

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, FEBRUARY 18, 2013
5:00 P.M.**

- A.1 [CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN](#)
- A.2 [PLEDGE OF ALLEGIANCE](#)
- A.3 [INVOCATION BY COUNCIL MEMBER JASON SOFEY](#)
- A.4 [APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 4, 2013](#)

Public Hearing

- B.1 [INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5763](#)
Providing for Permanent “Stop” Signs at the Intersections of Cleveland Avenue and Mulberry Street, Harrison Avenue and Lowell Avenue, Carr Avenue and Chaffin Street, Carr Avenue and Pecan Street, Carr Avenue and Mulberry Street, Carr Avenue and Lowell Avenue, Burdette Avenue and Houston Street, Burdette Avenue and Chaffin Street, Burdette Avenue and Pecan Street, Burdette Avenue and Mulberry Street, Burdette Avenue and Monroe Avenue, Andrews Avenue and Chaffin Street, Andrews Avenue and Pecan Street, Andrews Avenue and Mulberry Street, Andrews Avenue and Monroe Avenue, Colbert Avenue and Houston Street, Colbert Avenue and Pecan Street, Colbert Avenue and Mulberry Street, Colbert Avenue and Monroe Avenue, and Monroe Avenue and Elliott Avenue within the City Limits of the City of Sherman; Providing for a Penalty Provision
- B.2 [INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5764](#)
Establishing Maximum, Reasonable and Prudent Rates of Speed on Certain Portions of US 82 in the Corporate Limits of Sherman, Grayson County, Texas; Fixing Penalties for Violation Thereof; Declaring an Emergency
- B.3 [INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5765](#)
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District at 1602 FM 1417 West (Rumsey Development, Owners; James M. O’Bryan, D.V.M., Prospective Buyer; and Sartin & Associates, Inc., Surveyors)

Close Public Hearing and Consider Adoption of Ordinances

B.4 [ADOPTION OF ORDINANCES](#)

Consider Adoption of Ordinance Numbers:

- (a) 5763
- (b) 5764
- (c) 5765

B.5 [CONSENT AGENDA](#)

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

Resolutions

C.1 [RESOLUTION NO. 5741](#)

Changing the Name of a Portion of Pacific Street to Monroe Avenue

C.2 [RESOLUTION NO. 5742](#)

Recognizing that Tyson Fresh Meats, Inc. is a “Qualified Business” as Defined in Section 2303.402 of the Texas Enterprise Zone Act and Meets the Criteria for Designation as an Enterprise Project, as Set Forth in Section 2303, Subchapter F of the Act; Nominating the 2013 Ground Beef Additional Volume Project of Tyson Fresh Meats, Inc. located in an Enterprise Zone within the Sherman City Limits to the Office of the Governor Economic Development & Tourism through the Economic Development Bank as an Enterprise Project

Requests to Advertise

D.1 [* REQUEST TO ADVERTISE](#)

Seal Coat Emulsified Asphalt Oil and Stone

D.2 [* REQUEST TO ADVERTISE](#)

Agricultural Lease at the Wastewater Treatment Plant

Change Orders

D.3 [* CHANGE ORDER NO. 3](#)

Downtown Sherman Streetscape Project; Vessels Construction, a Division of VesCor, Inc.; \$5,131.93, Increase

Other Business

D.4 [OTHER BUSINESS](#)

Receive Presentation from Texoma Area Paratransit System (TAPS) Public Transit CEO/Executive Director Brad Underwood on TAPS’ Services and Expansion Plans

D.5 [OTHER BUSINESS](#)

Consider Calling a Special Meeting of the City Council to Receive a General Services Overview and Financial and Comprehensive Master Plan Updates

D.6 [* OTHER BUSINESS](#)

Replat Approval of Lots 5 and 6, Block 3, Wilsonwood Estates, containing 2.01 acres; Victor S. Pantuso and Tammy E. Roque, Owners; Sartin & Associates, Inc., Surveyors (2900 South Cathleen Lane and 6516 Carolyn Court)

D.7 [CITIZEN REQUESTS](#)

D.8 [MEDIA QUESTIONS](#)

D.9 [COUNCIL COMMENTS](#)

D.10 [ADJOURNMENT](#)

[COUNCIL CALENDAR](#)



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. A.1

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. A.2

PLEDGE OF ALLEGIANCE

The Honorable Jason Sofey, Council Member



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. A.3

INVOCATION BY COUNCIL MEMBER JASON SOFEY



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. A.4

APPROVE MINUTES
OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 4, 2013

STATE OF TEXAS

§

February 4, 2013

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on February 4, 2013.

MEMBERS PRESENT: MAYOR CARY WACKER; DEPUTY MAYOR PAM HOWETH.
COUNCIL MEMBERS JOHNSON, PLYLER, SOFEY, SOFTLY.

MEMBERS ABSENT: COUNCIL MEMBER SMITH.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 21, 2013. Deputy Mayor Howeth moved to approve the Minutes as presented; Second by Council Member Plyler. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 5739 – AUTHORIZING EXECUTION OF A DEPOSITORY CONTRACT WITH LANDMARK BANK
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEPOSITORY CONTRACT WITH LANDMARK BANK.

**RES 5739
DEPOSITORY
CONTRACT**

Robby Hefton, Assistant City Manager/CFO, introduced Scott Hailey, Landmark Bank President, and Sam Henry, Vice President.

He explained that the City has been with Landmark Bank for several years but the contract has expired. This resolution will extend the contract. Mr. Hefton said Landmark Bank has done an excellent job for the City and has provided services that haven't previously been provided and did so free of charge. The staff recommended renewal of the annual contract.

Mr. Henry said Landmark Bank appreciates the opportunity they have had over the last five years to serve as the City's depository and look forward to continuing that relationship.

ACTION TAKEN.

Motion by Council Member Softly to approve Resolution No. 5739, as presented. Second by Deputy Mayor Howeth.

VOTING AYE: Howeth, Johnson, Plyler, Sofey, Softly.

VOTING NAY: None.

MOTION CARRIED.

THANKS TO GUESTS

Mayor Wacker recognized several guests in the audience that were representing Consolidated Container. She thanked them for attending.

RESOLUTION NO. 5740 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH MARIO TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1912 EAST ALMA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MARIO TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1912 EAST ALMA AVENUE.

CONSENT AGENDA.

REQUEST TO ADVERTISE

WATER METERS

The City Council approved the request to advertise for the purchase of water meters for the Automated Meter Reading System. Water meters ranging in size from 5/8" to 2" must be purchased and must be compatible with the ITRON MVRs Automated Meