, the vehicle provides the capability to assist citizens in need of rescue in active shooter and other threat scenarios.

Origination:

Sherman Police Department

Financial Consideration:

The cost of advertising will be approximately \$200.00. Ultimate purchase of this vehicle will be funded through monies accumulated in the Drug Seizure Fund.

Staff Recommendation:

Staff recommends that the City Council approve this request to advertise.

Alternatives:

As may be recommended by the City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 2.

Meeting Date: 03/16/2020

Prepared By: Clint Philpott, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

*** REQUEST TO ADVERTISE**

Semiannual Janitorial Services

Issue:

Seeking approval to advertise for semiannual janitorial services in certain City-owned facilities

Background:

In recent years, the City has contracted for the cleaning of certain City-owned facilities, but the level of service the City has traditionally received has failed to meet staff's expectations. In an effort to increase efficiency and upgrade the level of service the City receives, staff is currently weighing options for a long-term solution, including the possibility of bringing those services in-house.

However, as the expiration of the current, annual contract for janitorial services is upon us, City staff requests permission to advertise for public bids covering a six-month period through the end of the budget year. The partial-year contract will give the winning bidder an opportunity to audition for a longer-term role while providing staff with more time to weigh the City's options.

Janitorial Services will cover the following buildings:

- Parks & Recreation Activity Center
- Glennie O. Ham Center
- City Hall
- Sherman Public Library
- West Hill Cemetery
- Equipment Services Center
- Taylor Street Gym
- Water Maintenance Shop
- Municipal Airport
- Sherman Police Department
- Municipal Building
- Senior Center
- Utilities Laboratory

Origination:

Community and Support Services Manager Nate Strauch

Financial Consideration:

Advertising costs are estimated to be approximately \$200.00.

Staff Recommendation:

Staff recommends that the City Council approve the advertising for public bids for janitorial services for the specified City-owned facilities.

Alternatives:

As may be directed by the City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 1.

Meeting Date: 03/16/2020

Prepared By: Danny Jones, Fire Chief

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider Request of Sherman Fire-Rescue Services to Authorize a Business Relationship with Sherman Fire Fighter Michael Tyler Jones, d/b/a Jones Metal Buildings, LLC as required by Article X, Section 1(c)(1) of the Sherman City Charter

Issue:

To consider authorizing a business relationship with a Sherman Fire Fighter

Background:

Sherman Fire-Rescue Services desires to have a metal cover constructed at our newly acquired building on Frisco Road. This structure will provide protection from weather for our excess trailers and equipment that are currently stored outside in the elements. Sherman Fire Fighter Michael Tyler Jones has his own business, Jones Metal Buildings, LLC, and has submitted a bid, at our request, for the construction of this cover. His bid will save Sherman Fire-Rescue approximately \$8,000.00 for the same scope of work as compared to the next lowest bid received. In order for an employee to be able to provide goods or services to the City, pursuant to Article X, Section 1(c)(1) of the Sherman City Charter (as shown below), this action must be approved by the City Council, by motion and order.

Section 1. Personal financial interests.

- (a) In this section, a “substantial business interest” exists if a “substantial interest in business entity” exists for purposes of Section 171.002 of the Texas Local Government Code, as amended.
- (b) No officer or employee of the city shall have a financial interest, direct or indirect, in any contract with the city, to the extent prohibited by state law, or shall be financially interested, directly or indirectly, in the sale to the city of any land, materials, supplies, or service where such financial interest is prohibited by state law.
- (c) Restrictions relating to city business. An officer or employee may not, while in the service or employment of the city, either individually or as the officer or principal of a business entity:

(1) Enter into any business relationship with the city in which the officer or employee has a substantial business interest and where the monetary amount of such relationship is in excess of five

hundred dollars (\$500.00), whether or not the relationship is required by state law to be competitively bid, unless such relationship is authorized in advance by a majority vote of the council present and voting, and duly recorded.

(2) Exceptions. This restriction does not apply:

(A) To a member of:

(1) A board that functions only in an advisory or study capacity and that does not have the power to make findings as to the rights of specific parties; or

(2) A board of a nonprofit development corporation that acts as an instrumentality of the city;

(B) To any transactions by the officer or employee related to their official duties for the city or any reimbursements received by the officer or employee as a result of their official duties for the city.

(d) Any willful violation of this section shall constitute malfeasance in office, and any officer or employee guilty thereof shall thereby forfeit his or her office or position. Any violation of this section, with the knowledge, express or implied, of the person or corporation contracting with the city, shall render the contract involved voidable by the city manager or the council.

Origination:

Chief Danny Jones, Sherman Fire-Rescue Services
City Attorney Brandon Shelby

Financial Consideration:

There is no financial impact to approving this agenda item.

Staff Recommendation:

The staff recommends the City Council approve, **by motion and order**, a business relationship with Sherman Fire Fighter Michael Tyler Jones, d/b/a Jones Metal Buildings, LLC.

Alternatives:

The Council could not approve this business relationship.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 2.

Meeting Date: 03/16/2020

Prepared By: Clint Philpott, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider Approval of the Annexation Scheduling Plan for Adoption of 6.00 acres located East of Lamberth Road, at the intersection of Meadowlake Drive and Lamberth Road, adjacent to the Sherman City Limits and in the City of Sherman's Extra Territorial Jurisdiction; and Directing the Department of Engineering Services to Develop a Service Plan for the Area to be Annexed Upon Approval of the Annexation Scheduling Plan

Issue:

To consider approval of the schedule for annexation of 6.00 acres of land situated east of Lamberth Road, at the intersection of Meadowlake Drive and Lamberth Road, adjacent to the Sherman City Limits, and in the City's extra territorial jurisdiction (ETJ), in accordance with state law and the City Charter

Background:

The property owner, Debra J. (McConnell) Wiley, has requested annexation into the city limits of 6.00 acres located east of Lamberth Road, at the intersection of Meadowlake Drive and Lamberth Road, adjacent to the Sherman City Limits and in the City's ETJ.

State law requires the City Council conduct two (2) public hearings on its intent to annex and the provision of services no later than (40) days nor earlier than twenty (20) days before the introduction of the annexation ordinance. Publication of notice of these hearings must be no later than twenty (20) days nor earlier than (10) days before each hearing. State law also requires that the City Council shall direct its planning department to develop a service plan for the proposed annexation area. The City Charter requires at least seventy-two (72) hours public notice of the annexation ordinance before its adoption.

Nothing in the statute requires that the two public hearings be held on separate dates, or even at separate meetings. As the annexation was requested by the property owners and is not likely to elicit objection, City staff recommends that both public hearings on the intent to annex be held at the April 6th regular meeting and that action on the Annexation Ordinance be taken at the May 4th regular meeting.

Origination:

Letter requesting annexation by Debra J. (McConnell) Wiley, subject Property Owner / Developer

Financial Consideration:

City accepts maintenance. A cost benefit analysis will be prepared prior to final action on this item.

Staff Recommendation:

City Staff recommends that both public hearings on the intent to annex be held at the April 6th regular meeting and that the action on the Annexation Ordinance be taken at the May 4th regular meeting.

Alternatives:

None proposed

Attachments

Annexation Scheduling Plan - Wiley Development

Request for Annexation

Municipal Service Plan

Exhibit A - Legal Description and Drawing

Aerial Location Map

ANNEXATION SCHEDULING PLAN

**Annexation of 6.00 acres of land adjacent to the city limits
located East of Lamberth Road,
at the Intersection of Meadowlake Drive and Lamberth Road,
being more specifically described as:
WILEY DEVELOPMENT**

- Wednesday, March 25, 2020..... Send written notice to property owners in the area to be annexed, public or private entities that provide services in that area, and any railroads with a right of way in the area to be annexed. The Department of Engineering Services will prepare a service plan that details the specific Municipal Services that will be provided to the area after it is annexed.
- Thursday, March 26, 2020..... Post notice on City's website, newspaper and City Hall for City Council's 1st and 2nd Public Hearing on intent to annex. Send written notice to each public school district in the area to be annexed. Send by certified mail a second written notice to any railroads with a right of way in the area to be annexed. Obtain required affidavit of publication from newspaper.
- Thursday, April 2, 2020..... Post notice of 1st and 2nd Public Hearing under the Open Meetings Act.
- Monday, April 6, 2020..... City Council's 1st and 2nd Public Hearing on intent to annex and service plan.* (Regular Council Meeting)
- Thursday, April 30, 2020..... Post notice on City's website, newspaper and City Hall for introduction of annexation ordinance and adoption of the ordinance. Posting will also be in compliance with the Open Meetings Act.*
- Monday, May 4, 2020..... City Council Public Hearing for introduction and consideration of adoption of annexation ordinance.* (Regular Council Meeting)

* If more than twenty (20) adults who are residents of the area to be annexed protest within ten (10) days of the notice by publication, then one (1) of the public hearings must be held in the area to be annexed.

2/24/20

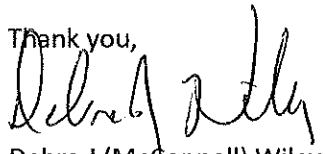
Amber Doan
City Hall
220 W Mulberry St
Sherman, TX 75091

Dear Ms Doan,

Enclosed please find the annexation survey provided by Underwood Surveyors.
Also is my original letter requesting the annexation of my property at 3939 W. Lamberth Rd.
At Mr Philpotts recommendation we are now requesting the property at 4045 W Lamberth Rd
be included in the annexation. The survey is for both properties.

Please advise me as soon as possible if anything else is required.

Thank you,

A handwritten signature in black ink, appearing to read 'Debra J Wiley', is written over the printed name.

Debra J (McConnell) Wiley

903-821-7953

6/15/19

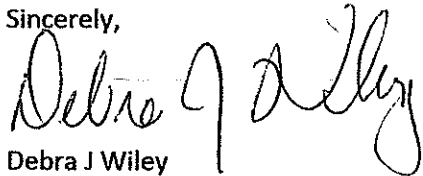
Amber Doan
City Hall
220 W. Mulberry St
Sherman, TX 75091

Dear Ms. Doan,

The purpose of this letter is to request that our property at 3939 W Lamberth Rd be annexed. My mother, E Jean McConnell owned the property next door at 4045 W Lamberth Rd. When we built our house she allowed us to tie into her well. As my mother has passed away, we will be putting her property on the market in the near future. It's likely whoever purchases the property will not want us tied into their well. Therefore, I am requesting this annexation so that we can eventually be able to tie into the city water.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debra J Wiley". The signature is written in dark ink and is positioned above the printed name and phone number.

Debra J Wiley
903-821-7953

City of Sherman
Municipal Service Plan
Lamberth Road at Meadowlake Drive

INTRODUCTION:

The annexation is the site of approximately 6.00 acres east of Lamberth Road, at the intersection of Meadowlake Drive and Lamberth Road, lying adjacent to the City of Sherman existing city limits.

This annexation is a step in the process of providing for the orderly growth and development of the City, to protect the City from substandard development and to provide for the enlargement of the city limits by including developments and improvements that are logically a part of the City and receive city utilities.

MUNICIPAL SERVICES TO BE PROVIDED:

POLICE PROTECTION: Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment will be provided on the effective date of annexation.

FIRE PROTECTION: Fire protection by the present personnel and equipment of the fire fighting force will be provided on the effective date of annexation.

SOLID WASTE: The same solid waste collection and disposal service now provided within the City of Sherman will be extended to the annexed area on the effective date of annexation.

BULK WASTE PICKUP: Free monthly bulk trash and brush pickup would be available on the effective date of annexation.

STREETS AND BRIDGES: All roads shall be accepted in current as-is conditions and shall be maintained by the City of Sherman. Any future streets or improvements will be developed by the standard provisions of the Developer's Ordinance. Street lighting will be established according to city guidelines.

PARKS: No public parks exist in the area to be annexed. Any new park facilities will be developed according to existing City policies as applicable to all city residents.

CONSTRUCTION INSPECTIONS: Building inspection activities will be available upon annexation.

ENVIRONMENTAL HEALTH AND HEALTH CODE ENFORCEMENT: Enforcement of the City's environmental health ordinances and regulations shall be provided within this area on the effective date of the annexation ordinance.

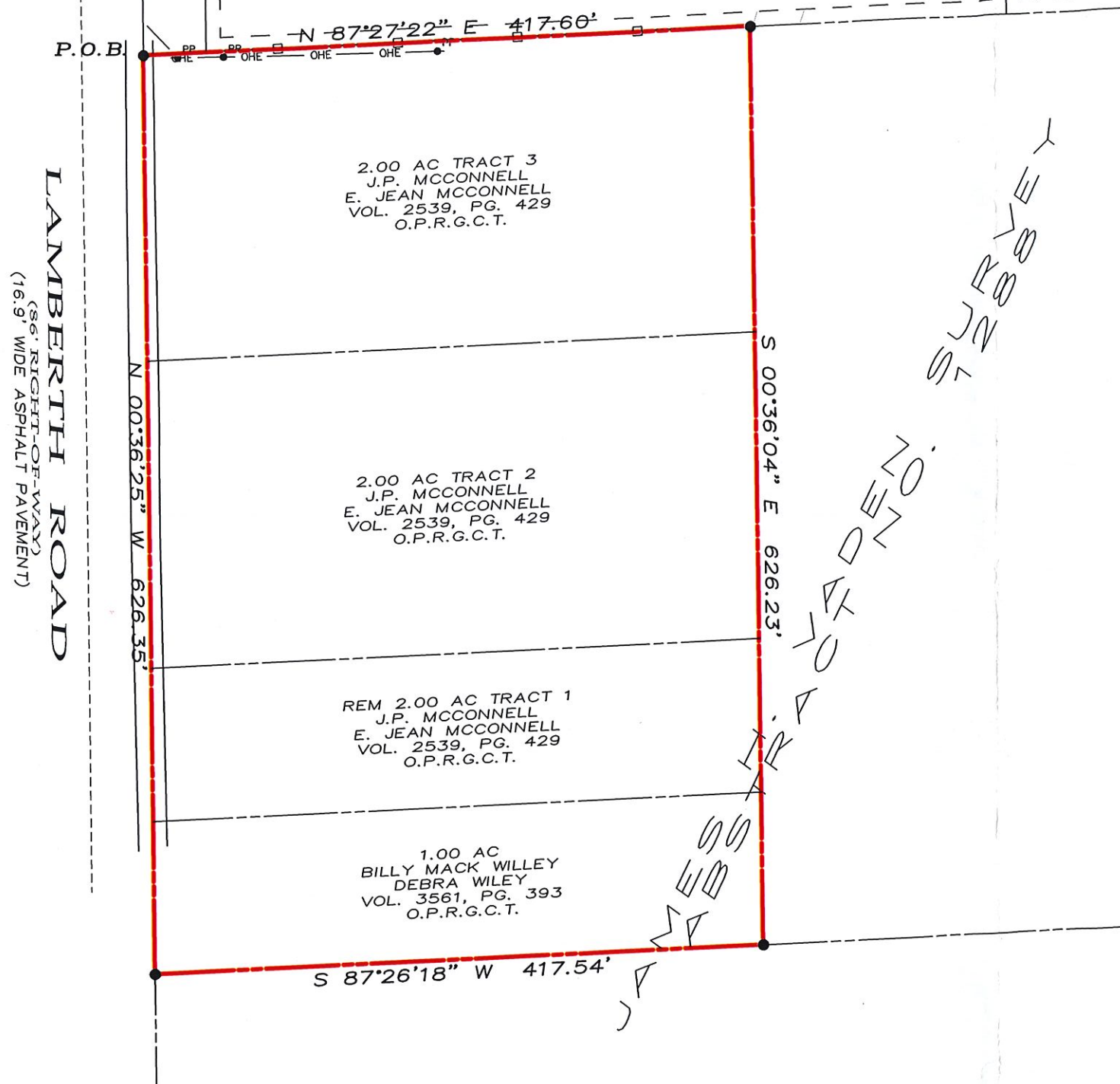
ANIMAL CONTROL: Animal control services will be provided by the City on the effective date of annexation.

PLANNING AND ZONING: The Planning and Zoning jurisdiction of the City will extend to this area on the effective date of this annexation. All areas will be annexed as an R-A on the effective date of the annexation ordinance.

CAPITAL IMPROVEMENTS:

WATER SERVICE: City water service will be extended from the city main on Lamberth Road to serve the location. Private Easements will be obtained by property owner requesting annexation to ensure installation availability. Any required utility extensions will be constructed in accordance with the City's Developer's Ordinance.

SEWER SERVICE: Due to the configuration and location of the platted lots, all properties within the annexation area will be served by individual and privately owned on-site waste treatment systems. Therefore, the City of Sherman will not provide sewer services to this area.



LEGEND

PP	POWER POLE
---	BOUNDARY LINE
---	PROPERTY LINE
□	STOCKADE FENCE
OHE	OVERHEAD ELECTRIC LINE

SCALE
1" = 100'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J.H. Vaden Survey, Abstract No. 1288, and being that same tract of land described as Tract 1, Tract 2 and Tract 3 conveyed to J.P. McConnell and wife E. Jean McConnell by deed recorded in Volume 2539, Page 429, Official Public Records, Grayson County, Texas, also being that same tract of land described as 1.00 acres conveyed to Billy Mack Wiley and wife Debra J. Wiley and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Lambreth Road at the northeast corner of said Tract 3:

Thence North 87°27'22" East a distance of 417.60 feet to a point;

Thence South 00°36'04" East a distance of 626.23 feet to a point;

Thence South 87°26'18" West a distance of 417.54 feet to a point;

Thence North 00°36'25" West a distance of 626.35 feet to the Point of Beginning and containing 6.000 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright ©2020
Underwood Drafting & Surveying, Inc.
All rights reserved.

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

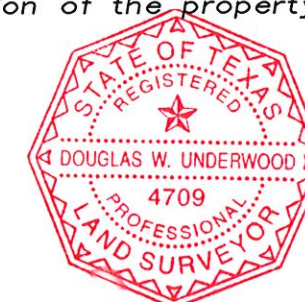


DRAFTING & SURVEYING

3404 INTERURBAN ROAD

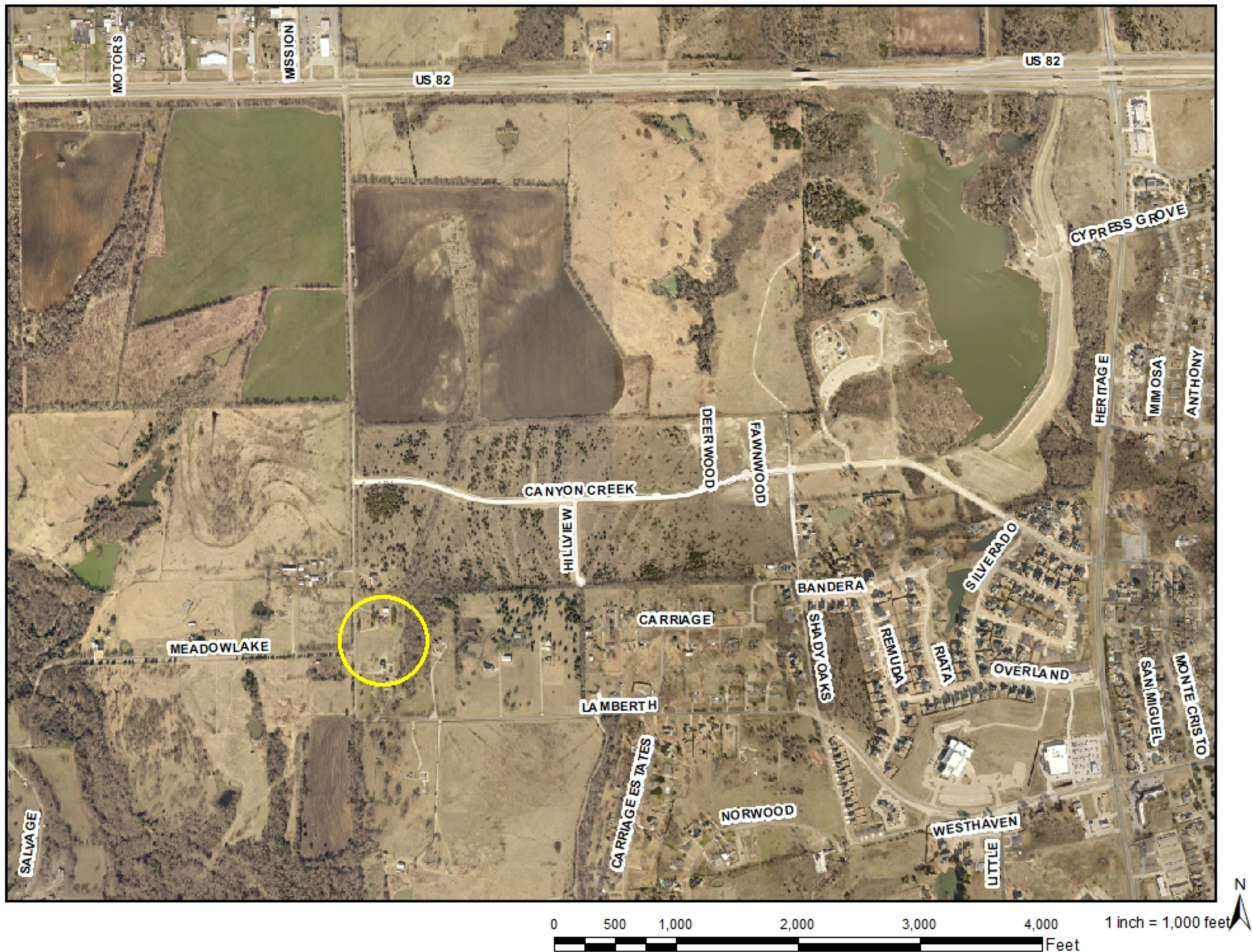
DENISON, TEXAS 75021

(903)465-2151



Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 12/31/19

Annexation of Lamberth Road at Meadowlake Drive





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 3.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Site Plan Approval, Exception and Variance to Ordinance No. 2252, Article IV, Section 410 (2)(j) and (2)(g)(2), and Ordinance No. 2280, Section 6.8.4, Subsections (7) and (11) for a Panda Express Restaurant with Drive Thru with a 20' setback on the south property line in lieu of the required 55.7' and an exception to allow Fiberon Composite Decking in lieu of the required Masonry in the Blalock Industrial Park/Blalock Commercial Overlay District at 3150 South U.S. Highway 75

Issue:

Site plan approval, variance and exception for a Panda Express Restaurant with Drive Thru with a 20' setback on the south property line in lieu of the required 55.7' and an exception to allow Fiberon Composite Decking in lieu of the required Masonry; Sherman Crossroads, LTD, Owners; Panda Express Restaurant, Tenant; John Henderson, Bannister Engineering, Representative/Civil Engineer; Jimmy Hunkapperpr, IdGroup, Architect; and A&W Surveyors, Inc., Surveyor; in the Blalock Industrial Park/Blalock Commercial Overlay District at 3150 South U.S. Highway 75.

Background:

The property is located at 3150 South U.S. Highway 75; the northwest corner of F.M. 1417 and Highway 75. The property is located in the Blalock Industrial Park and the Blalock Commercial Overlay District. The developer would like to construct a 2,300 square foot Panda Express Restaurant with Drive Thru on the proposed Lot 1R-1, Block 2 of the Sherman Crossroads, Phase II Subdivision. Parking will be provided for 44 spaces. They are requesting a variance to allow a 20' setback from the south property line in lieu of the required 55.7' and an exception to allow Fiberon Composite Decking in lieu of the required Masonry. Fiberon Composite Decking is made up of wood and plastic.

Origination:

Sherman Crossroads, LTD (Owners)

Panda Express Restaurant (Tenant)

John Henderson, Bannister Engineering, (Representative/Civil Engineer)

Jimmy Hunkapperpr, IdGroup (Architect)

A&W Surveyors, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning & Zoning Board voted 7/0 to recommend to the City Council that the site plan, variance and exception be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Sign Photo

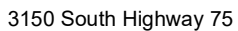
Site Plan

Building Elevations

Landscape Plan

Staff Review Letter

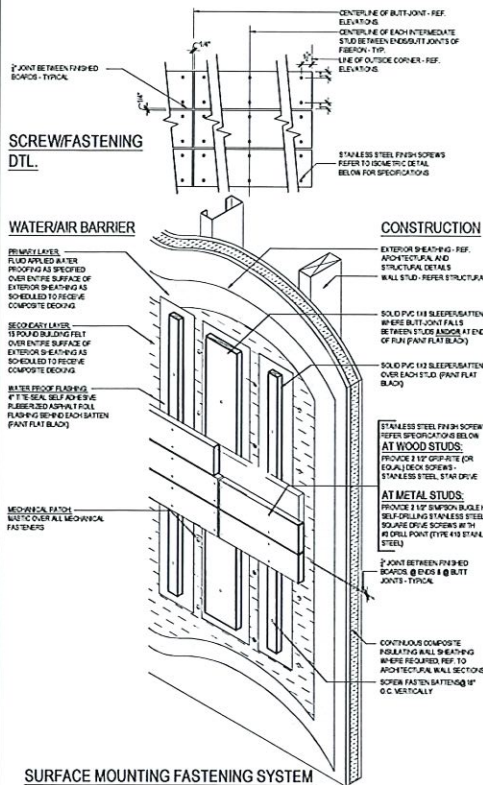
P&Z Communication


$$1 \text{ in} = 700 \text{ ft}$$


$$1 \text{ in} = 600 \text{ ft}$$

3150 South U.S. Highway 75





COMPOSITE DECK FASTENING & WATER PROOFING 3

Scale: 1 1/2" = 1'-0" A-201

MATERIAL	MATERIAL CALCULATIONS				GRAND TOTALS
	LONG ENTRY SIDE	DRIVE THROUGH SIDE	FRONT	REAR	
ST-1 STONE	184	239	174	92	689
BRICK	652	938	511	654	2,805
MASONRY SUB-TOTAL	846	1,177	685	746	3,454
FIBERON	131	113	130	67	501
TOTALS MATERIAL S.F.	1,037	1,290	815	813	3,955
% OF MASONRY	82	91	84	92	
% OF FIBERON	18	09	15	08	

NOTE: ALL NUMBERS/CALCS SHOWN DO NOT INCLUDE EXTERIOR DOORS AND GLAZING



EAST ELEVATION 2

Scale: 1/4" = 1'-0" A-201



WEST ELEVATION 1

Scale: 1/4" = 1'-0" A-201



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.8888
Facsimile: 626.372.8288

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of Panda Express, Inc. and are intended for use in the specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm or corporation without the written permission of Panda Express, Inc.

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE

NO.	DESCRIPTION	DATE

DRAWN BY:

PANDA PROJECT # D7558
PANDA STORE #
ARCH PROJECT # 251-259



PANDA EXPRESS
TRUE WARM & WELCOME
W. TRAVIS & HWY. 75
SHERMAN, TX

A-201

EXTERIOR
ELEVATIONS

TRUE WARM & WELCOME 2300 R2



FRONT PERSPECTIVE 2
NOT TO SCALE A-202



BACK PERSPECTIVE 1
NOT TO SCALE A-202



PANDA EXPRESS, INC.
1683 Walnut Grove Ave
Rosemead, California
91770
Telephone: 626 795 9888
Facsimile: 626 372 8388

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REVISIONS

ISSUE DATE

DRAWN BY:

PANDA PROJECT # D7558
PANDA STORE # -
ARCH PROJECT # 261-259



PANDA EXPRESS
TRUE WARM & WELCOME
W. TRAVIS & HWY. 75
SHERMAN, TX

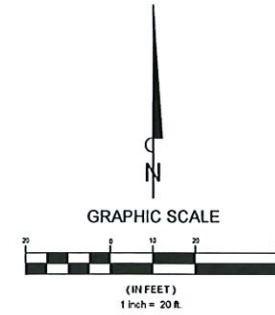
A-202

EXTERIOR
PERSPECTIVES

TRUE WARM & WELCOME 2300 R2

PLANT_SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SIZE	NOTES
	5	Lagerstroemia indica 'Tuscarora' / Crape Myrtle	30 GAL	3"	6'-8'	Full, Matchin Symmetrical
	2	Pistacia chinensis / Chinese Pistache	45 GAL	3"	10'-12'	Full, Matchin Symmetrical
	2	Quercus virginiana / Southern Live Oak	45 GAL	3"	10'-12'	Full, Matchin Symmetrical
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	1	Ilex x Nellore Stevens / Nellore Stevens Holly	15 GAL	48" HT	PER PLAN	Full, Matchin Symmetrical
	26	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	9 GAL	24" HT	PER PLAN	Full, Matchin Symmetrical
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	Per Plan	Cydodan dactylon TM 414 / Bermuda Grass	soil			
	Per Plan	River Rock	1'-1 1/2" Tan native river rock w/ permeable neoznat staked to grade			

LOT AREA	44,032
LANDSCAPE AREA PRO. VED.	15,026
TOTAL TREES PROVIDED	9 TREES
TOTAL SHRUBS PROVIDED	23 SHRUBS



LB **BANNISTER**
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76083 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

PANDA EXPRESS PXD7556
PORTION OF LOT 1, BLOCK 2
SHERMAN CROSSROADS, PHASE II
SHERMAN, TEXAS

LANDSCAPE PLAN

[illegible]

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by,
or under the supervision of:
Drew J. Dubocq
LA.#3141
01/22/2020

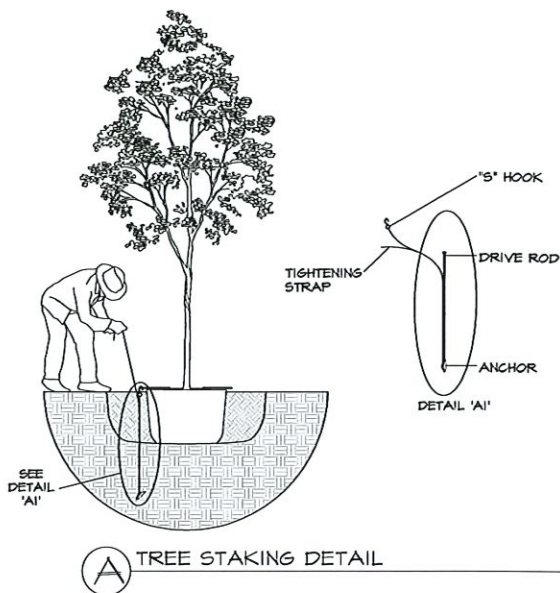
SHEET NUMBER
L-1.0



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

GENERAL NOTES :

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of $\frac{3}{4}$ " or larger stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sq ft of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of fine shredded hardwood mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved 100% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.



ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-B6	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V6B Anchors
30-B6	20 / 39 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V6B Anchors
45/65-B6	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V6B Anchors
100-B6	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V6B Anchors
150-B6	150 Gallon or 42" root ball	48" Minimum Depth	3 - V6B Anchors
200-B6	200 Gallon or 48" root ball	48" Minimum Depth	3 - V6B Anchors
300-B6	300 Gallon or 58" root ball	48" Minimum Depth	3 - V6B Anchors
CUSTOM-B6	Root Balls larger than 60"	TBD	

STEP 1:

- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of U-bracket.

STEP 2:

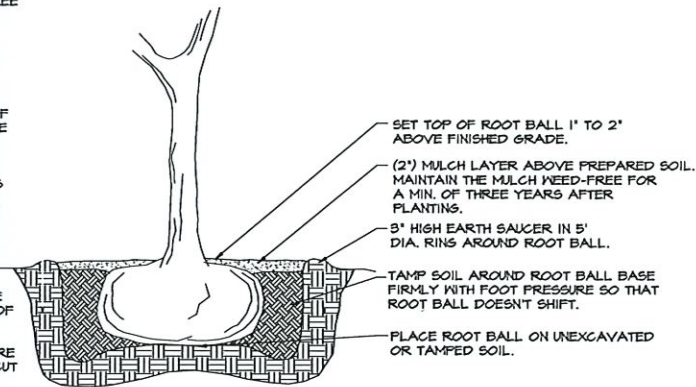
- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

STEP 3:

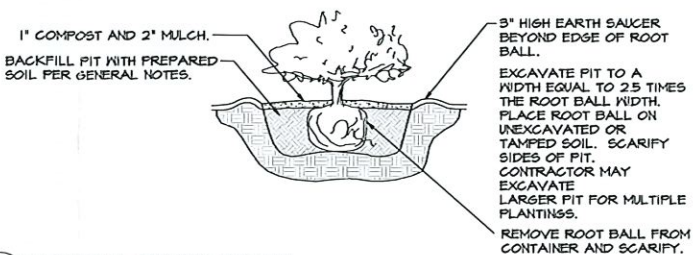
- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 3" for the V-6B anchor, or 6" to 7" for the V-8B anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place 'S' hook over the end of the U-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and U-brackets are setting flush on top of the root ball.
- Tie excess strap off to the U-bracket allowing enough remaining strap to adjust tree, if necessary.

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



C SHRUB PLANTING DETAIL



PANDA EXPRESS PXD7556
PORTION OF LOT 1, BLOCK 2
SHERMAN CROSSROADS, PHASE II
SHERMAN, TEXAS

LANDSCAPE NOTES

No.	Date	Revision Description

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by, or
under the supervision of:
Drew J. Dubocq
L.A.#3141
01/22/2020

SHEET NUMBER
L-1.1



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

STAFF REVIEW LETTER

February 11, 2020

Sherman Crossroads, LTD
4560 Belt Line Rd., Ste. 400
Addison, TX 75001

A&W Surveyors, Inc.
PO Box 870029
Mesquite, TX 75187

Bannister Engineering
John Henderson
240 N. Mitchell Rd.
Mansfield, TX 76063

Dear Applicants,

The request for site plan approval for a Panda Express Restaurant with Drive Thru for the property located at 3150 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park/Blaylock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or Crossroads Boulevard right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Parking ratio required for a restaurant - 1 space for every four seats.
7. The drive thru shall provide stacking for eight cars (9'x20').
8. The trash dumpster will need to be located inside the main building area and screened.
9. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
10. One freestanding sign per lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line.
11. The mutual access drive shall be filed at the Grayson County Courthouse by separate instrument before a building permit will be issued.
12. Shall comply with all EPA, City, Federal and State regulations for this use.
13. Review the zoning and development ordinance for additional requirements.
14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. Platting of the property is required.

16. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
17. The location of the trash receptors must be approved by the Public Works Department.
18. Verify fire lane requirements with Fire Marshall.
19. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
20. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

Agenda Item No. 15.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3150 SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD (Owners), Panda Express Restaurant (Tenant), John Henderson, Bannister Engineering, (Representative/Civil Engineer) Jimmy Hunkapperpr, IdGroup (Architect) and A&W Surveyors, Inc. (Surveyor) concerning the property located at 3150 South U.S. Highway 75, being 1.012 acres in the Preston Kitchens Survey, Abstract No. 667, also being a portion of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

- Exception approval under Ordinance No. 2280 Section 6.8.4, Subsection (11) to allow Fiberon Composite Decking in lieu of the required masonry for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Variance approval under Ordinance No. 2280 Section 6.8.4, Subsection (7) to allow a 20' setback on the south property line in lieu of the required 55.7' for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 3150 South U.S. Highway 75; the northwest corner of FM 1417 and Highway 75. The property is located in the Blalock Industrial Park and the Blalock Commercial Overlay District. The developer would like to construct a 2,300 square foot Panda Express Restaurant with Drive Thru on the proposed Lot 1R-1, Block 2 of the Sherman Crossroads, Phase II Subdivision. Parking will be provided for 44 spaces. They are requesting a variance to allow a 20' setback from the south property line in lieu of the required 55.7' and an exception to allow Fiberon Composite Decking in lieu of the required masonry. Fiberon composite decking is made up of wood and plastic.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)
Panda Express Restaurant (Tenant)
John Henderson, Bannister Engineering, (Representative/Civil Engineer)
Jimmy Hunkapperpr, IdGroup (Architect)
A&W Surveyors, Inc. (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

48

Objections Received:

0

Attachments

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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 4.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II; being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II; Sherman Crossroads, LTD, Owners; and A&W Surveyors, Inc., Surveyor (3100-3600 Blocks South U.S. Highway 75)

Issue:

Replat Approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II, being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II; Sherman Crossroads, LTD, Owners; and A&W Surveyors, Inc., Surveyor (3100-3600 blocks of South U.S. Highway 75)

Background:

The property is located in the 3100-3600 blocks of South U.S. Highway 75; the northwest corner of F.M. 1417 and U.S. Highway 75. The property is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owners would like to Replat the property into two lots for commercial development.

Origination:

Sherman Crossroads, LTD (Owners)
A&W Surveyors, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

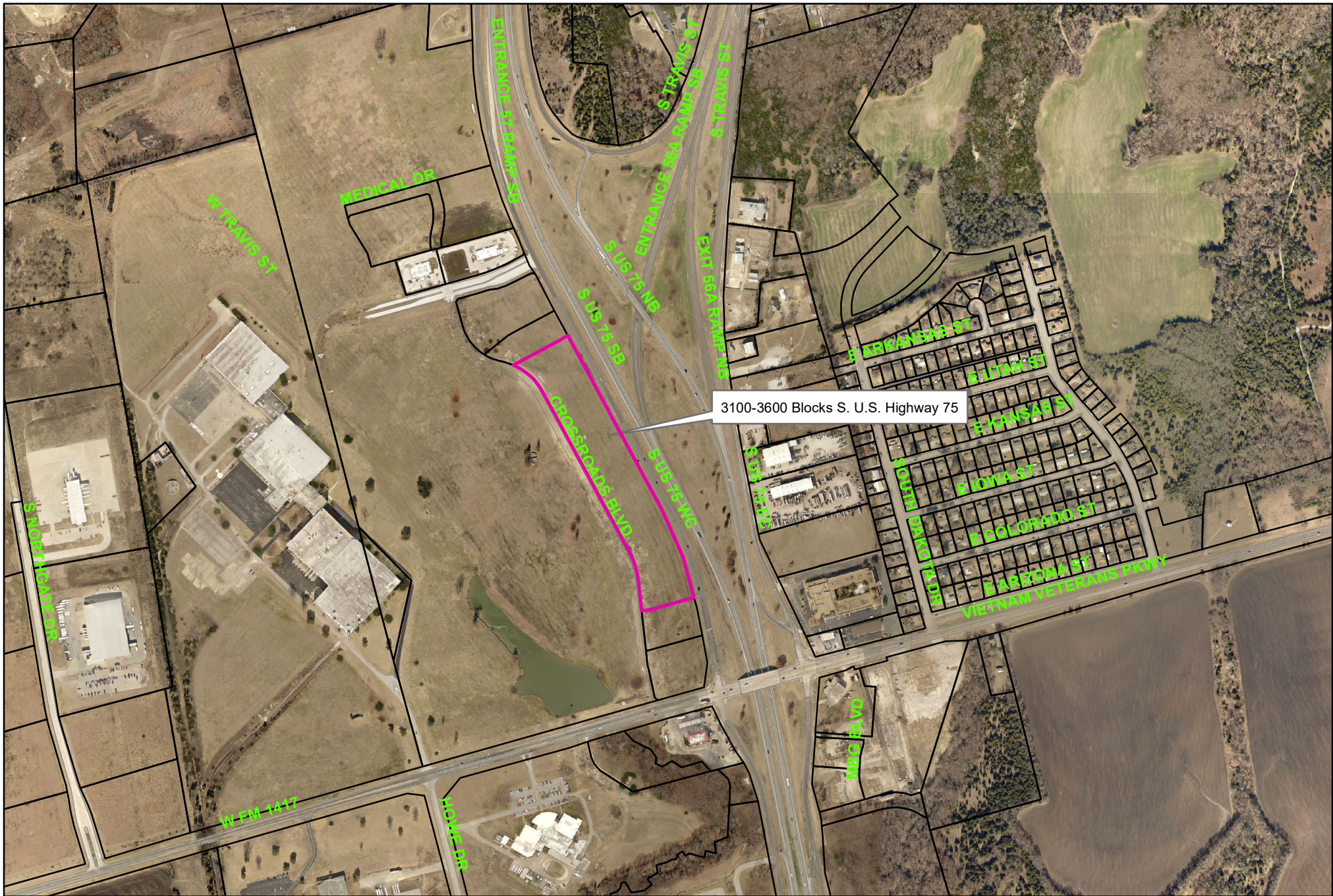
Location Map

Zoning Map

Replat Sherman Crossroads, Phase II Lots 1R-1 and 6

Staff Review Letter

P&Z Communication



3100-3600 Blocks S. U.S. Highway 75



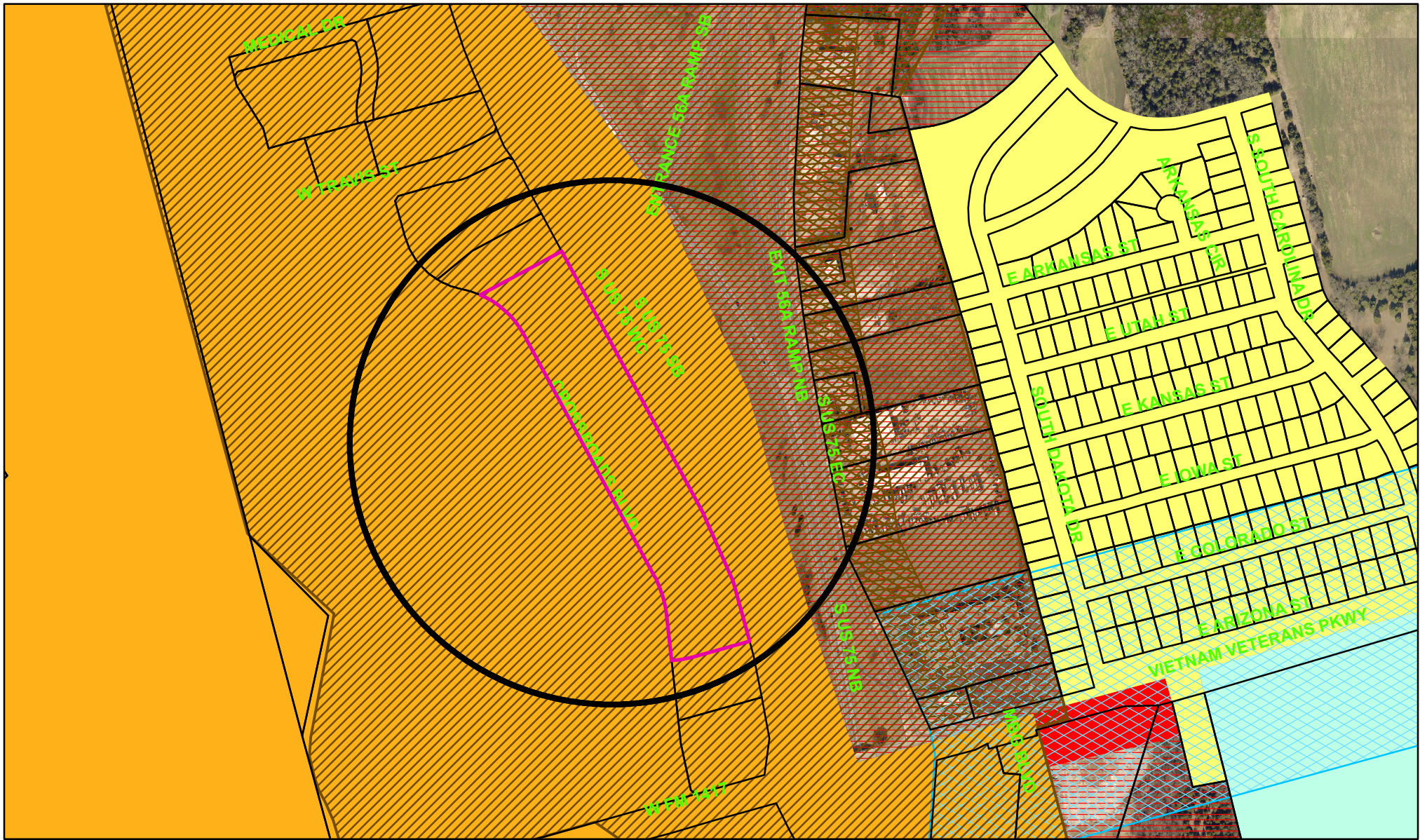
3100-3600 Blocks South U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 700 ft



Zoning - 3100-3600 Blocks South U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SHERM.GIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

- 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
- PD Planned Development

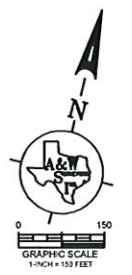
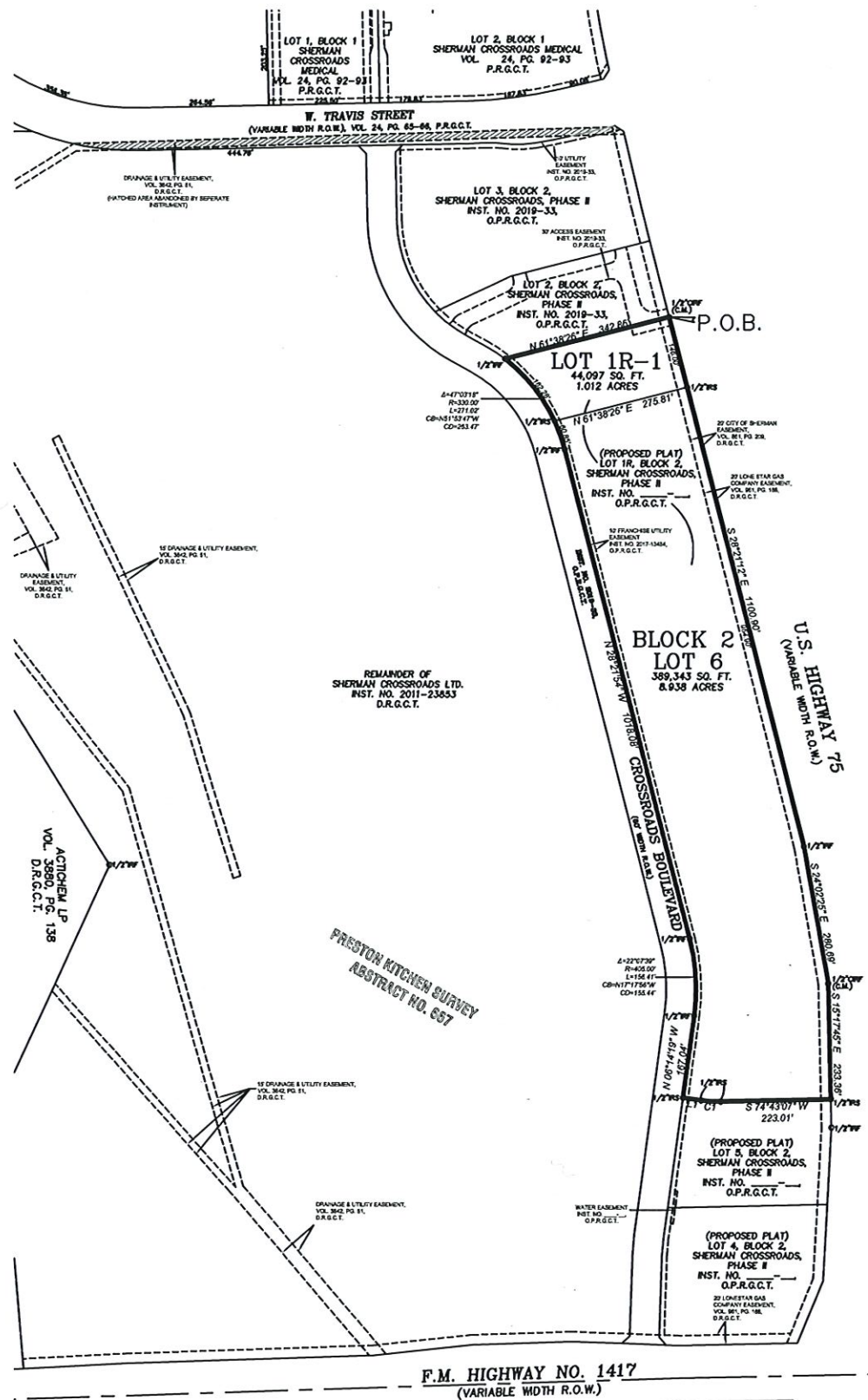


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

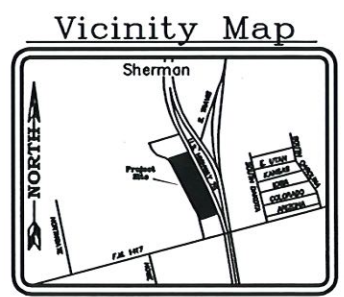
1 in = 500 ft



LEGEND	
FF	IRON ROD FOUND
CRS	CAVED IRON ROD FOUND
CRS	YELLOW CAVED IRON ROD SET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
EXMT	EASEMENT
VOL.	VOLUME
PG.	PAGE
C.M.	CONTROLLING MONUMENT
D.R.G.C.T.	DEED RECORD, GRAYSON COUNTY, TEXAS
---	LOT LINE
---	BOUNDARY LINE

LINE TABLE	
LINE	LENGTH BEARING
L1	36.64' S53°47'17\"

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	9°04'08\"	250.00'	39.57'	S79°15'13\"	39.53'



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS SHERMAN CROSSROADS LTD., are owners of a tract of land situated in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas and being part of Lot 1R, Block 2, of Sherman Crossroads, Phase I, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2011-23853, Official Public Records, Grayson County, Texas, and being part of a tract of land conveyed to Sherman Crossroads LTD by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2011-23853, Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found in the southwest right-of-way line of U.S. Highway 75 Southbound service road (variable width R.O.W.), at the Southwest corner of Lot 2, Block 2 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2019-33, Official Public Records, Grayson County, Texas;

Thence South 282°12' East, along said Southwest line, a distance of 1100.90' to a 1/2" iron rod found for corner;

Thence South 240°23' East, along said Southwest line, a distance of 280.69' to a 1/2" iron rod found for corner;

Thence South 157°45' East, along said Southwest line, a distance of 233.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of Lot 5, Block 2, of said Sherman Crossroads, Phase I, recorded in Instrument No. 2019-33, Official Public Records, Grayson County, Texas;

Thence South 74°43'07" West, a distance of 223.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 09°04'08", a radius of 250.00', and a chord bearing and distance of South 79°15'13" West, 39.53';

Thence Southwesterly, along said curve to the right, an arc distance of 39.57' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 83°47'17" West, a distance of 36.64' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northeast line of Crossroads Boulevard, a 60' right-of-way, dedicated by Instrument No. 2019-33, Official Public Records, Grayson County, Texas, and being at the Northwest corner of said Lot 5, Block 2;

Thence North 06°14'19" West, along said Northeast line, a distance of 187.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner at the beginning of a curve to the left, having a central angle of 22°07'39", a radius of 405.00', and a chord bearing and distance of North 17°17'56" West, 155.44';

Thence Northwesterly, along said curve to the left and said Northeast line, an arc distance of 156.41' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 282°15'4" West, along said Northeast line, a distance of 1018.08' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left, having a central angle of 47°03'18", a radius of 330.00', and a chord bearing and distance of North 51°53'47" West, 263.47';

Thence Northwesterly, along said curve to the left and said Northeast line, an arc distance of 271.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said Lot 2, Block 2;

Thence North 61°38'28" East, a distance of 342.86' to the PLACE OF BEGINNING and containing 433,439 square feet or 9.950 acres of land.

OWNER'S CERTIFICATE OF DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That SHERMAN CROSSROADS LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS, PHASE II, an addition to the City of Sherman, Grayson County, Texas, being 9.950 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, paths, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____ Dallas County, Texas, this _____ day of _____, 20____.

SHERMAN CROSSROADS, GP, LLC

By: _____
William J. Harkinson, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY - FOR REVIEW PURPOSES
John S. Turner
Registered Professional Land Surveyor, No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF GRAYSON

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

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman:

Mayor _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS, PHASE II to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to not the acceptance thereof by signing his name as hereabove subscribed.

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

City Clerk, City of Sherman, Texas

PURPOSE OF PLAT:
To create one (2) smaller lots from one (1) existing lot for redevelopment.

NOTES:
1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community Panel No. 45509 0405 F, dated September 29, 2010. Property is in Zone X.
2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OWNER
SHERMAN CROSSROADS LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

Job No.: 19-2168 Drawn by: 517 Date: 12-19-2019 Revised:
"A professional company operating in your best interest"

AMENDING PLAT
SHERMAN CROSSROADS, PHASE II
LOTS 1R-1 AND 6, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF LOT 1R, BLOCK 2, SHERMAN CROSSROADS, PHASE II
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OWNER
SHERMAN CROSSROADS LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

Job No.: 19-2168 Drawn by: 517 Date: 12-19-2019 Revised:
"A professional company operating in your best interest"

AMENDING PLAT
SHERMAN CROSSROADS, PHASE II
LOTS 1R-1 AND 6, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF LOT 1R, BLOCK 2, SHERMAN CROSSROADS, PHASE II
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



STAFF REVIEW LETTER

February 11, 2020

Sherman Crossroads, Ltd.
4650 Beltline Road, Suite 400
Addison, Texas 75001

A&W Surveyors, Inc.
P.O. Box 870029
Mesquite, Texas 75187

Dear Applicants,

The request for approval of the Replat of Sherman Crossroads, Ph. II, Lots 1R, 4 & 5 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Shared Access Agreement required.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Plat name must have "Being a Replat of Sherman Crossroads, Phase II, Lots 1R, 4 & 5" in the title (Document No. 2019-191, PRGCT. Proposed plat is not a replat of the most recently plat from this parent tract. Proposed plat does not qualify as an amending plat.
7. Remove Proposed Plat from properties to the South of subject property. See filing information above.
8. Metes and bounds must match drawing. All curve and lines must be notated on drawing.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 7.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3100-3600 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads LTD (Owners) and A&W Surveyors, Inc. (Surveyor) concerning the property in the 3100-3600 blocks of South U.S. Highway 75, being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II.

Background:

The property is located in the 3100-3600 blocks of South U.S. Highway 75; the northwest corner of FM 1417 and U.S. Highway 75. The property is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to Replat the property into two lots for commercial development.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads LTD (Owners)

A&W Surveyors, Inc. (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat Sherman Crossroads, Phase II Lots 1R-1

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 5.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Sherman Landing, Phase II, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265; Stanley Blythe, Owner; Bryan Weisgerber, Cross Engineering Consultants, Inc., Representative/Civil Engineer; and Underwood Drafting and Surveying, Inc., Surveyor (5900 North U.S. Highway 75)

Issue:

Final Plat approval of Sherman Landing, Phase II, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265; Stanley Blythe, Owner; Bryan Weisgerber, Cross Engineering Consultants, Inc., Representative/Civil Engineer; and Underwood Drafting and Surveying, Inc., Surveyor (5900 North U.S. Highway 75)

Background:

The property is located at 5900 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. Highway 691, the vacant lot south of the existing QuikTrip. The property is zoned an SF-1 (Single Family Residential) District and is also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. The owner would like to plat the property into one lot for commercial development.

Origination:

Stanley Blythe (Owner)

Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer)

Underwood Drafting & Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Sherman Landing, Phase II

Staff Review Letter

P&Z Communication

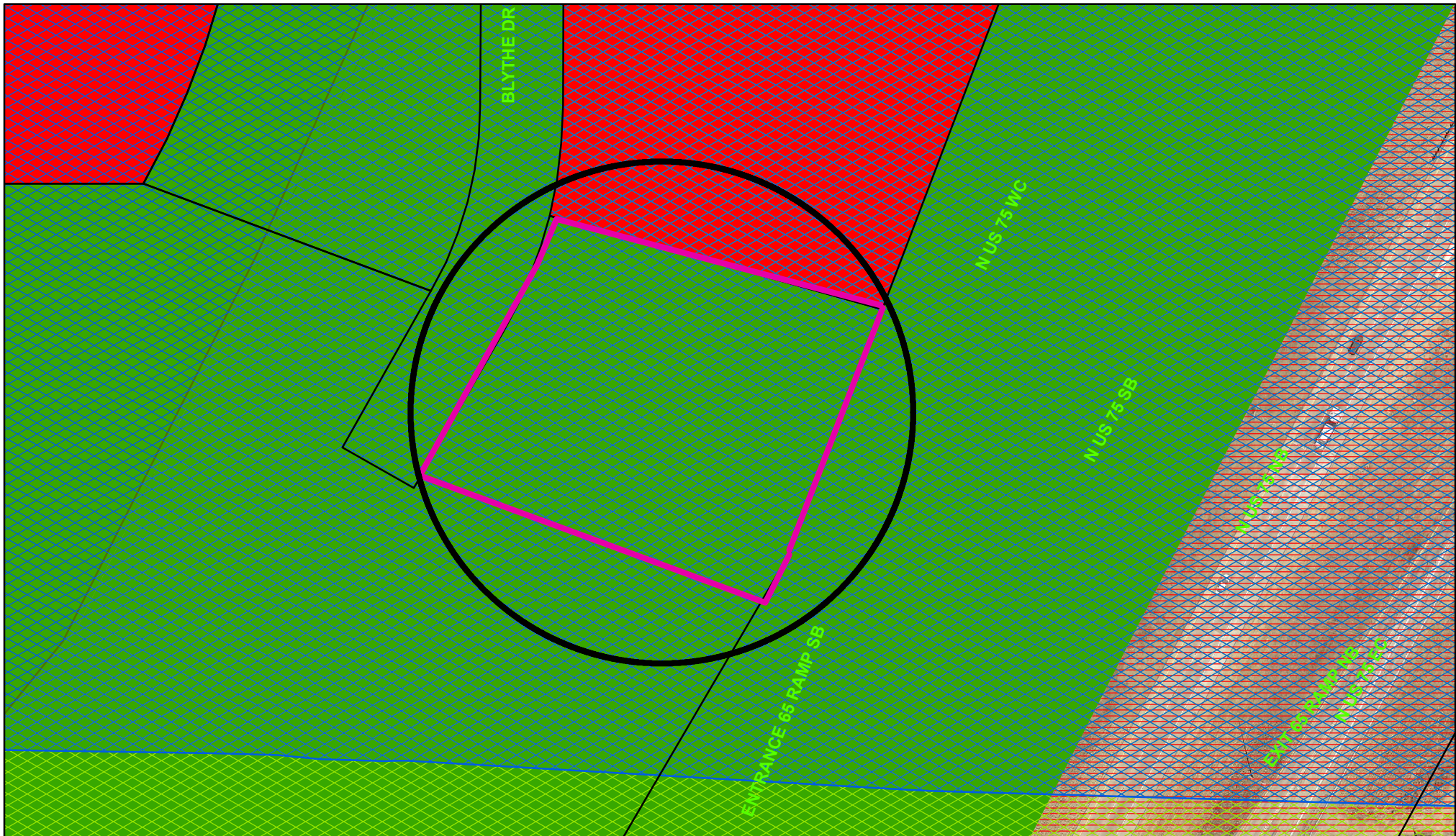


5900 North U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



1 in = 472 ft



Zoning - 5900 North U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Balock 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
- PD Planned Development

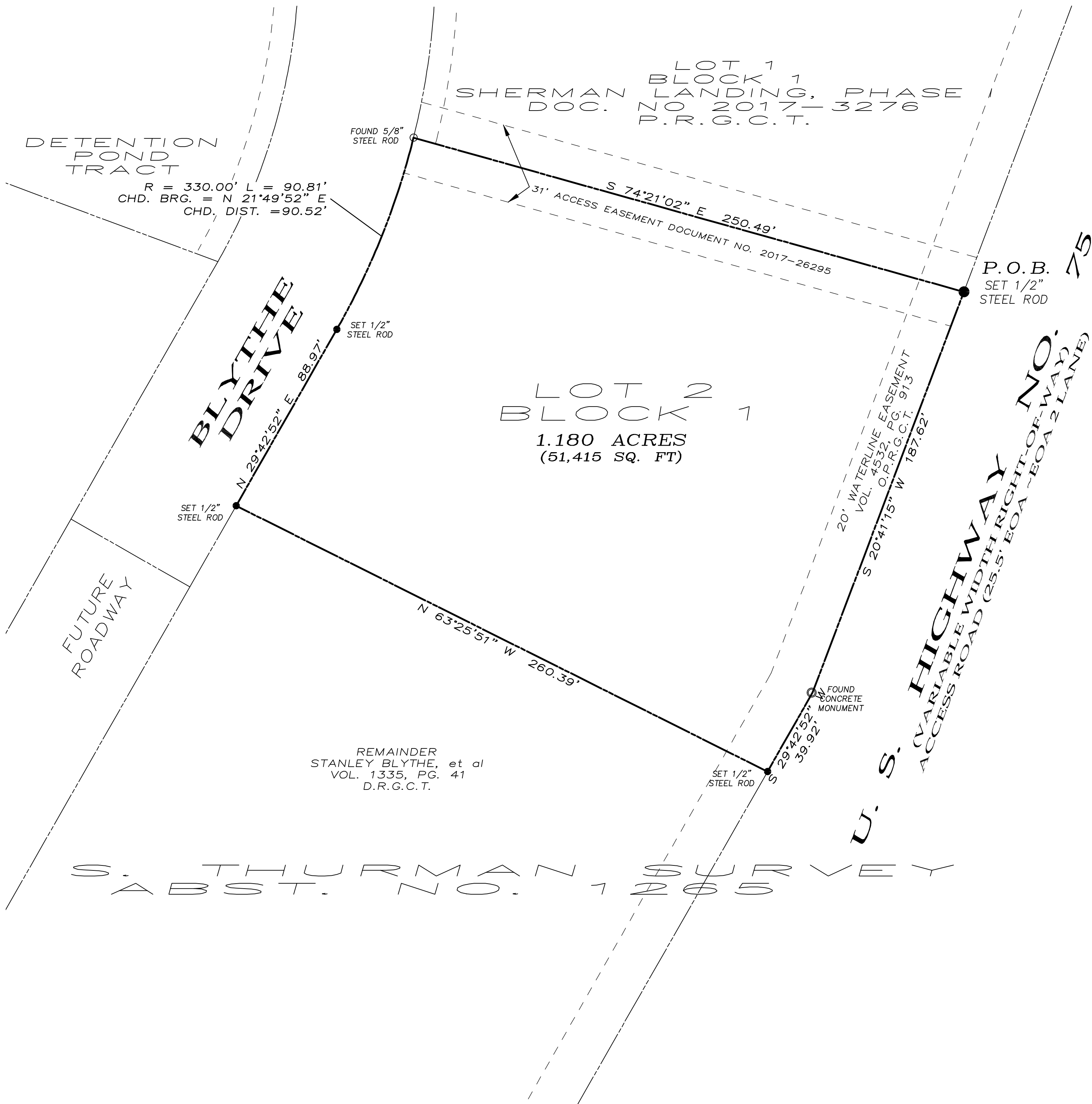


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

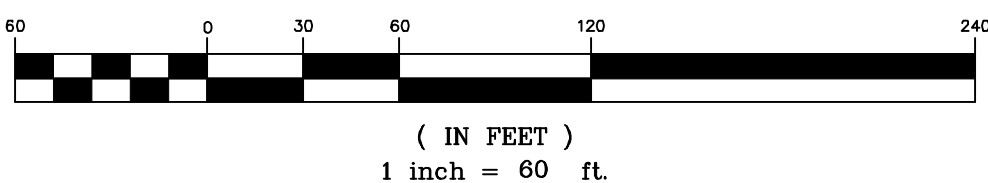
1 in = 100 ft



FINAL PLAT
SHERMAN LANDING
PHASE II
BEING 1.180 ACRES IN THE
W.S. THURMAN SURVEY, ABSTRACT NO. 1265
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

GRAPHIC SCALE



OWNERS/DEVELOPER
STANLEY BLYTHE, et al
1105 EMERALD COURT
COLLEYVILLE, TEXAS 76034

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



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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the W.S. Thurman Survey, Abstract No. 1265, and a part of the tract of land conveyed to Stanley Blythe, et al by deed of record in Volume 1335, Page 41, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of Lot 1, Block 1, Sherman Landing, Phase I, an addition to the City of Sherman, Texas as recorded in Document Number 2017-3276, Plat Records, Grayson County, Texas;

Thence South 20°41'15" West, a distance of 187.62 feet to a found concrete right-of-way monument;

Thence South 29°42'52" West, a distance of 39.92 feet to a set 1/2" steel rod;

Thence North 63°25'51" West, a distance of 260.39 feet to a set 1/2" steel rod;

Thence North 29°42'52" East, a distance of 88.97 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 330.00 feet, (chord bears North 21°49'52" East, 90.52 feet) an arc length of 90.81 feet to a found 1/2" steel rod;

Thence South 74°21'02" East, a distance of 250.49 feet to the Point-of-Beginning and containing 1.180 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. As shown, a portion of the subject property lies within the limits of an area defined as Zone "X" determined to be outside a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and Incorporated areas, Map No. 4818C0280 F, revised 9/29/2010.

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, STANLEY L. BLYTHE, SHELLY ELAINE SEWELL, BARBARA PEARSON, do hereby adopt this plat designating the hereinabove property as the final plat of SHERMAN LANDING, PHASE II, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2020.

STANLEY L. BLYTHE

SHELLY ELAINE SEWELL

CHEY LEUNES (Executor)
BARBARA PEARSON, deceased

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 STANLEY L. BLYTHE 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 _____, 2020.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SHELLY ELAINE SEWELL, 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 _____, 2020.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared CHEY LEUNES 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 _____, 2020.

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

CITY ACCEPTANCE

Approved this _____ day of _____, 2020, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN LANDING, PHASE II, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 plot, 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 _____, 2020.

Clerk, City of Sherman, Texas

FINAL PLAT
SHERMAN LANDING
PHASE II

BEING 1.180 ACRES IN THE
W.S. THURMAN SURVEY, ABSTRACT NO. 1265
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

OWNERS/DEVELOPER
STANLEY BLYTHE, et al
1105 EMERALD COURT
COLLEYVILLE, TEXAS 76034

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



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



STAFF REVIEW LETTER

February 7, 2020

Stanley Blythe, et al
1105 Emerald Court
Colleyville, TX 76034

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Sherman Landing, Phase II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,



Wayne Lee, P.E.,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 20.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 5900 NORTH U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner), Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

Final Plat approval of Sherman Landing, Phase II

Background:

The property is located at 5900 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and FM Highway 691, the vacant lot south of the existing QuikTrip. The property is zoned an SF-1 (Single Family Residential) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. The owners would like to plat the property into one lot for commercial development.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Stanley Blythe (Owner)

Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Sherman Landing Phase II
Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 6.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Chaffin's First Addition, Block 11, Lot 23R, being Lots 23 and 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres; Jose and Maria Lara, Owners; and Preston Trail Land Surveying, Surveyor (802 East Houston Street)

Issue:

Replat Approval of Chaffin's First Addition, Block 11, Lot 23R, being Lots 23 and 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres; Jose and Maria Lara, Owners; and Preston Trail Land Surveying, Surveyor (802 East Houston Street)

Background:

The property is located at 802 East Houston Street; the southeast corner of Houston and Maxey Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat two lots into one lot for residential development.

Origination:

Jose and Maria Lara (Owners)
Preston Trail Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Chaffin's First Addition, Block 11, Lot 23R

Staff Review Letter

P&Z Communication



802 East Houston Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 315 ft



Zoning - 802 East Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 50 ft

802 East Houston Street





STAFF REVIEW LETTER

February 11, 2020

Jose J. Lara
Marla G. Lara
920 S. Throckmorton St.
Sherman, TX 75090

Preston Trail Land Surveying
83493 N. State Hwy. 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Chaffin's First Addition, Block 11, Lot 23R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 9.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 802 EAST HOUSTON STREET**

The request of Jose & Maria Lara (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 802 East Houston Street, being Lots 23 & 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres, as follows:

Planning and Zoning Commission

Replat approval of Chaffin's First Addition, Block 11, Lot 23R.

Background:

The property is located at 802 East Houston Street; the southeast corner of Houston and Maxey Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat two lots into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose & Maria Lara (Owners)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

89

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Chaffin's First Addition, Block 11, Lot 23R

Staff Review Letter

Letter from Thomas Redwine



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 7.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Lots 1 and 2 Underwood Addition; being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres; Our Leasing Company, Owners; and Underwood Drafting and Surveying, Surveyor (2201 and 2203 Norwood Street)

Issue:

Replat Approval of Lots 1 and 2 Underwood Addition; being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres; Our Leasing Company, Owners; and Underwood Drafting and Surveying, Surveyor (2201 and 2203 Norwood Street)

Background:

The property is located at 2201 and 2203 Norwood Street in the Carriage Estates Subdivision off West Lamberth Road. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat two lots for residential development.

Origination:

Our Leasing Company (Owners)

Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

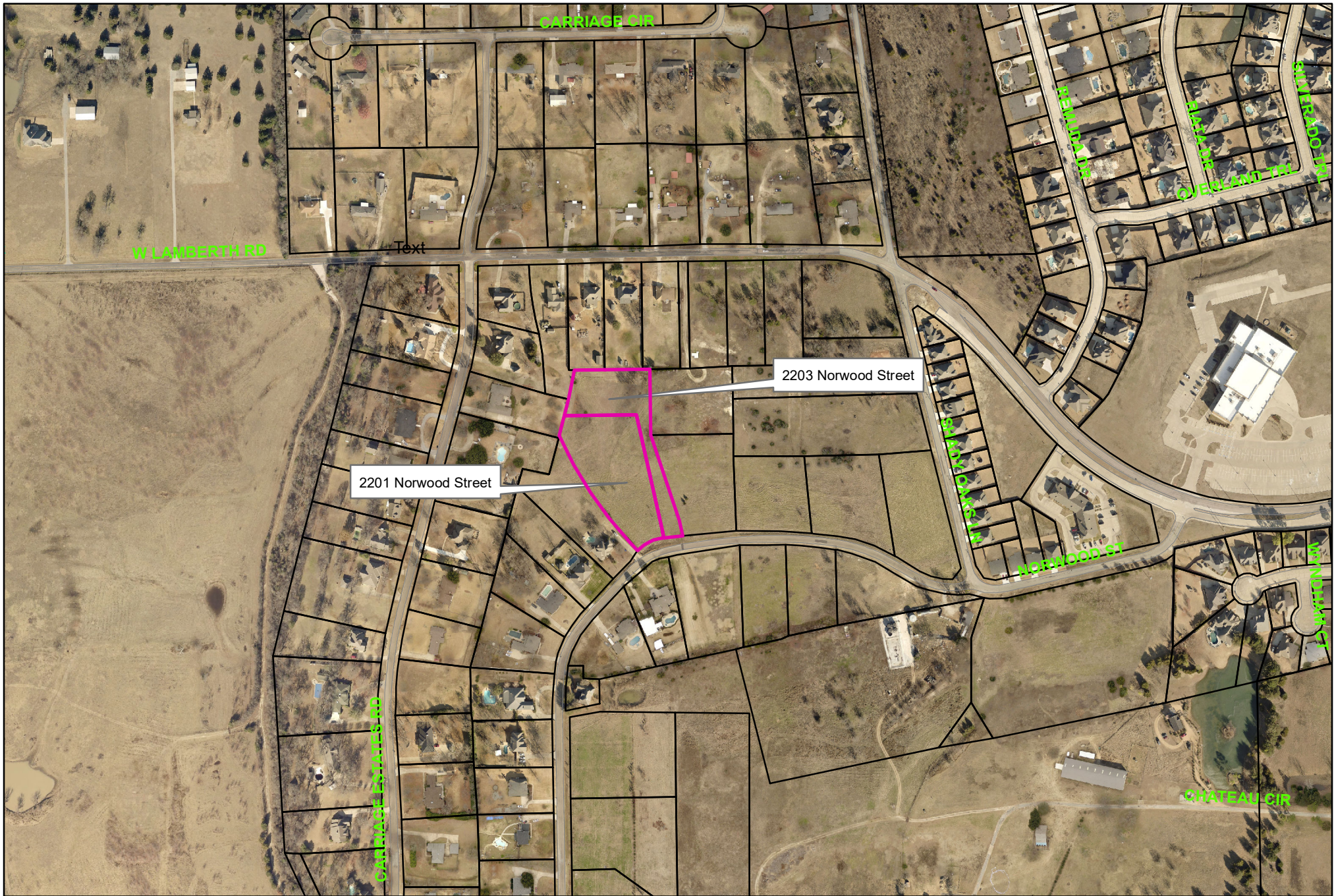
Zoning Map

Zoning Sign Photo

Replat Lots 1 and 2, Underwood Addition

Staff Review Letter

P&Z Communication



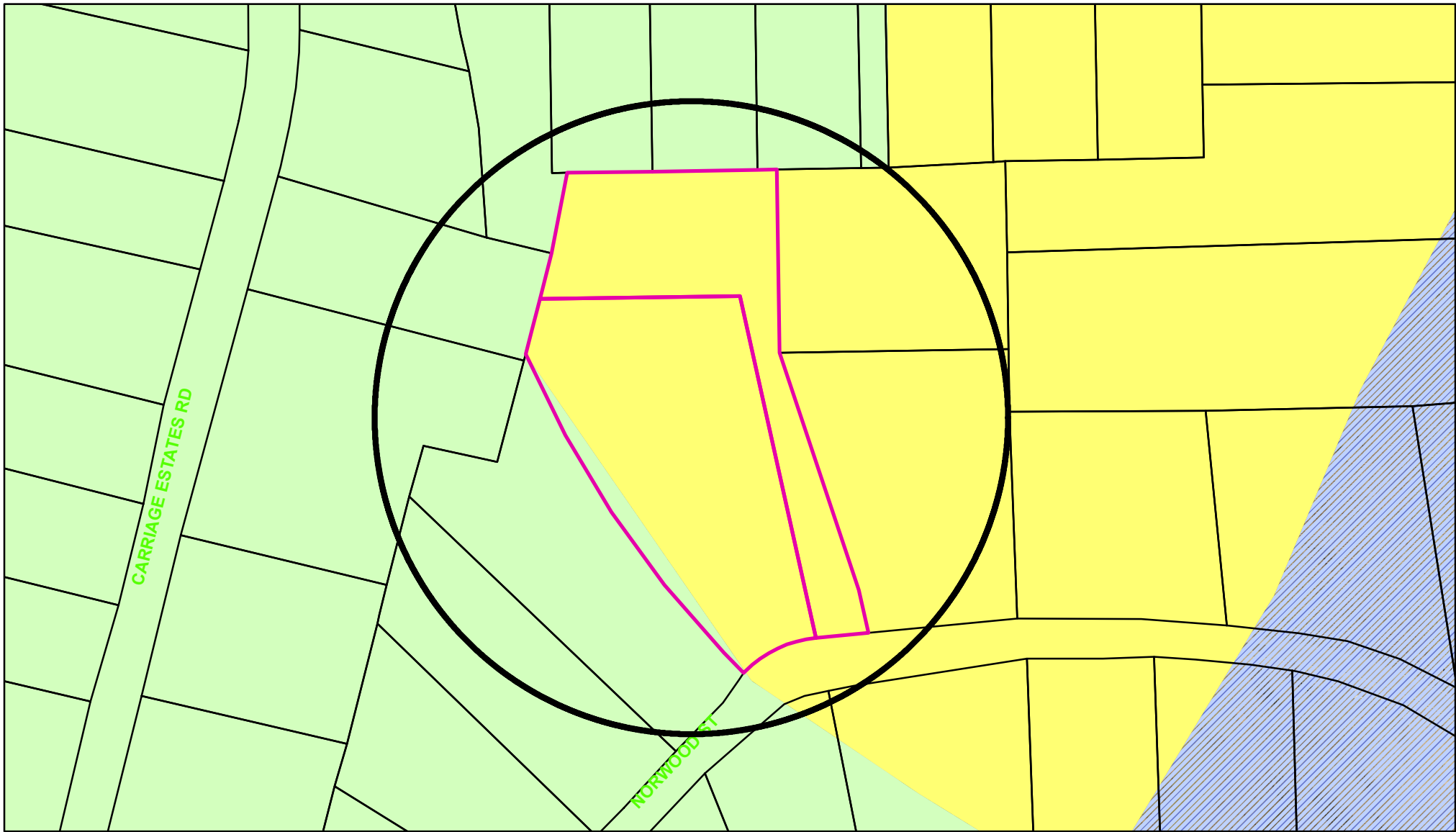
2201 & 2203 Norwood Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft



Zoning - 2201-2203 Norwood Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 157 ft

2201 Norwood Street



2203 Norwood Street





STAFF REVIEW LETTER

February 11, 2020

Our Leasing Company, LLC
3404 Interurban Road
Denison, TX 75021

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Joan A. Prichard
3500 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 1 & 2, Underwood Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 8.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2201 & 2203 NORWOOD STREET**

The request of Our Leasing Company (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2201 & 2203 Norwood Street, being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Underwood Addition.

Background:

The property is located at 2201 and 2203 Norwood Street in the Carriage Estates Subdivision off West Lamberth Road. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-A (Single Family Agricultural) District

Origination:

Our Leasing Company (Owners)

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:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Lots 1 & 2 Underwood Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 8.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of College Park Addition, Block 1, Lot 7R and 8R, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition; Munazza Jabeen and Anjum Karim, Owners; and Preston Trail Land Surveying, Surveyor (1024 North Cleveland Avenue)

Issue:

Replat Approval of College Park Addition, Block 1, Lot 7R and 8R, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition; Munazza Jabeen and Anjum Karim, Owners; and Preston Trail Land Surveying, Surveyor (1024 North Cleveland Avenue)

Background:

The property is located at 1024 North Cleveland Avenue; the southwest corner of Cleveland Avenue and Richards Street. The property is zoned an R-1 (One Family Residential) District and is located in the College Park Overlay District. The owners would like to replat the property into two lots for residential development.

Origination:

Munazza Jabeen and Anjum Karim (Owners)
Preston Trail Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat College Park Addition, Block 1, Lots 7R & 8R

Staff Review Letter

P&Z Communication



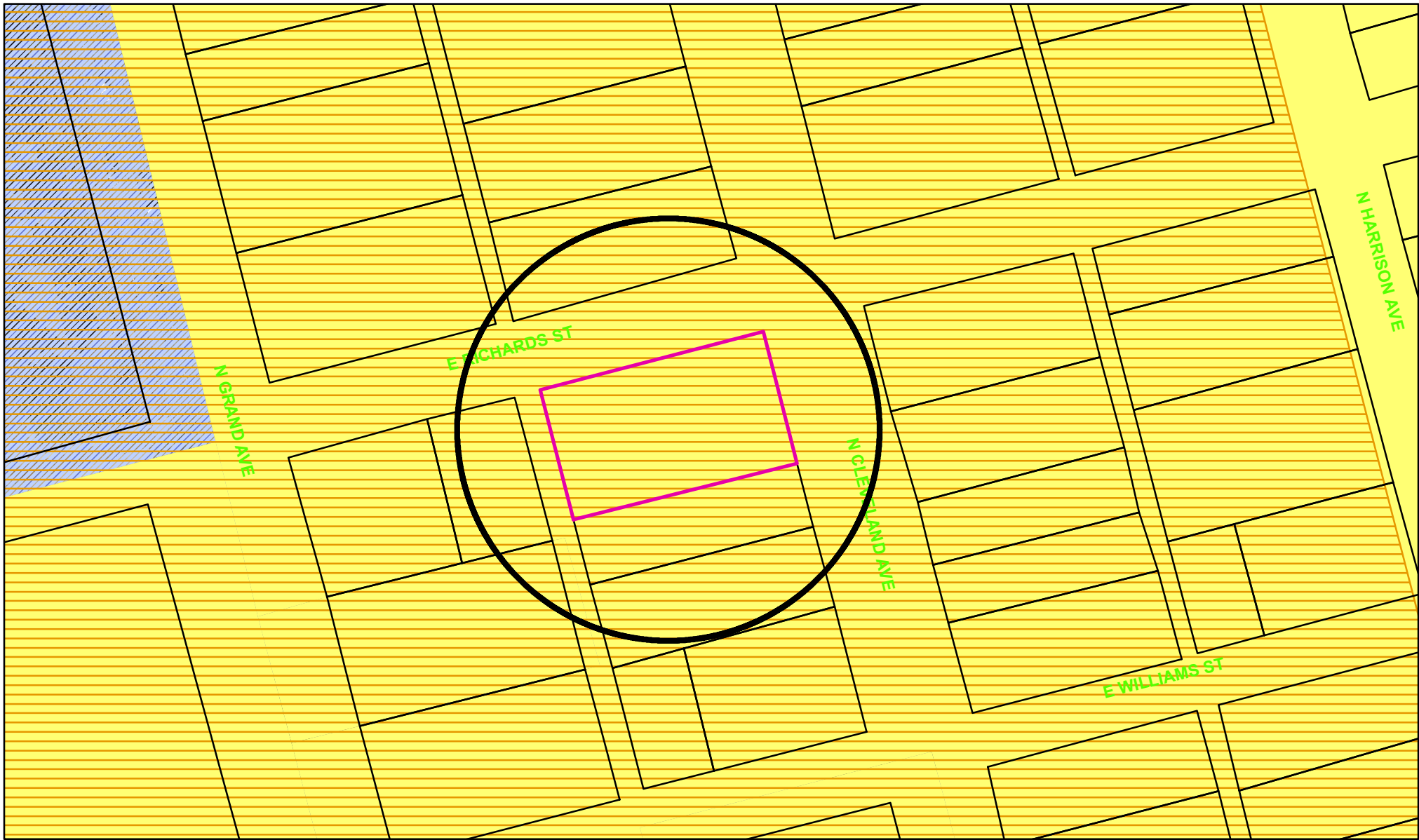
1024 North Cleveland Avenue

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft



Zoning - 1024 North Cleveland Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- 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
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

1024 North Cleveland Avenue





STAFF REVIEW LETTER

February 11, 2020

Munazza Jabeen
Anjum Karim
309 Hilre Drive
Sherman, TX 75092

Preston Trail Land Surveying, LLC
83493 N. State Hwy. 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of College Park Addition, Block 1, Lots 7R & 8R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove directions from street names on drawing.
6. The City of Sherman does not maintain alleys.
7. A copy of the Private Sanitary Sewer Easement must be provided to the City of Sherman Engineering Department upon filing of record in the Grayson County Official Public Records.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 10.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1024 NORTH CLEVELAND AVENUE**

The request of Munazza Jabeen and Anjum Karim (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 1024 North Cleveland Avenue, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition, as follows:

Planning and Zoning Commission

Replat approval of College Park Addition, Block 1, Lots 7R & 8R.

Background:

The property is located at 1024 North Cleveland Avenue; the southwest corner of Cleveland Avenue and Richards Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner would like to replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Munazza Jabeen and Karim Anjum (Owners)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

201

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat College Park Addition, Block 1, Lots 7R & 8R

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 9.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Meraz Addition, being 0.547 acres in the Samuel Blagg Survey, Abstract No. 56; Roberto Meraz, Owner; Lisseth Lara, Representative; and Helvey-Wagner Surveying, Surveyor (519 South Montgomery Street)

Issue:

Final Plat Approval of Meraz Addition, being 0.547 acres in the Samuel Blagg Survey, Abstract No. 56; Roberto Meraz, Owner; Lisseth Lara, Representative; and Helvey-Wagner Surveying, Surveyor (519 South Montgomery Street)

Background:

The property is located at 519 South Montgomery Street, between Magnolia and King Streets. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into three lots for residential development. A variance was approved to allow smaller lot widths than the required 60'.

Origination:

Roberto Meraz (Owner)

Lisseth Lara (Representative)

Helvey-Wagner Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Meraz Addition
Staff Review Letter
P&Z Communication

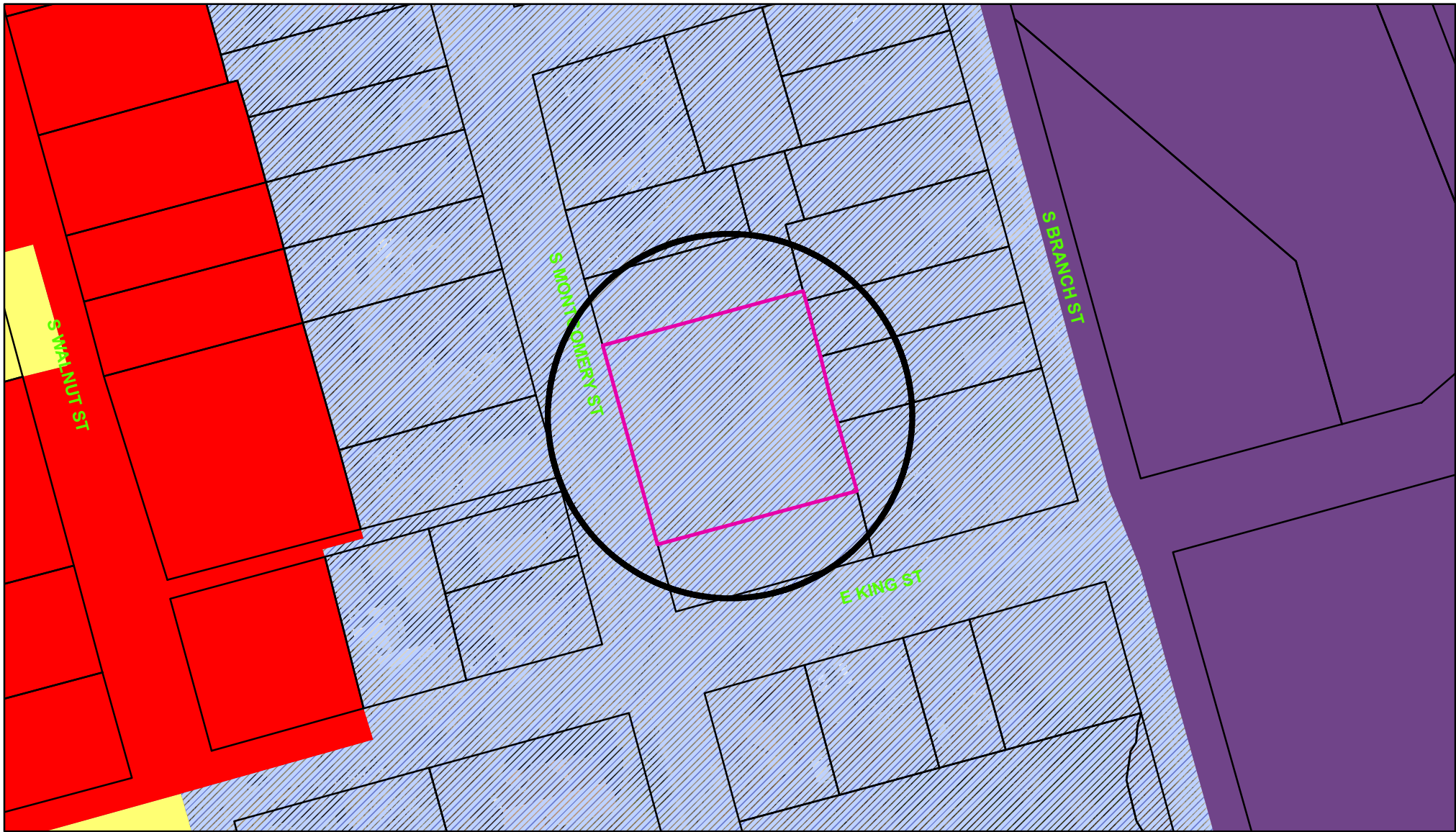


City of Sherman, Texas
Developmental Services Department

519 South Montgomery Street



1 in = 500 ft



Zoning - 519 South Montgomery Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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
- PD Planned Development

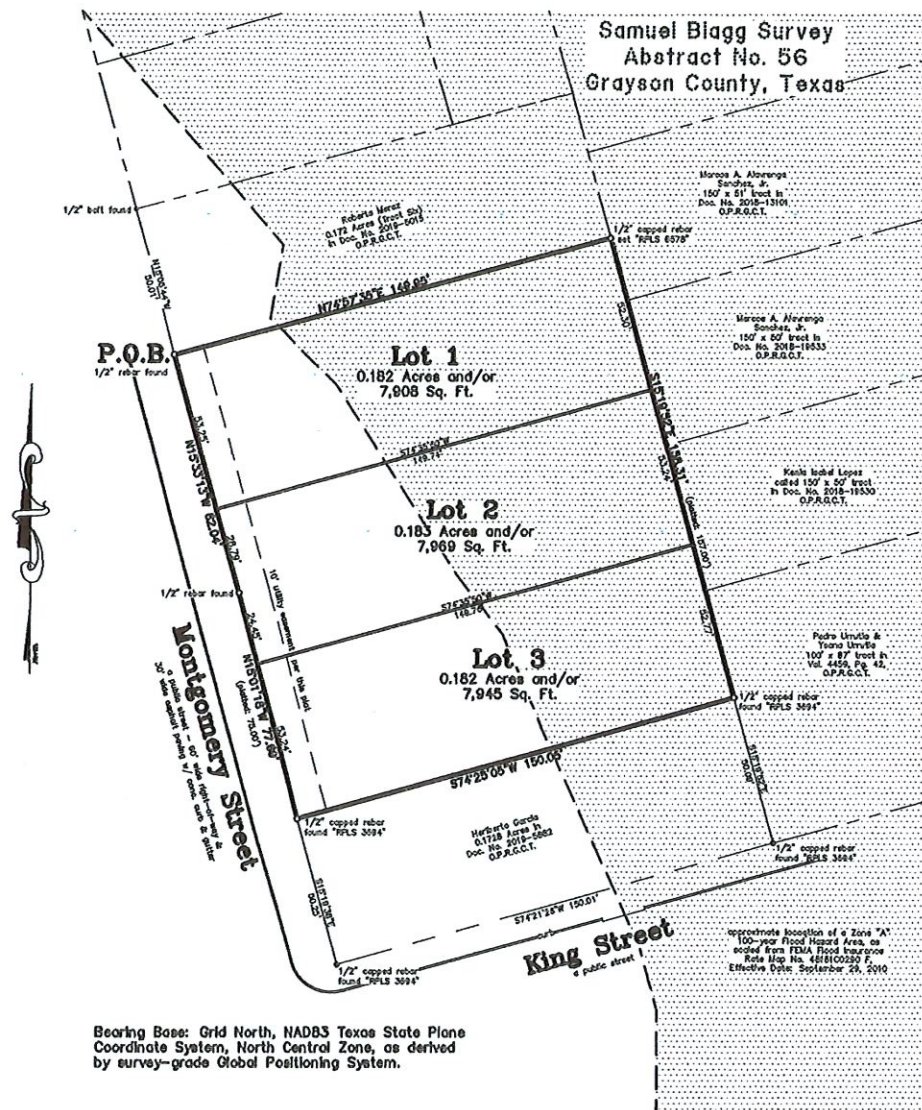


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft



Bearing Base: Grid North, NAD83 Texas State Plane
Coordinate System, North Central Zone, as derived
by survey-grade Global Positioning System.

Meraz Addition to the City of Sherman, Texas 0.547 Acres in the Samuel Blagg Survey Abstract No. 56

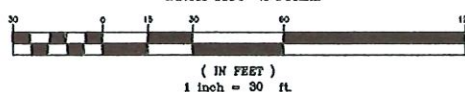
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service to be provided by Onco Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition shall remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plot herein lies within a Zone "A" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4618100280 F, Revised Date: September 28, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Owner:
Roberto Meraz
3264 Dripping Springs Road
Sherman, Texas 75090

Job No. CGS330120

GRAPHIC SCALE



Vicinity Map (not to scale)



FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, being all of the 82 ft. by 150 ft. tract of land (Tract One) and the 75 ft. by 150 ft. tract of land (Tract Two) conveyed by General Warranty Deed from Edward Corel to Roberto Meraz on December 5, 2019, and recorded in Instrument No. 2019-28624, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the East right-of-way line of Montgomery Street, a public street, at the Southwest corner of the 0.172 acre (Tract Six) tract of land conveyed to Roberto Meraz, recorded in Document No. 2018-5015, said Official Public Records, and the Northwest corner of both said Meraz Tract One and the herein described tract, **SAND** rebar bears South 15 deg. 05 min. 44 sec. East, 50.01 ft. from a 1/2 inch bolt found at the Northwest corner of said Meraz 0.172 ac.;

THENCE North 74 deg. 57 min. 35 sec. East, with the South line of said Meraz 0.172 ac. and the North line of said Meraz Tract One, a distance of 149.95 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the West line of the 150 ft. by 51 ft. tract of land conveyed to Marcos A. Alawengo Sanchez, Jr., recorded in Document No. 2018-13101, said Official Public Records, at the Southeast corner of said Meraz 0.172 ac. and the Northeast corner of both said Meraz Tract One and the herein described tract;

THENCE South 15 deg. 19 min. 52 sec. East, with the East lines of said Sanchez 150 ft. by 51 ft. tract, the 150 ft. by 50 ft. tract of land conveyed to Marcos A. Alawengo Sanchez, Jr., recorded in Document No. 2018-19533, said Official Public Records, the "called" 150 ft. by 50 ft. tract of land conveyed to Kenia Isabel Lopez, recorded in Document No. 2018-19530, said Official Public Records, and the 100 ft. by 87 ft. tract of land conveyed to Pedro Urrutia and Yona Urrutia, recorded in Volume 4459, Page 42, said Official Public Records, and the West lines of both said Meraz Tracts One and Two, a distance of 158.31 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" at the Northeast corner of the 0.1728 acre tract of land conveyed to Heriberto Garcia, recorded in Document No. 2019-5882, said Official Public Records, and the Southeast corner of both said Meraz Tract Two and the herein described tract, **SAND** rebar bears North 15 deg. 19 min. 52 sec. West, 50.09 ft. from a 1/2 inch capped rebar found, stamped "RPLS 3694" in the North right-of-way line of King Street, a public street, at the Southeast corner of said Garcia 0.1728 ac.;

THENCE South 74 deg. 25 min. 05 sec. West, with the North line of said Garcia 0.1728 ac. and the South line of said Meraz Tract Two, a distance of 150.05 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" in the East line of said Montgomery Street, at the Northwest corner of said Garcia 0.1728 ac. and the Southwest corner of both said Meraz Tract Two and the herein described tract, **SAND** rebar bears North 15 deg. 19 min. 38 sec. West, 50.25 ft. from a 1/2 inch capped rebar found, stamped "RPLS 3694" at the intersection of the North right-of-way line of King Street with the East right-of-way line of Montgomery Street, maintaining the Southwest corner of said Garcia 0.1728 ac.;

THENCE North 15 deg. 01 min. 18 sec. West, with the East right-of-way line of said Montgomery Street and the West line of said Meraz Tract Two, a distance of 77.89 ft. to a 1/2 inch rebar found at the "occupied" Southwest corner of said Meraz Tract One and the "occupied" Northwest corner of said Meraz Tract One;

THENCE North 15 deg. 33 min. 13 sec. West, with the East right-of-way line of said Montgomery Street and the West line of said Meraz Tract One, a distance of 82.04 ft. to the **PLACE OF BEGINNING** and containing **0.547 ACRES** of land.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

Kate A. Wagner, R. P. L. S. No. 6578

Date:



I, Roberto Meraz, owner of Meraz Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Roberto Meraz

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Roberto Meraz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Meraz Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2020, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the final plat of Meraz Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2020, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____ MAYOR, CITY OF SHERMAN, TEXAS _____ DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Meraz Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2020, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2020, BY _____ CITY CLERK, CITY OF SHERMAN, TEXAS

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



STAFF REVIEW LETTER

February 11, 2020

Roberto Meraz
3264 Dripping Springs Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat for Meraz Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Sewer must be extended to the southernmost property line of the proposed Lot 3 to serve all properties.
7. General Notes # 6 should read City of Sherman rather than Grayson County.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 12.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

519 SOUTH MONTGOMERY STREET

The request of Roberto Meraz (Owner), Lisseth Lara (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property at 519 South Montgomery Street, being 0.547 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths of the proposed Meraz Addition:

Lot 1 – 53.25' lot width

Lot 2 – 53.24' lot width

Lot 3 – 53.24' lot width

in lieu of the required sixty (60) foot lot width in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Final Plat approval of Meraz Addition.

Background:

The property is located at 519 South Montgomery Street between Magnolia and King Streets. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into three lots for residential development. He is also requesting a variance to allow smaller lot widths than the required 60'.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Roberto Meraz (Owner)

Lisseth Lara (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

22

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Final Plat - Meraz Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 10.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 and 6 of the Joe E. Price Subdivision, being all of Lots 1-6, and all of the abandoned platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763; North Park Baptist Church, Owners; and Copley Land Surveying, Surveyor (2605 Rex Cruse Drive)

Issue:

Replat approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 and 6 of the Joe E. Price Subdivision, being all of Lots 1-6, and all of the abandoned platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763; North Park Baptist Church, Owners; and Copley Land Surveying, Surveyor (2605 Rex Cruse Drive)

Background:

The property is located at 2605 Rex Cruse Drive, the northeast corner of Rex Cruse Drive and West Lamberth Road; North Park Baptist Church is the tenant. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a church in an R-1 (One Family Residential) District. North Park Baptist Church would like to replat six lots into one lot and an abandoned right-of-way of the J. Fielding Circle for an addition to the church. Ordinance No. 6282 was approved February 3, 2020, abandoning the platted right-of-way of J. Fielding Circle.

Origination:

North Park Baptist Church (Owners)
Copley Land Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map

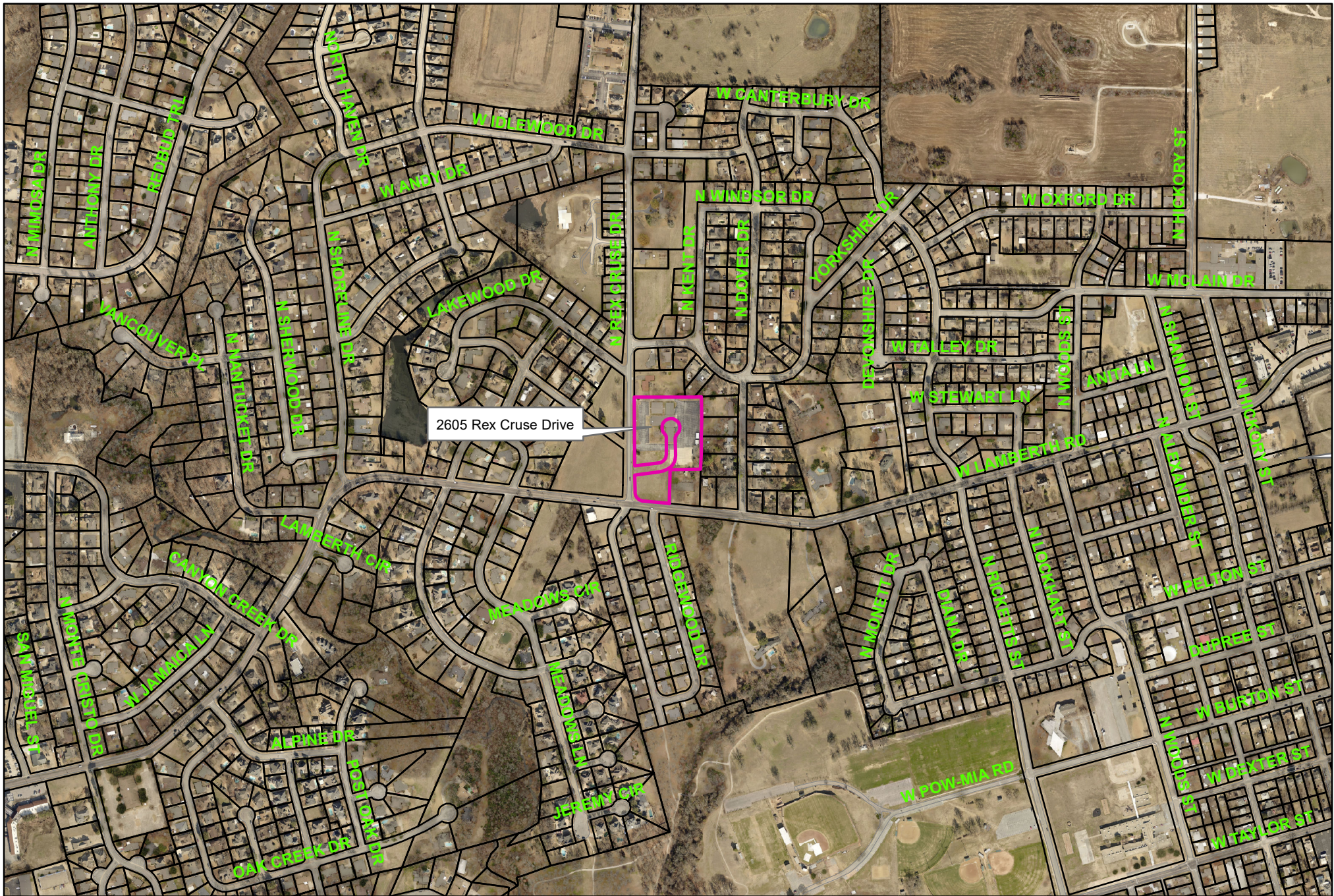
Zoning Map

Zoning Sign Photo

Ord 6282 Abandoning Street ROW

Staff Review Letter

P&Z Communication

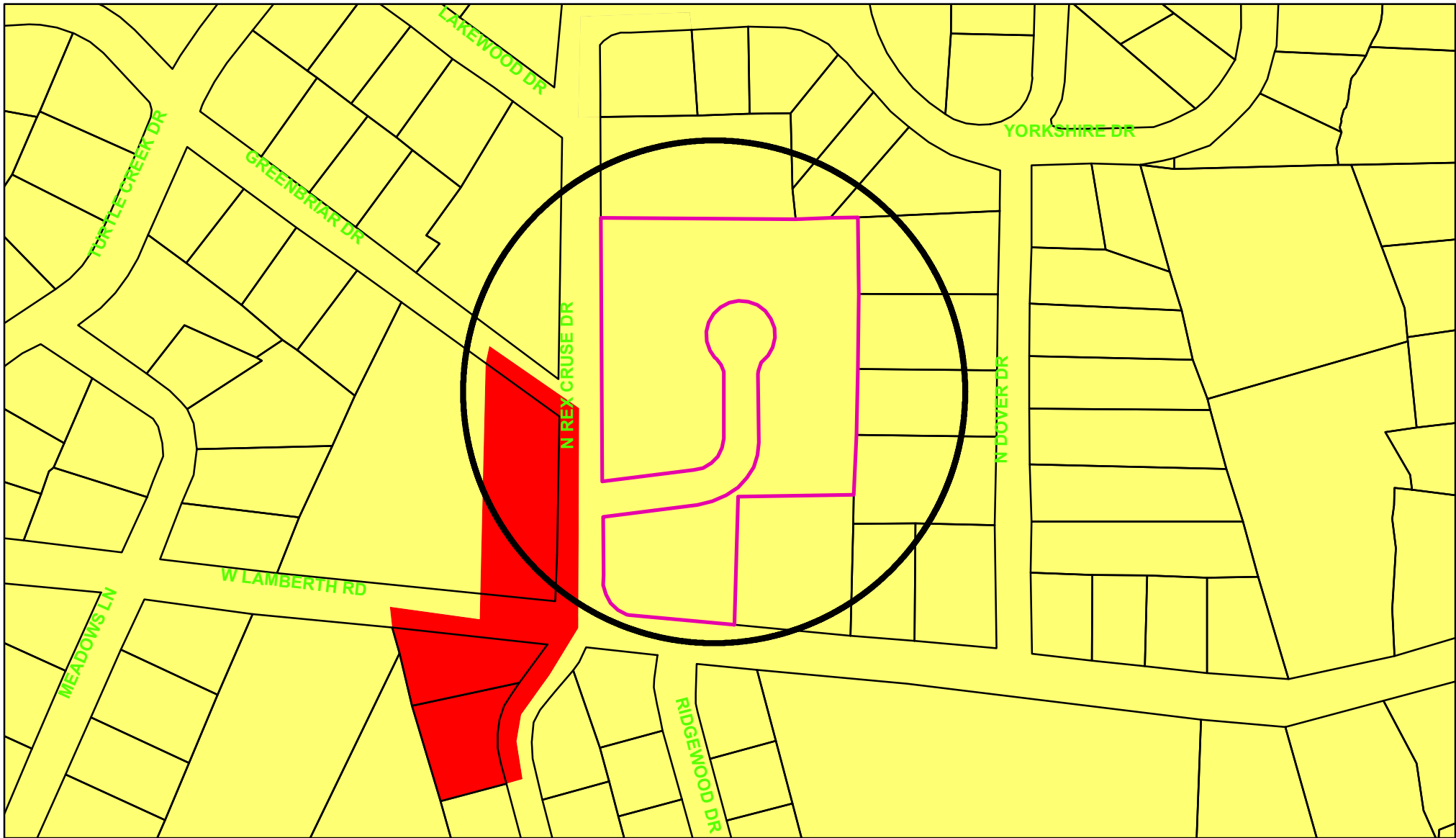


2605 Rex Cruse Drive



City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 700 \text{ ft}$$



Zoning - 2605 Rex Cruse Drive

Legend

Special Districts Overlay DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

2605 Rex Cruse Drive



ORDINANCE NO. 6282

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING THE PLATTED RIGHT-OF-WAY BEING J. FIELDING CIRCLE, EAST OF REX CRUSE DRIVE, AS SHOWN ON PLAT IN VOLUME 1, PAGE 109 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, DEDICATING OWNERSHIP OF SAID RIGHT-OF-WAY TO THE SURROUNDING OWNER, NORTH PARK BAPTIST CHURCH, BEING MORE PARTICULARLY DESCRIBED AND SHOWN IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the City Manager be and is hereby authorized and directed to close and abandon the platted right-of-way being J. Fielding Circle, east of Rex Cruse Drive, as shown on plat in Volume 1, Page 109 of the Plat Records of Grayson County, Texas, and being more particularly shown in the Exhibit "A" attached hereto and made a part hereof for all purposes, property being located in the City of Sherman, County of Grayson, State of Texas.

SECTION 2. That it is the intent of the City Council that the right and interest in such right-of-way herein abandoned, closed and vacated shall vest to the surrounding owner, North Park Baptist Church, by appropriate conveyance of said right-of-way herein described.

SECTION 3. 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 3rd day of February, 2020.

ADOPTED on this the 3rd day of February, 2020.

EFFECTIVE DATE on this the 3rd day of February, 2020.

CITY OF SHERMAN, TEXAS

BY:


DAVID PLYLER, MAYOR

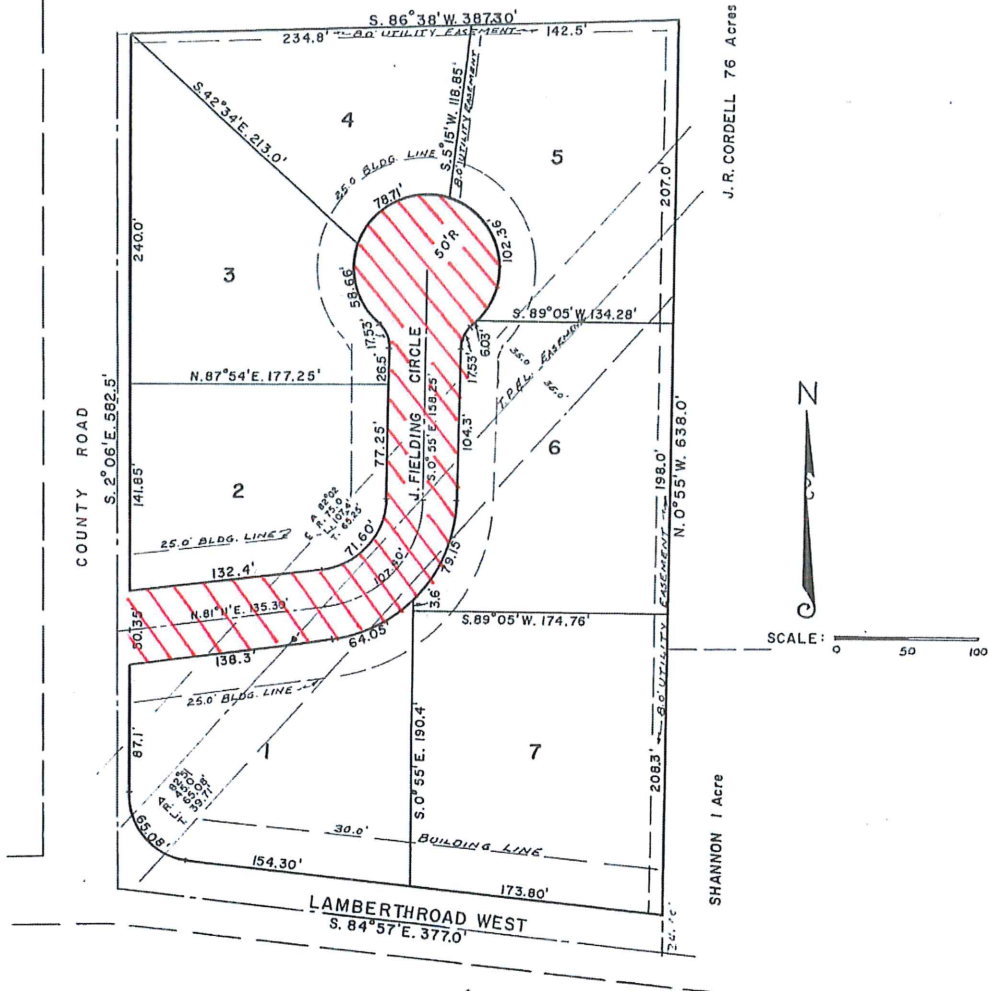
ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: Brandon S. Shelby
BRANDON S. SHELBY,
CITY ATTORNEY

10154



JOE E. PRICE SUBDIVISION

OWNERS: JOE E. PRICE, JR. & wife, BETH AUSTIN PRICE

FIELD NOTES

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, and also being a part of the J. R. Cordell 76 acre tract of land, and being the same land conveyed by J. R. Cordell to Joe Price, Jr. as recorded in Vol. 687, Page 417, Deed Records, Grayson County, Texas, and described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the Shannon 1 acre tract of land in the center of an East and West county road;

THENCE North 0 deg., 55 min. West 638.0 ft. to a 1/2 inch steel rod in place;

THENCE South 86 deg., 38 min. West 387.3 ft. to a 2 by 2 wood stake (at 377.5 ft. there is a steel rod in place in old fence line);

THENCE South 2 deg., 05 min. East 582.50 ft. to a nail in an East and West road;

THENCE South 84 deg., 57 min. East 377.0 ft. to the place of beginning and containing 5.333 acres of land, more or less.

I, James S. Hart, Registered Public Surveyor, hereby certify that the above plat and field notes were prepared from a survey I made on the ground Jan. 12 and 13, 1960, and are true and correct to the best of my knowledge and belief.

James S. Hart
James S. Hart Feb. 15, 1960.

APPROVED

Chairman, City Planning Commission Date

ACCEPTED

Mayor, City of SHERMAN Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Plat of JOE E. PRICE SUBDIVISION was submitted to the City Commission on the 27 day of February 1960, and the City Commission by formal action then and there accepted the dedication of streets and easements as show and set forth in and upon said plat, and the City Commission further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 27th day of February A.D. 1960.

Beth Austin Price
City Clerk, City of Sherman, Texas.

The streets and easements shown on this plat of JOE E. PRICE SUBDIVISION are hereby dedicated to public use forever.

WITNESS OUR HANDS this 16th day of February, 1960.

Joe E. Price, Jr.
Joe E. Price, Jr.
Beth Austin Price
Beth Austin Price

THE STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe E. Price, Jr., and wife, Beth Austin Price, both known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he (or she) executed the same for the purposes and consideration therein expressed, and the said Beth Austin Price, wife of Joe E. Price Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Beth Austin Price acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February 1960.

Ralph Elliott
[RALPH ELLIOTT] Notary Public in and for Grayson County, Texas.

FILED
3-1
1960
at 1:30 P.M.
Plat.
189
City of Sherman, Texas
By *Councilman Rogers*

e-5-161

J. Fielding Circle



1 inch = 300 feet





STAFF REVIEW LETTER

February 11, 2020

North Park Baptist Church
2605 Rex Cruse Drive
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of North Park Baptist Church has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove direction from Lamberth Road.
6. J. Fielding Circle right of way to show as "Abandoned by City Ordinance No. 6282."
7. Make "Lot 1" more prominent on drawing.
8. Metes and bounds on drawing must be in Arial, Calibri, or Times New Roman font.
9. Metes and bounds must match legal description and all calls shall be easily read on drawing.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 18.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2605 REX CRUSE DRIVE**

The request of North Park Baptist Church (Owners) and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being all of Lots 1-6, and all of the platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 & 6 of the Joe E. Price Subdivision.

Background:

The property is located at 2605 Rex Cruse Drive, the northeast corner of Rex Cruse Drive and West Lamberth Road; North Park Baptist Church is the tenant. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a church in an R-1 (One Family Residential) District. North Park Baptist Church would like to replat six lots into one lot and an abandoned right-of-way of the J. Fielding Circle for an addition to the church. Ordinance No. 6282 was approved February 3, 2020, abandoning the platted right-of-way of J. Fielding Circle.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

North Park Baptist Church (Owners)

Kent Salisbury, David Baca Studios (Architect)

Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

North Park Baptist Church Addition

Ord 6282 Abandoning J Fielding Circle

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 11.

Meeting Date: 03/16/2020

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Pecan Acres in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 2.109 acres in the John McClenihan Survey, Abstract No. 789; William and Judy Smith, Owners; and Copley Land Surveying, Surveyor (600 block of Brown Road and 100 block of Barbara Lane)

Issue:

Final Plat approval of Pecan Acres in the City of Sherman's ETJ, being 2.109 acres in the John McClenihan Survey, Abstract No. 789; William and Judy Smith, Owners; and Cox Land Surveying Company, Surveyor (600 block of Brown Road and 100 block of Barbara Lane)

Background:

The property is located in the 600 block of Brown Road and the 100 block of Barbara Lane in northeast Sherman in the City of Sherman's ETJ. The owners would like to plat the property into one lot for residential development.

Origination:

William and Judy Smith (Owners)

Cox Land Surveying Company (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the February 18, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

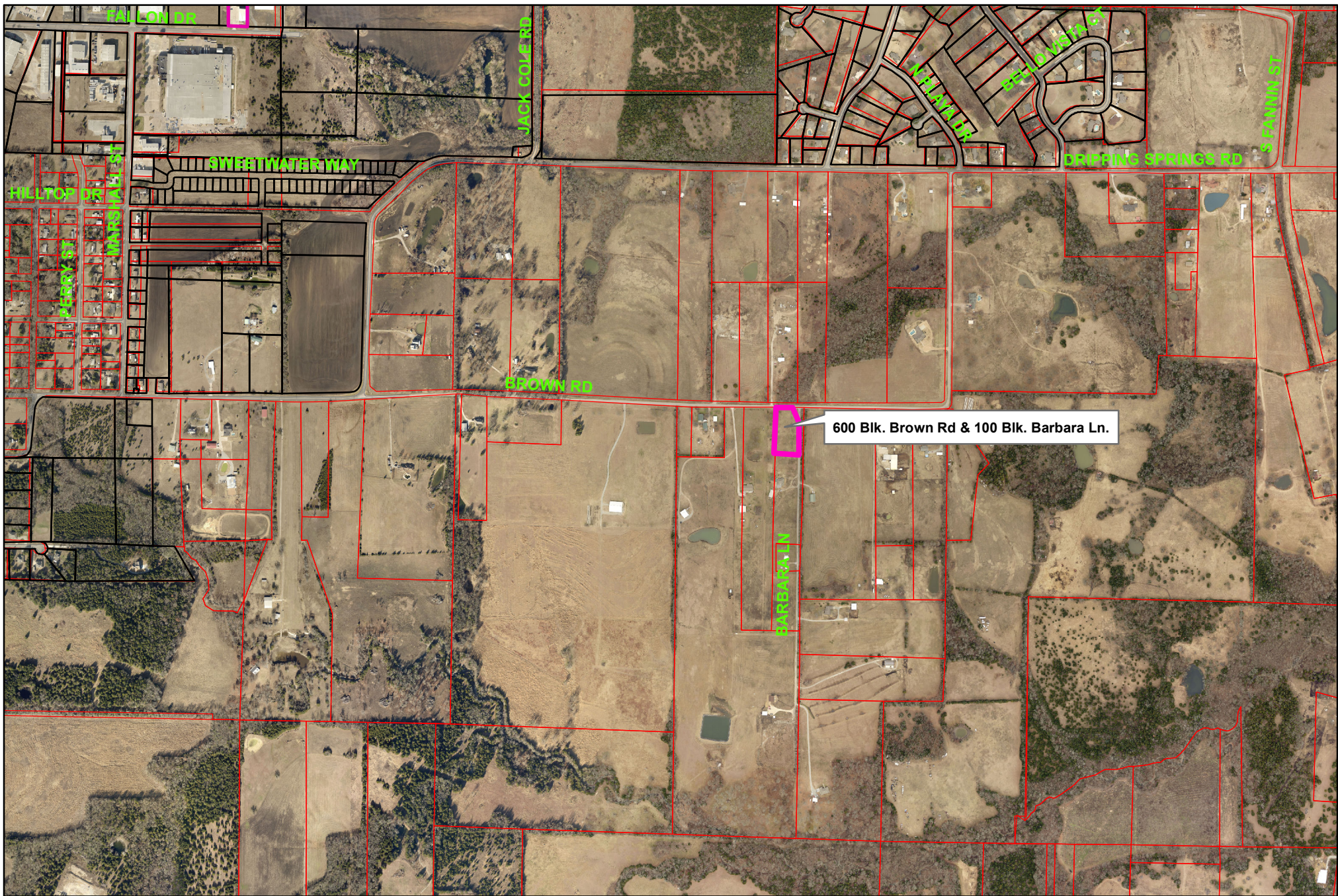
Attachments

Location Map

Pecan Acres

Staff Review Letter

P&Z Communication



City of Sherman, Texas
Developmental Services Department

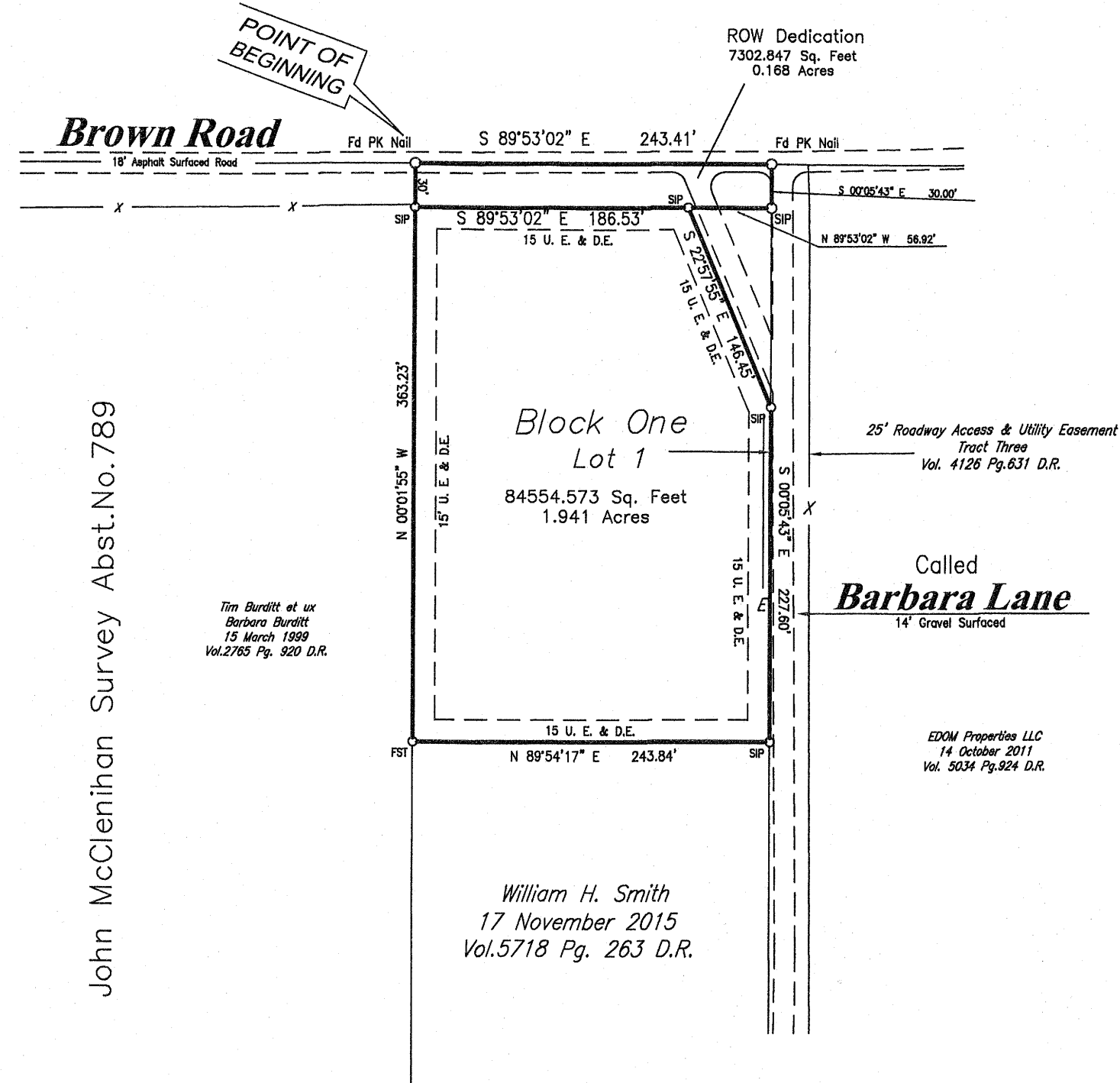
600 Blk. Brown Rd. & 100 Blk. Barbara Ln.



NOT TO SCALE

1 in = 1,000 ft

FINAL PLAT of the
Pecan Acres
County of Grayson State of Texas

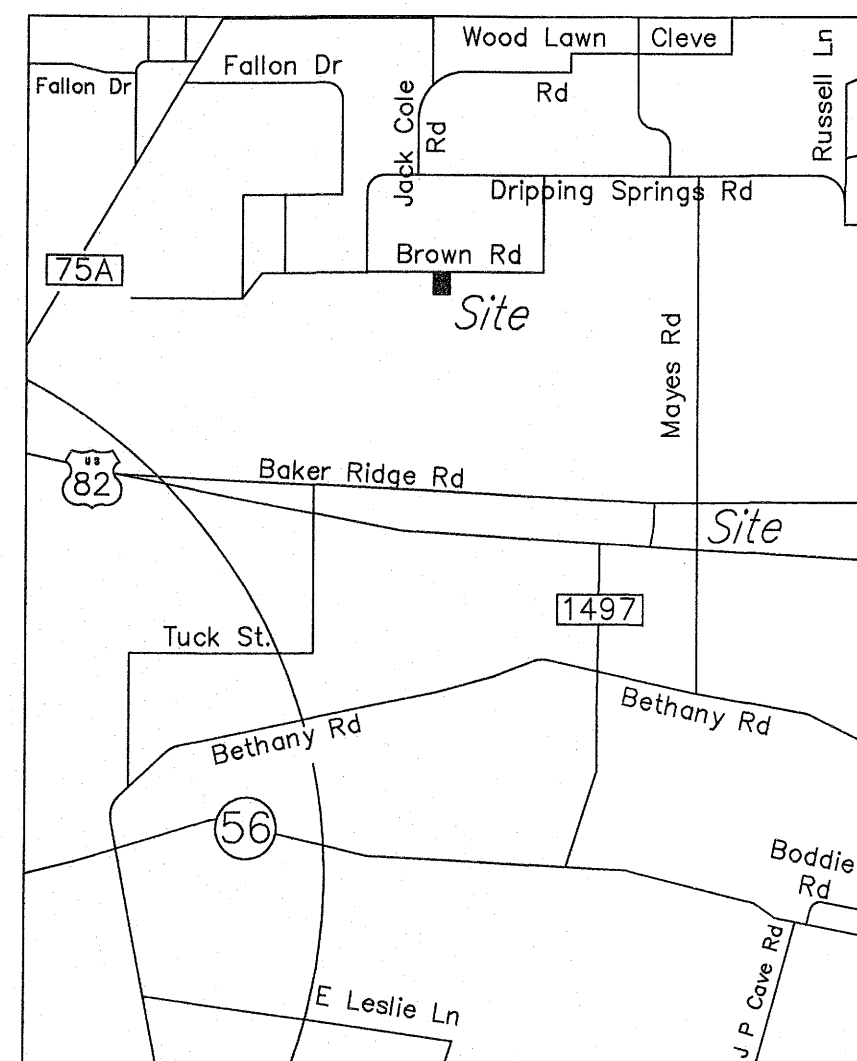


John McClenihan Survey Abst.No.789

The Burdett et al
Barbara Burdett
15 March 1989
Vol.278 Pg. 300 D.R.

William H. Smith
17 November 2015
Vol.5718 Pg. 263 D.R.

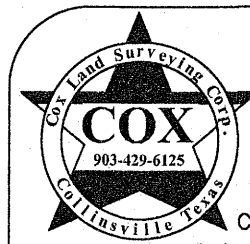
EDM Properties, LLC
14 October 2011
Vol. 5034 Pg. 824 D.R.



Location Map

SCALE: 1"= 100'

Owner
William H. Smith and
Judy Smith
17 November 2015
Vol.5718 Pg. 263 D.R.
111 Barbara Lane
Sherman, Texas 75090



COX LAND SURVEYING CO.

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

FINAL PLAT of the
Pecan Acres
Lot 1 Block One, 2.109 Acres
John McClenihan Survey Abst.No.789
County of Grayson
State of Texas

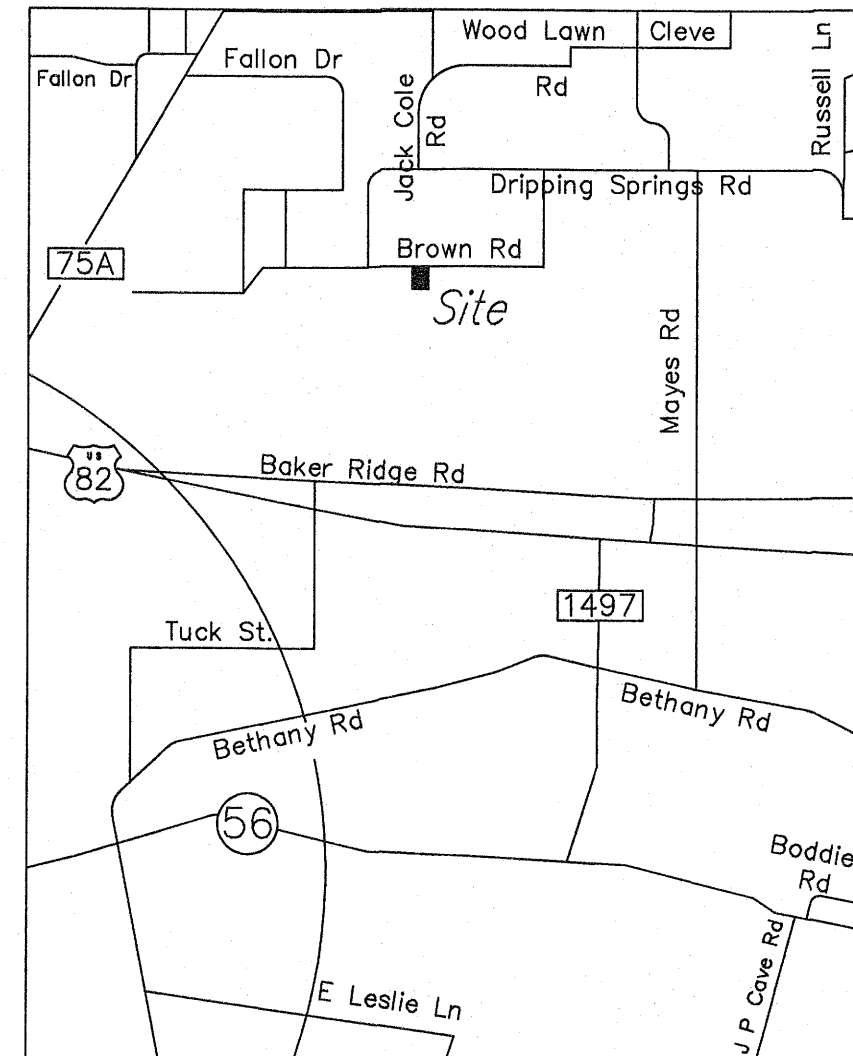
Sheet One

Drawn by: MJC
Check by: DKC

Job No.
19-12827-F
Firm # 10005500

Date: 08 January 2020

Owner
William H. Smith and
Judy Smith
17 November 2015
Vol.5718 Pg. 263 D.R.
111 Barbara Lane
Sherman, Texas 75090



Location Map

Acceptance

Approved this _____ day of _____, 2020, By the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Certificate of Acceptance of Dedication

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

Certificate of Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of the Pecan Acres, an addition to the City of Sherman, Texas was submitted to the City Council on the _____ day of _____, 2020, and the City Council by formal action then and there accepted the dedication of the street, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2020

Clerk, City of Sherman, Texas

FINAL PLAT of the
Pecan Acres
County of Grayson State of Texas

** OWNERS DEDICATION **

State of Texas
County of Grayson

Whereas I, William H. Smith and Judy Smith, are the owners of that certain tract or parcel of land situated in the John McClenihan Survey, Abstract Number 789, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to William H. Smith and Judy Smith, filed 17 November 2015, and Recorded in Volume 5718 Page 263 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a Set PK Nail, said nail being the northwest corner of said Smith tract, and the northeast corner of a tract as described in deed to Tim Burdett et ux, Barbara Burdett, filed 15 March 1999, and Recorded in Volume 2765 Page 920 of said Deed Records, said nail also being in Brown Road;

Thence: South 89 degrees 53 minutes 02 seconds East, with the north line of said Smith tract, and in said Brown Road, a distance of 243.41 feet to a set PK Nail for the northeast corner of said Smith tract, and being at the intersection of said Brown Road, and a called Barbara Lane;

Thence: South 00 degrees 05 minutes 43 seconds East, with the east line of said Smith tract, a distance of 30.00 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 89 degrees 53 minutes 02 seconds West, a distance of 56.92 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 22 degrees 57 minutes 55 seconds East, a distance of 146.45 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 00 degrees 05 minutes 43 seconds East, with the east line of said Smith tract, a distance of 227.60 feet to a set 1/2 inch Steel Square Tubing for the southeast corner of this tract;

Thence: North 89 degrees 54 minutes 17 seconds West, a distance of 243.84 feet to a set 1/2 inch Steel Square Tubing for the southwest corner of this tract, and being on the west line of said Smith tract;

Thence: North 00 degrees 01 minutes 55 seconds West, with the west line of said Smith tract, a distance of 363.23 feet to the POINT OF BEGINNING and containing 2.109 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

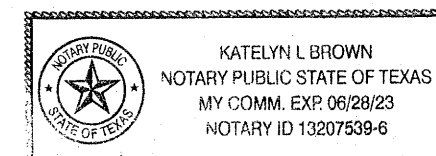
That William H. Smith and Judy Smith, does hereby adopt this plat designating the herein described property as Lot 1, Block One, of the Pecan Acres to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration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

William H. Smith Judy Smith
William H. Smith Judy Smith

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared William H. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the 18 day of January 2020,

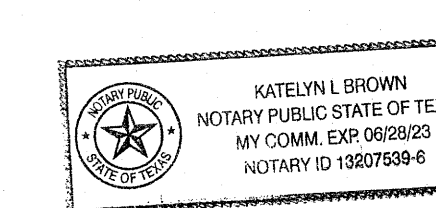


Katelyn L. Brown
Notary Public, State of Texas

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Judy Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the 18 day of January 2020,



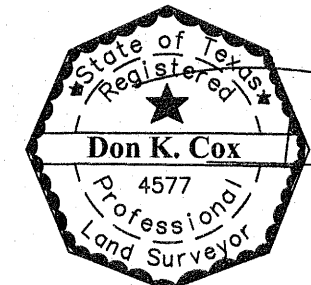
Katelyn L. Brown
Notary Public, State of Texas

*** SURVEYORS CERTIFICATION ***

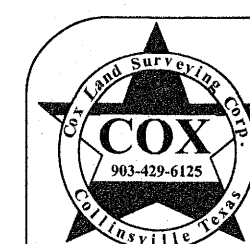
KNOW ALL MEN BY THESE PRESENTS:

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

08 January 2020



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



COX LAND SURVEYING CO.

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

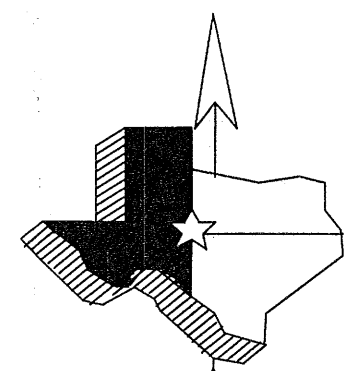
FINAL PLAT of the
Pecan Acres
Lot 1 Block One, 2.109 Acres
John McClenihan Survey Abst.No.789
County of Grayson
State of Texas

Sheet Two

Drawn by: MJC
Check by: DKC

Job No.
19-12827-F
Firm # 10005500

Date: 08 January 2020



SCALE: 1"= 100'

LEGEND

SSR = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq. Tubing
FST = Fd 1/2" Sq. Tubing
FSR = Fd 3/4" Rod
ROW = Right-of-Way
F = Fence Line
C = Deed Call
L = Electric Line
T = Telephone Line
C = TV Cable
G = Gas Meter
P = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Underground phone
WFCCP = Wood Fence Corner Post
PFCCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb

LEGEND

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BC = Back of Curb



STAFF REVIEW LETTER

February 11, 2020

William H. Smith
Judy Smith
111 Barbara Lane
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat for Pecan Acres has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Plat name must be changed as there is already a plat named Pecan Acres Addition filed in Grayson County.
6. Typo in ownership blurb of metes and bounds.
7. Metes and bounds must match drawing.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

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

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

Agenda Item No. 22.

Meeting Date: 02/18/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 600 BLOCK BROWN ROAD & 100 BLOCK BARBARA LANE**

The request of William & Judy Smith (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located in the 600 block of Brown Road and the 100 block of Barbara Lane, being 2.109 acres in the John McClenihan Survey, Abstract No. 789, as follows;

Planning and Zoning Commission

Final Plat approval of Pecan Acres in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located in the 600 block of Brown Road and the 100 block of Barbara Lane in northeast Sherman in the City of Sherman extra territorial jurisdiction. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

Outside City

Origination:

William & Judy Smith (Owners)

Cox Land Surveying Company (Surveyor)

Master Plan Designation:

Not included in the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Pecan Acres

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 12.

Meeting Date: 03/16/2020

Prepared By: Sarah McRae, Tourism/Main Street Manager

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Consider Request of the 2020 Earth Day Planning Committee to Temporarily Close Certain Streets for the "12th Annual Earth Day Festival" on Saturday, April 18, 2020

Issue:

The 2020 Earth Day Planning Committee proposes to hold the "12th Annual Earth Day Festival" on Saturday, April 18th. They request barricades for street closures and City Hall parking lot closure.

Background:

Ms. Amy Hoffman-Shehan, representing the 2019 Earth Day Planning Committee, proposes to hold the "12th Annual Earth Day Festival" on the Sherman Municipal Grounds from 9:00 a.m. to 4:00 p.m. on Saturday, April 18th. In order to accommodate the festival, the Committee requests delivery and pick up of barricades for street closures around the Municipal Building and City Hall parking lot closure. The street and parking lot closure times are from 6:00 a.m. - 5:00 p.m.

Origination:

Ms. Amy Hoffman-Shehan, Event Organizer, 2020 Earth Day Planning Committee

Financial Consideration:

Barricade placement and removal will be provided by the City of Sherman Street Department.

Staff Recommendation:

It is recommended that the City Council authorize the street closures, City Hall parking lot closure, the utilization of the Municipal Grounds and City resources to accommodate this event.

Alternatives:

As directed by the Council

Attachments

Request dated March 10, 2020

Street Closure Map

Complete Recycling List

Earth Day Festival
Amy Hoffman-Shehan
1503 S Travis St
Sherman TX 75090
www.earthdaytexoma.org

City of Sherman
Robby Hefton, City Manager
Terrence Steele, Assistant City Manager
Clint Philpott, Assistant City Manager
Sarah McRae, Tourism/Main Street Manager
Members of the Sherman City Council

March 10, 2020

The 12th Annual Earth Day Festival is scheduled for April 18, 2020. It will be held in the Municipal Ballroom and Lucy Kidd-Key Park (municipal grounds). Please place our street closure request on the agenda for the March 16, 2020 City Council Meeting. The street closures will be needed from 6:00 am until 5:00 pm on April 18. We would like to close South Rusk Street between Mulberry and Pecan Streets and Pecan Street between South Elm and South Rusk and South Elm Street between Pecan and Mulberry. We would also like to place cones to close access to the parking lot south side of the Municipal Building and on Pecan Street adjacent to the gazebo stage. We plan to offer our various recycling events on the parking lot on the south side of City Hall.

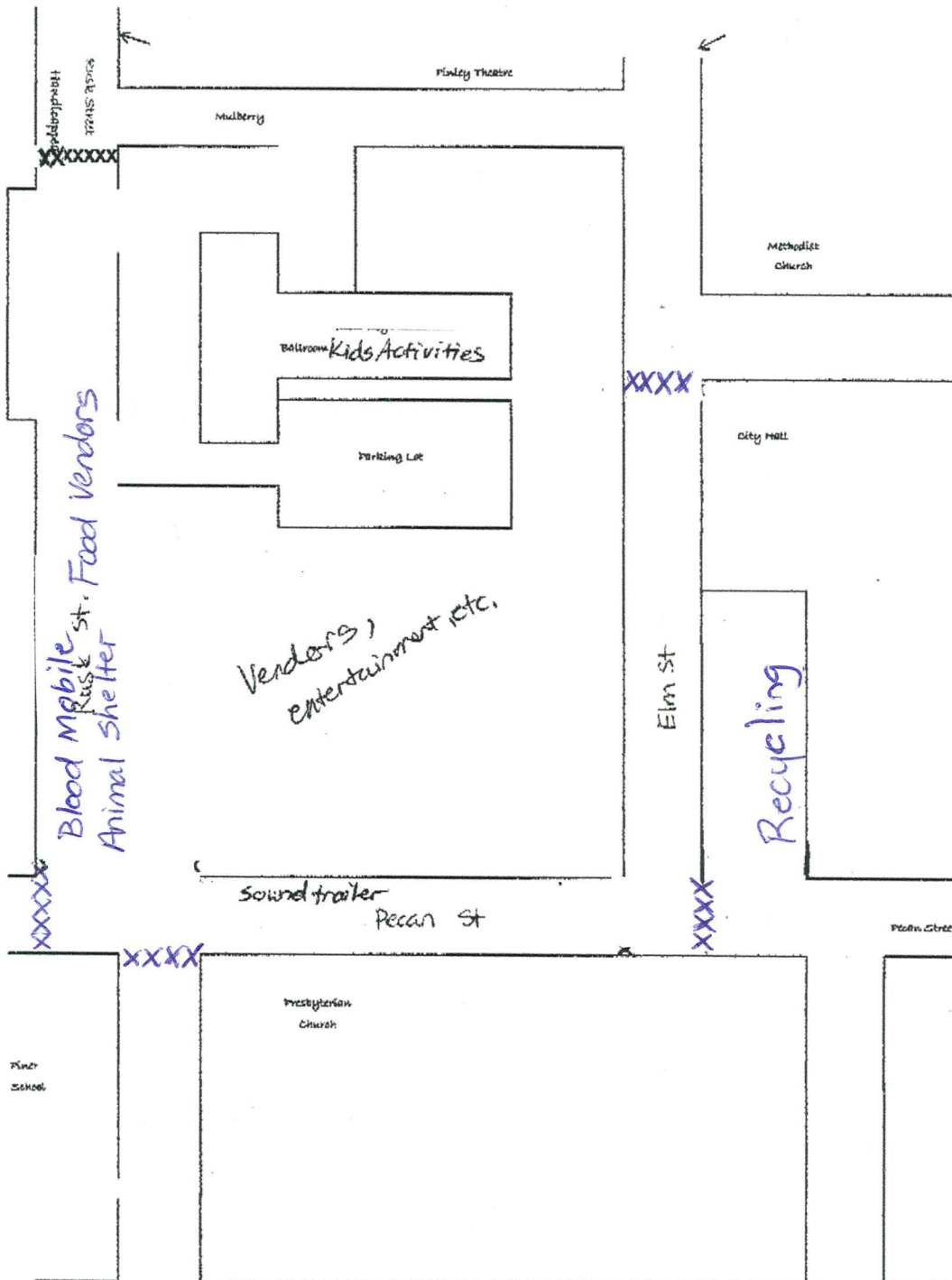
The 2020 Texoma Earth Day Festival will offer expanded recycling options, and we will continue to expand out education about recycling. We plan displays about area recycling programs and games that teach children and adults how to sort recyclables and differentiate between materials that are recyclable and others that are not. Our printed program will be the third edition of our comprehensive recycling guide for north Texas and southern Oklahoma. In addition, the festival will include children's activities, musical entertainment, demonstrations, vendors of fine crafts and environmentally friendly products and services. Coordinated events include the Friends of the Sherman Public Library used book sale, an Art Bicycle display and parade sponsored by Austin College art students, Prescription drug collection by the Sherman Police Department, displays and demonstrations, vendors including plant sales, pet adoptions through the Sherman Animal Shelter adoption trailer, a blood drive, "Trashion VI" a Trash Fashion Art Show is sponsored by Grayson College Department of Visual Art. Details are available on our website www.earthdaytexoma.org.

The festival offers a wide variety of recycling opportunities, including a community-wide paper shredding event, electronic waste, cardboard, Styrofoam, hard plastics, clothing, ink and toner cartridges, and more. We are continuing to work with the Choctaw Nation Going Green program. The program is a valuable resource, providing resources and recycling services and assisting with publicity for the event. Expanded recycling services include a roll off container to collect glass bottles and jars and expanded electronic waste recycling. Our e-waste vendor will accept anything that had a current run through it, whether wired, plugged or battery operated. We will accept televisions, monitors, car batteries, marine batteries and more. In addition, the e-waste event is open to businesses and individuals, and no limits will be imposed. Sherman Noon Lions Club collects eyeglasses.

We greatly appreciate our partnership with the City of Sherman and encourage your participation. The Sherman Animal Shelter pet adoptions always add an element of excitement and joy to the festival, as are the Prescription Drug collections by the Police Department. We hope we will also have participation this year from Solid Waste and Pre-Treatment Services as well.

Sincerely,
Amy Hoffman-Shehan
Event Organizer

Sheet1



Page 1

Texoma Earth Day Festival
April 18, 2020



2020 Texoma Earth Day Festival Complete Recycling List Parking List on South Side of City Hall

Paper Shredding (sponsored by Douglass Distributing)

Household Sensitive Documents

For individuals only, not intended for businesses

Limit of 10 boxes, No trailers

No newspaper, cardboard will be placed in Choctaw Nation container

Those who wish to watch will have to drop off, park and walk back.

Choctaw Nation Container:

Plastics 1, 2 and 5

Styrofoam

Medicine bottles

Paper & flattened cardboard

Newspapers and office paper

Cell phones

Ink & toner cartridges

Steel & tin cans

Sherman Police:

Prescription Medications

Over the counter medications

Pet medications

Strategic Materials:

20 cubic roll-off container will be delivered Friday, April 17

Glass bottles

Glass jars

Electronic Waste:

Services provided by Keystone Enterprises

Truck on site 9 am to 2 pm

Open to businesses and individuals with no limits. Pick up for large loads can be arranged as needed.

Computers, computer parts, monitors

Televisions of all kind

Cameras, camcorders, film & digital cameras

Entertainment electronics

Portable electronics, cell phones, GPS devices, calculators, CD & DVD players

Video games and game systems

Sporting goods, golf clubs & bags, helmets, baseball bats & gloves, athletic shoes
Air purifiers, baby monitors, vacuum cleaners, sewing machines, medical equipment
Battery operated lawn equipment, including batteries and chargers
Battery operated tools, including batteries and chargers
Lighting, lamps, fans, ceiling fan
Small appliances, plug in or battery operated
Large appliances (refrigerators and air conditioners must be trained of freon)
Batteries of all types, including auto and marine
Ammunition and firearms

On the Lawn

Freecycle Event

Sponsored by Freecycle of Sherman/Denison

This event is intended to keep unwanted items out of the landfill and benefit anyone in need.

Bring clean clothing (in good condition), music, movies, puzzles and games that you want to donate

Take anything you want.

There are no restrictions on amount anyone takes.

Sherman Noon Lions Club:

Eyeglasses and sunglasses



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

H. 1.

Meeting Date: 03/16/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Animal Control Advisory Committee (8)

Issue:

The newly created Animal Control Advisory Committee is now ready for appointments. Resolution No. 6593 states that the Committee will be composed of a Licensed Veterinarian, a Municipal Officer, the Animal Services Manager, an Animal Welfare Organization Representative, and four Sherman Citizens. When appointed, the Committee shall elect its own officers, may establish its own procedural rules, and may adopt by-laws for conducting its business. The Committee shall establish the term of office for its members that does not exceed the three year limit set forth in the Sherman City Charter and Code of Ordinances.

Background:

The Texas Health and Safety Code, Section 823.005, requires that the City establish and maintain an Advisory Committee to assist the City's Animal Control Department in carrying out its duties. On February 12, 2020, the City Council approved Resolution No. 6593, creating the Animal Control Advisory Committee. The purpose of this Committee is to serve in an advisory capacity to assist the City's Animal Control Department in compliance with city and state regulations concerning the operation of the City's Animal Control facility; to assist the City in communicating awareness to the citizens of Sherman regarding the services, procedures, and compliance with state regulations concerning the operation of animal shelters and coordinating review of programs and services to make recommendations for improvements in those programs and services to better serve the community.

Origination:

This agenda item originated with the Animal Services Department.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

The staff's recommendation is to appoint Council Member Sandra Melton, Animal Services Manager Ty Coleman, Denison Animal Welfare Group Representative Stephanie Phillips, and citizens Mignon Plyler, Kyle Jeffrey Wiser, Raven Schellenberg and Amber Doan to the Animal Control Advisory Committee.

Alternatives:

No alternatives are recommended.

Attachments

Resolution No. 6593

Applicant List

Stephanie Phillips Application

Raven Schellenberg Application

Kyle Jeffrey Wiser Application

Amber Doan Application

Mignon Plyler Application

Jim Hebert Application

RESOLUTION NO. 6593

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CREATING AN ANIMAL CONTROL ADVISORY COMMITTEE; PROVIDING FOR ITS MEMBERSHIP AND TERMS OF OFFICE; ALLOWING ITS ORGANIZATION AND STRUCTURE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Sherman, Texas, desires to create an Animal Control Advisory Committee to serve in an advisory capacity to assist the City's Animal Control Department in compliance with city and state regulations concerning the operation of the City's Animal Control facility;

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

SECTION 1. That there is hereby created the Animal Control Advisory Committee of the City of Sherman, Texas, to assist the City in communicating awareness to the citizens of Sherman regarding the services, procedures, and compliance with state regulations concerning the operation of animal shelters and coordinating review of programs and services to make recommendations for improvements in those programs and services to better serve the community. The Committee shall be advisory in nature and shall not have any responsibility or authority over any board, commission, public official or employee of the City. The Animal Control Advisory Committee shall consist of eight (8) members appointed by the City Council as follows: one (1) licensed veterinarian; one (1) municipal official; one (1) person whose duties include the daily operation of an animal shelter and serves as the City of Sherman Animal Services Manager; one (1) representative from an animal welfare organization; and four (4) people who reside in the city limits.

SECTION 2. That the Committee shall elect its own officers, may establish its own procedural rules, and may adopt by-laws for the conducting of its business, to the extent that such by-laws do not conflict with the Charter and Code of Ordinances of the City of Sherman. Further, the Committee shall establish the term of office for its members that does not exceed the three (3) year limit set forth in the Sherman City Charter and Code of Ordinances.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the 12th day of February, 2020.

CITY OF SHERMAN, TEXAS

BY:


DAVID PLYLER, MAYOR

ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: Brandon S. Shelby
BRANDON S. SHELBY,
CITY ATTORNEY

APPLICANT LIST

Animal Control Advisory Committee

Positions Vacant 8

Applicant	Address	District	Qualifications
			Licensed Veterinarian
Sandra Melton		n/a	Municipal Official
Ty Coleman		n/a	Animal Services Manager
Stephanie Phillips	3923 Park Ave, Denison	n/a	Animal Welfare Organization
Raven Schellenberg	740 S. Andrews	3	Sherman Citizen
Kyle Jeffrey Wiser	1820 N. Ricketts	1	Sherman Citizen
Amber Doan	309 Colorado	3	Sherman Citizen
Mignon Plyler	1102 S. Crockett	4	Sherman Citizen
Jim Hébert	902 Cormorant	4	Sherman Citizen

COMMENTS:



CITY OF SHERMAN APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP



Return completed application to:

City Clerk's Office
220 W. Mulberry
P.O. Box 1106
Sherman, TX 75091
Fax: (903) 892-7394

Please type or use black ink

Please complete one application for each board or commission membership

Please limit attachments to two pages

For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name:

Stephanie D. Phillips

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board
or Commission:

Animal Advisory Committee

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 3923 Park Ave Denison
Mailing Address: 212 W. Main St. 75020
Telephone: 903.327.3177 Fax: 903.465.1496
E-Mail: stephaniedphillips@att.net
Sherman Resident for _____ years County: _____
Drivers License No.: 17720220
Voter Registration No.: 1025368517 ✓

Occupational Information

Business Name: Phillips Insurance
Occupation: Insurance Agent
Address: 212 W. Main St. Denison
Telephone: 903.465.3167 Fax: 75020
E-Mail: stephaniedphillips@att.net

Which Council District do you live in? (see attached map)

n/a

Prior work experience: (please include dates)

2003-2007 Mervyn's

2007-present Phillips Insurance

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 1991

Business College, Correspondence School, Adult Education, Other? _____

Name of College/University: _____ ☐ Bachelor's ☐ Master's ☐ PhD

Volunteer Work: (please include dates)

2014-present, President of Denison Animal Welfare Group, DAWG

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Taxes- None

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? _____

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?

my experience in animal welfare could benefit Sherman
+ help guide through updating codes + improving laws
for animals + citizens.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

1) mandatory spay/neuter with enforcement

2) improving live release rates for impounded animals

3) Building programs that assist citizens in pet retention

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

I've dedicated the past 16 years to learning all aspects
of animal welfare.

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

NONE

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☐ Yes ☒ No

Comments: I believe this is a newly formed board.

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: _____

Stephanie Kelly

Date: _____

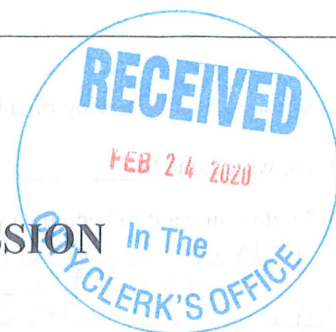
2/21/20

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



CITY OF SHERMAN
APPLICATION FOR BOARD OR COMMISSION
MEMBERSHIP



Return completed application to:

City Clerk's Office
220 W. Mulberry
P.O. Box 1106
Sherman, TX 75091
Fax: (903) 892-7394

Please type or use black ink

Please complete one application for each board or commission membership

Please limit attachments to two pages

For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name: Raven Schellenberg

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board or Commission: Sherman Animal Shelter

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 740 S Andrews Ave.
Mailing Address: " "
Telephone: 520-490-3217 Fax: _____
E-Mail: rschell89@yahoo.com
Sherman Resident for 1.5 years County: Grayson
Drivers License No.: 45594176
Voter Registration No.: _____

Occupational Information

Business Name: Home Instead Senior Care
Occupation: Recruitment Coord.
Address: 1109 S. Sam Rayburn Fwy
Telephone: 903-893-1100 Fax: _____
E-Mail: _____

Which Council District do you live in? (see attached map) District 3 ✓

Prior work experience: (please include dates)
Home Instead Senior Care (Recruitment Coord) 01/2019 → present
National Veterinary Associates (Lead CSR /assistant) 10/2011 → 10/2018

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 2008
Business College, Correspondence School, Adult Education, Other? _____
Name of College/University: University of Arizona ☒ Bachelor's ☐ Master's ☐ PhD
Animal Sciences

Volunteer Work: (please include dates)
Sherman Animal Shelter 12/2019 → present
Heartland Hospice 2015?

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Taxes - None

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? _____

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?

I moved to Sherman from Tucson, AZ in Oct 2018 and immediately saw a need for public education in regards to pet ownership. I would like to assist in decreasing the amount of strays/loose pets, increase shelter visibility/adoptions/volunteers & increase microchips/tags.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

- 1) Public education: Coming from another state I could not believe the amount of stray/loose animals. I think this can be mitigated by informing the community about the importance of microchips/collars & tags. This can be done through promotions & partnerships w/ local pet friendly companies (groomers, boarding, PetSmart etc.)
- 2) Visibility of Shelter: I live very close to the shelter but unfortunately did not know about it or opportunities available until recently. The social media presence has been great but I think the public should be informed on volunteer opportunities & how easy it is. Another option could be to look at hours of operation. Many people have weekends off & could possibly volunteer Sunday.
- 3) Increase adoptions/decrease returned adoptions. Ensuring families are thoroughly informed about adoption responsibilities & allowing for a transition period. Providing "adopt me" bandanas for people doing "out and abouts" w/ pets.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

- Bachelor of Science degree - Animal Sciences
- Fostering
- 11 yrs experience in animal hospital
- 10 yrs pet sitting

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☒ Yes ☐ No

Comments: _____

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: _____

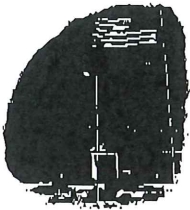
Date: _____

RScheUenberg

02/24/2020

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



CITY OF SHERMAN

APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP

**Return completed application to:**

City Clerk's Office
220 W. Mulberry
P.O. Box 1106
Sherman, TX 75091
Fax: (903) 892-7394

Please type or use black ink

Please complete one application for each board or commission membership

Please limit attachments to two pages

For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name: KYLE JEFFREY WISER

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board

or Commission: ANIMAL CONTROL ADVISORY COMMITTEE☒ Yes, I would be interested in serving on subcommittees that may be formed.**Personal Information**Home Address: 1820 N RICKETTS STMailing Address: SHERMAN TX 75092Telephone: 903.771.9487 Fax: 903.893.0112E-Mail: kylewiser@gmail.comSherman Resident for 25 years County: GRAYSONDrivers License No.: TX 10187041Voter Registration No.: 1025449062 ✓**Occupational Information**Business Name: SOUTHWEST MANAGEMENTOccupation: PROPERTY MANAGEMENTAddress: 929 W BIRGE ST SHERMAN TX 75092Telephone: 903.893.0114 Fax: 903.893.0112E-Mail: swmanag@gmail.comWhich Council District do you live in? (see attached map) DISTRICT 1 ✓

Prior work experience: (please include dates)

NEXTHEDIA (93.1 KMYT, 97.5 KLLK, 102.5 KMAH) 2006-2011SOUTHWEST MANAGEMENT 2012-PRESENT**Educational Achievement:**High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 2003

Business College, Correspondence School, Adult Education, Other?

Name of College/University: SOUTHEASTERN OKLAHOMA STATE UNIVERSITY☒ Bachelor's ☐ Master's ☐ PhD

Volunteer Work: (please include dates)

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Taxes - None

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? _____

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?

I AM AN ANIMAL LOVER, AND I HAVE FRIENDS WHO ARE VERY ACTIVE IN ANIMAL ADVOCACY WITH THEIR KNOWLEDGE AND EXPERIENCE HELPING ME, I CAN HELP BRING PROVEN EFFECTIVE METHODS TO SHERMAN.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

1) STRAYS ARE A KNOWN ISSUE, AND FINDING WAYS OF TAKING ANIMALS SAFELY OFF THE STREETS AND THEN FINDING THEM A NEW HOME WILL BE IMPORTANT. SHERMAN CAN ENCOURAGE AN "ADOPT, DON'T SHOP" CAMPAIGN TO ENCOURAGE ADOPTING SHELTER ANIMALS INSTEAD OF BUYING FROM BREEDERS.

2) TNR, OR TRAP-NEUTER-RETURN. SOME ANIMALS, ESPECIALLY ADULT CATS, ARE TOO FERAL TO TURN INTO A HOUSEHOLD PET. A TNR PROGRAM WOULD CAPTURE AND STERILIZE THEM BEFORE RETURNING THEM TO THEIR TERRITORY, PREVENTING FUTURE LITTERS FROM FINING THE STREETS.

3) AS WITH ALL THINGS, KNOWLEDGE IS INVALUABLE. BY WORKING TO BRING EDUCATION ON ANIMAL CARE TO BOTH THE COMMITTEE AND SHERMAN'S CITIZENS, WE CAN BRING A BETTER QUALITY OF LIFE TO EVERYONE, PERSON AND ANIMAL ALIKE.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

TEXAS REAL ESTATE BROKER - FAMILIARITY WITH LAWS REGARDING ANIMALS IN REGARDS TO ADA, FHA, ETC.

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

NONE KNOWN

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☐ Yes ☒ No

Comments: THE ONLY CONTACT I'VE HAD SO FAR IS TO GET INFORMATION ABOUT APPLYING.

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: Kyle Wiser

Date: 2/24/2020

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN BROAD HORIZON



CITY OF SHERMAN

APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP



Return completed application to:

City Clerk's Office
220 W. Mulberry
P.O. Box 1106
Sherman, TX 75091
Fax: (903) 892-7394

Please type or use black ink

Please complete one application for each board or commission membership

Please limit attachments to two pages

For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name: Amber Doan

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board
or Commission:

Animal Services

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 309 Colorado St., Sherman

Mailing Address: Same as above

Telephone: 903 327 2322

Fax: _____

E-Mail: kodamagur@gmail.com

Sherman Resident for 6 years County: Grayson

Drivers License No.: 04075141

Voter Registration No.: Unknown 1025414682 ✓

Occupational Information

Business Name: City of Sherman

Occupation: Engineering Coordinator

Address: 220 W. Mulberry St, Sherman, TX 75091

Telephone: 903 892 7209

Fax: 903 870 7802

E-Mail: amberd@cityofsherman.com

Which Council District do you live in? (see attached map) 3 ✓

Prior work experience: (please include dates)

Chopin Title Abstracting - 2008-2016

Substance Abuse Council - 2002-2008

City of Sherman - 2016-present

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 2002

Business College, Correspondence School, Adult Education, Other? Some College - no degree

Name of College/University: Grayson County College ☐ Bachelor's ☐ Master's ☐ PhD

Volunteer Work: (please include dates)

Service Academy for Youth Camp - 1999-2002

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Taxes - None

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? N/A

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?
I am passionate about both animals and the City. My understanding of how municipalities and non-profit organizations work can be beneficial.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

- 1) Policies regarding overcrowding of shelter - Reevaluation of rehoming/authorization options, necessities, and financial considerations should be done to help create/renew policies that have a humane and economical possibility.
- 2) Ordinance Violations - Review of Ordinances and legal abilities of personnel and volunteers should be done to ensure all parties know what is acceptable and how to act/react in violation situations.
- 3) Volunteers - Brainstorming and networking with other organizations to encourage more volunteers to come forward for events and normal business hours.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

Animal owner and lover, former non-profit employee, familiar with how to navigate city ordinances

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

I am currently employed by the City of Sherman and will not be available during normal city hours. (Mon-Fri 8a-5p)

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☐ Yes ☒ No
Comments: _____

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: Amber Dear

Date: 03/02/2020

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



CITY OF SHERMAN

APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP



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Sherman, TX 75091
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Please limit attachments to two pages
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Name: Mignon Plyler Legal Name: Charla Mignon Plyler

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board
or Commission: Animal Control Advisory Board

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information	Occupational Information
Home Address: <u>1102 S. Crockett Street Sherman, Texas 75090</u>	Business Name: <u>Sherman ISD</u>
Mailing Address: <u>Same as above</u>	Occupation: <u>Director of Innovative and Instructional Technology</u>
Telephone: <u>903-815-2976</u> Fax: _____	Address: <u>2701 Loy Lake Road Sherman, Texas 75090</u>
E-Mail: <u>mignonplyler@gmail.com</u>	Telephone: <u>903-891-6400</u> Fax: _____
Sherman Resident for <u>57</u> years County: <u>Grayson</u>	E-Mail: <u>mplyler@shermanisd.net</u>
Drivers License No.: <u>Tx 09526964</u>	
Voter Registration No.: <u>1024946478</u> ✓	

Which Council District do you live in? (see attached map) District 4 ✓

Prior work experience: (please include dates)

Sherman ISD - 33 years; Teacher, Professional Development Coordinator, Director of Technology and Fine Arts, Director of In. & Instructional Tech

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? Sherman High School Class of 1981

Business College, Correspondence School, Adult Education, Other? _____

Name of College/University: Austin College, TAMU-Commerce ☒ Bachelor's ☒ Master's ☒ PhD

Volunteer Work: (please include dates)

North Park Baptist Church, Child Advocacy Center Board, Sherman Ex-Students Association, HTCoalition-C7, Sherman Noon Lions Club

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Application held for 12 months from date received

Taxes - None

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? _____

Why do you want to become a member of this particular board or commission (*how would you use this experience to benefit the City*)?
I have a sincere desire to be on this Board to help address animal welfare issues in the city.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

1) There are many homeless animals within our city. I believe this Board should work with city staff to increase community awareness of the pet adoption process and animal control services in order to help find homes and resources for the animals.

2) I believe the City incurs many expences when caring for homeless or abused animals. I believe this Board could help identify additional revenue streams such as grants, donations, and other resources to help fund operations and special projects.

3) Communicate with the Council and City Staff on issues involving animal welfare throughout the city.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

Our family has adopted many animals from the animal shelter and we are passionate about the humane treatment and placement of animals within our City. I also have many years experience in caring for cats, dogs, and many other types of animals of all ages.

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

Married to an elected city official.

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☐ Yes ☒ No
Comments: _____

Statement of Intent

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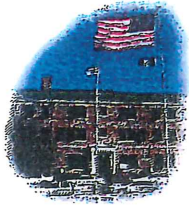
Signature: _____

Mignon Plyler

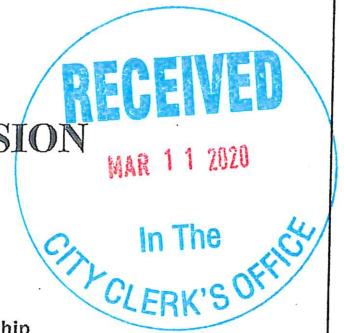
Date: March 9, 2020

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



CITY OF SHERMAN
APPLICATION FOR BOARD OR COMMISSION
MEMBERSHIP



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Sherman, TX 75091
Fax: (903) 892-7394

Please type or use black ink

Please complete one application for each board or commission membership

Please limit attachments to two pages

For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name:

Wilton James Hebert "Jim"

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board
or Commission:

Animal Shelter



Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 902 Cormorant
Mailing Address: " " "
Telephone: 903.815.2454 Fax: "
E-Mail: Wjimhebert@gmail.com
Sherman Resident for 4 years County: Grayson
Drivers License No.: 13620483
Voter Registration No.: 102 519 5965 ✓

Occupational Information

Business Name: A Bear Therapy Ranch
Occupation: Farmer
Address: 471 Andy Thomas Rd Whitehouse
Telephone: 903.821.6746 Fax: 25091
E-Mail: Wjimhebert@gmail.com
A Bear Property Management,

Which Council District do you live in? (see attached map)

4 ✓

Prior work experience: (please include dates) 1966-1968 Army; 1972-1983 - Contract Manager Fluor Da
1980-1983 - Builder
1983-2000 Self Employed - Retail Business to include in Sherman
2000-2005 Realtor
1990 - Present Small farmer Grayson County

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 1964

Business College, Correspondence School, Adult Education, Other? REAL ESTATE Lic TEXAS

Name of College/University: McNeese St. University ☒ Bachelor's ☐ Master's ☐ PhD

Volunteer Work: (please include dates)

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Taxes - None

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? _____

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?

It is important to participate in serving our community. I can bring a love for animals, a business acumen, and a willingness to work for the best for our animal services in Sherman.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

- 1) We need more communication with the community about the hard work that animal services does in providing excellent service in their dept. Advocating for this service.
- 2) We have a growing community. As we grow and for our current community, we can provide the best impacts for the care, concern, and information for animals. We need to share safety concerns, upkeep of resources for animal services.
- 3) Education to the citizens is very important to the support of this department. We can make sure knowledge is clear and understandable to the community.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

I have been a lover and owner of dogs and farm animals most of my life. I have hands on experience with the care of animals. I look forward to serving my community in this subject.

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☐ Yes ☒ No
Comments: _____

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: _____

Date: 8-10-2020

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

H. 2.

Meeting Date: 03/16/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

- (a) Keep Sherman Beautiful Commission (2)

Issue:

There are currently two vacancies on the Keep Sherman Beautiful Commission. Sarah Richardson and Nathaniel Lightfoot have submitted applications for service on this Commission.

Background:

The Keep Sherman Beautiful Commission promotes public interest in the general improvement of the environment of the City, and initiates, plans, directs, and coordinates programs in conjunction with and in cooperation with citizens, government, businesses, and industries within the City.

Origination:

This agenda item originated with the City Clerk's Office.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

The staff's recommendation is to appoint Ms. Richardson and Mr. Lightfoot to the Keep Sherman Beautiful Commission.

Alternatives:

The Council could choose not to make appointments to the Keep Sherman Beautiful Commission.

Attachments

Roster

Fact Sheet

Applicant List

Sarah Richardson Application

Nathaniel Lightfoot Application

MEMBERSHIP ROSTER

KEEP SHERMAN BEAUTIFUL COMMISSION

LENGTH OF TERMS: 2 Years

Ord. 4112 Consecutive Term Limit (3)*effective 7/24/89

MEMBER	DISTRICT	TERM BEGINS	TERM EXPIRES	TERMS	MEMBERSHIP REQUIREMENTS
Trace Rossi	1	A 2/6/2018 R 1/1/2020	1/1/2020 1/1/2022	1 2	2 Year Term
Vacant				1	2 Year Term
Jessica Peters	4	A 1/5/2016 R 1/1/2018 R 1/1/2020	1/1/2018 1/1/2020 1/1/2022	1 2 3	2 Year Term
Amanda Smith	3	A 11/8/2016 R 1/1/2019	1/1/2019 1/1/2021	1 2	2 Year Term
Ronald Engelke	3	A 5/7/2019	1/1/2021	1	2 Year Term
Vacant					2 Year Term
Rajendra Wagle	4	A 5/7/2019	1/1/2021	1	2 Year Term
Misty Dawn Tucker	4	A 5/7/2019	1/1/2021	1	2 Year Term
Amanda Phillips	1	A 6/16/2015 R 1/1/2017 R 1/1/2019	1/1/2017 1/1/2019 1/1/2021	1 2 3	2 Year Term

NOTE: All members shall be appointed for terms of two (2) years, and shall not serve for more than three (3) consecutive terms.

* Initially the terms will be for more than two years, in order to meet Article II, Section 2 of the By-Laws, stating that new terms begin on January 1 of each year.

Chairperson

NOTE: Chairperson serves one year terms

CHAIR	APPOINTMENT DATE	DATE CHAIR EXPIRES	YEARS SERVED AS CHAIR
Lauren Roth	11/5/2013	1/1/2015**	1
Zac Grantham	1/1/2016	1/1/2017	1
Zac Grantham	1/1/2017	1/1/2018	2
Zac Grantham	1/1/2018	1/1/2019	3
Amanda Smith	1/1/2019	1/1/2020	1

** Initially the Chairperson's term will be for more than one year, in order to meet Article II, Section 2 of the By-Laws, stating that new terms begin on January 1 of each year

FACT SHEET

KEEP SHERMAN BEAUTIFUL COMMISSION

Established by RESOLUTION 2805 – MARCH 2, 1992 – RE-ESTABLISHED BY RESOLUTION 3807 – APRIL 19,1999; RE-ESTABLISHED BY RESOLUTION 5041 – JULY 16, 2007; BY-LAWS UPDATED BY RESOLUTION 5977 – JUNE 15, 2015

1. Number of Members: NINE (9)
2. Term of Appointment: TWO (2) YEARS
3. Consecutive Term Rule: THREE YEARS
4. Qualifications for Membership: INTEREST IN KEEPING SHERMAN BEAUTIFUL; DEDICATION TO IMPLEMENTATION OF ASSIGNED PROJECTS
5. Appointed by: MAYOR AND CITY COUNCIL
6. Board Organization

CHAIRPERSON A VICE CHAIRPERSON E SECRETARY E

ELECTED APPOINTED

7. Departmental Responsibility: CITY MANAGER
8. Meeting Date: BI-MONTHLY AT 5:30 P.M. OR WHEN CALLED
9. Attendance Requirements: IF A COMMISSION MISSES TWO MEETINGS WITHOUT NOTICE AND/OR WITHOUT GOOD CAUSE WITHIN A CALENDAR YEAR, AFTER WRITTEN NOTIFICATION BY THE CHAIRMAN, HE/SHE SHALL AUTOMATICALLY RELINQUISH HIS/HER PLACE ON THE COMMISSION

=====

PURPOSE:

Commission shall function to assist the City Council and the City staff by involving individuals, businesses, and industries throughout the community to promote education and activities and encourage waste reduction, litter prevention, and beautification programs and projects in affiliation with the Keep Texas Beautiful objectives.

RESPONSIBILITIES:

- (1) To plan, initiate, direct, and coordinate community-wide efforts to achieve its goals
- (2) To solicit and accept donations and appropriations for money, service, products, property, and/or facilities expenditure and use by the Commission for the accomplishment of its objectives as approved by the City Council
- (3) To make recommendations to the City Council, as well as to the private sector, regarding measures which it deems necessary to accomplish the objectives of both the City and the Commission.

APPLICANT LIST

Keep Sherman Beautiful Commission

Positions Vacant 2

Applicant	Address	District	Qualifications
Sarah Richardson	3620 Brookstone Dr.	4	Look A Likes
Nathaniel Lightfoot	1042 S. Idlewild Dr.	3	Texoma Community Center

COMMENTS:



CITY OF SHERMAN

APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP



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Fax: (903) 892-7394

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For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name: Sarah Richardson

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board or Commission: Keep Sherman Beautiful

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information	Occupational Information
Home Address: <u>3620 Brookstone Dr</u>	Business Name: <u>Look A Likes</u>
Mailing Address: <u>3620 Brookstone Dr. Sherman TX 75092</u>	Occupation: <u>owner</u>
Telephone: <u>214-733-0420</u> Fax: _____	Address: <u>100 N Travis St Ste B</u>
E-Mail: <u>Sarah@lookalikes.shop</u>	Telephone: <u>214-937-5665</u> Fax: _____
Sherman Resident for _____ years County: <u>Grayson</u>	E-Mail: <u>Sarah@lookalikes.shop</u>
Drivers License No.: <u>37635989</u>	
Voter Registration No.: _____	

Which Council District do you live in? (see attached map) District 4 ✓

Prior work experience: (please include dates)

Current Owner of Look A Likes Jan 1, 2018 - present
Dental Consultant - Vetch Consulting August 2016 - December 3, 2017

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 2006

Business College, Correspondence School, Adult Education, Other? _____

Name of College/University: Northeastern State University ☒ Bachelor's ☐ Master's ☐ PhD

Volunteer Work: (please include dates)

Key Club - 2004-2006, Haven Children's Shelter 2014-2015
Cherokee County Abuse Shelter 2008-2010

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Taxes - No

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? _____

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?

I want to see Sherman grow and live up to its potential as a current business owner and resident.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

1) Helping Sherman by reducing waste/litter. I feel all of the Sherman community should help assist by picking up a piece of trash or simply by being cognizant of not littering. We all live here and should take pride in our community. Issue - pride in our community.

2) Downtown Sherman is void of greenery/plants. I believe that adding some potted flowers or plants would add to the beauty of downtown Sherman. We have a unique style and should portray that for all to see.
Issue - Beautification

3) Attracting newcomers as well as current residents to the downtown Sherman area is vital to the shops, businesses and economic development of Sherman. Planning and hosting well planned events as well as following through to completion, measuring the productivity and turn out of the events.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

I have a degree in management, I have owned and managed several businesses, currently own two businesses in the downtown area. I am a current resident of Sherman, I am active in the community.

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

N/A.

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☒ Yes ☐ No

Comments: Sarah McRae Smith

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: Sarah Richardson

Date: March 5, 2020

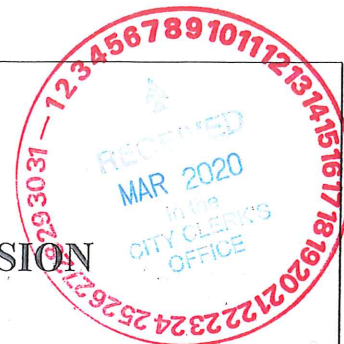
In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



CITY OF SHERMAN

APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP



Return completed application to:

City Clerk's Office
220 W. Mulberry
P.O. Box 1106
Sherman, TX 75091
Fax: (903) 892-7394

Please type or use black ink
Please complete one application for each board or commission membership
Please limit attachments to two pages
For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name: Nathaniel Lightfoot

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board
or Commission: Keep Sherman Beautiful

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information	Occupational Information
Home Address: <u>1042 S. Idlewild dr., Sherman 75090</u>	Business Name: <u>Texoma Community Center</u>
Mailing Address: <u>same</u>	Occupation: <u>Counselor + program manager</u>
Telephone: <u>903-486-5825</u> Fax: <u>n/a</u>	Address: <u>315 W. McLain, Sherman 75092</u>
E-Mail: <u>nlightfoot@gmail.com</u>	Telephone: <u>903-957-4816</u> Fax: <u>n/a</u>
Sherman Resident for _____ years County: <u>Grayson</u>	E-Mail: <u>nlightfoot@texomacc.org</u>
Drivers License No.: <u>20582218</u>	
Voter Registration No.: <u>2142875704</u> ✓	

Which Council District do you live in? (see attached map) 3 ✓

Prior work experience: (please include dates)

- Child Protective Services 2008-2016, Family Based Safety Services + Investigations
- Vandergriff Hyundai 2005-2008, Automotive Technician

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 2006

Business College, Correspondence School, Adult Education, Other?

Name of College/University: University of North Texas ☒ Bachelor's ☐ Master's ☐ PhD

Volunteer Work: (please include dates)

- Sherman Animal Shelter 2019 - Current
- Aguerencia Community Bike Shop 2008-2012
- Great Days of Service 2012 - Current
- Bikers Against Child Abuse 2014-2019

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

n/a

Taxes - No

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? n/a

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?
I believe that my passion for art + a lively, beautiful community would serve well on the board.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

- 1) I believe that getting our citizens actively engaged in their community is extremely important. Finding new activities and ways to draw citizens to get involved in projects that will directly affect their neighborhoods + surroundings can boost their investment + result in increased pride + quality of life. People proud of their neighborhoods, parks, + community, are more likely to help maintain them.
- 2) Making sure that the city is working towards long-term solutions for how to improve and stay beautiful while it is growing rapidly. Continuing to improve local infrastructure that will be sustainable + efficient. Working on building a more bike + pedestrian friendly city can not only save the city money on road repairs, but also improve traffic to local businesses + improve our environment as a whole.
- 3) As more people move into Sherman from outside areas, it's important to get everyone informed + involved in their communities. It's important to help get them connected + to start sharing the many wonderful things the city has to offer. Ensuring that everyone knows about local events, parks, + other resources + that there is easy access to that information.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

I have an undergraduate certificate in volunteer + community resource management. I am an Eagle Scout + have always been passionate about improving my community.

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

n/a

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☐ Yes ☒ No
Comments: n/a

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: Arto Zx

Date: 3/5/2020

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 03/16/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2020 Council Calendar

2020

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

FEBRUARY						
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MARCH						
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29	30	31				

APRIL						
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26	27	28	29	30		

MAY						
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24	25	26	27	28	29	30
31						

JUNE						
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JULY						
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AUGUST						
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SEPTEMBER						
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27	28	29	30			

OCTOBER						
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25	26	27	28	29	30	31

NOVEMBER						
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29	30					

DECEMBER						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

1/20/2020	Martin Luther King, Jr. Day/ Called City Council Meeting on 1/21/2020
2/12/2020	Called Council Meeting - Training Session for Council Members
4/24/2020	Called Budget Planning Meeting in Council Chambers
6/11/2020	Called Budget Workshop in the Council Chambers
6/12/2020	Called Budget Workshop in the Council Chambers
9/7/2020	Labor Day/ Called City Council Meeting on 9/8/2020

[illegible]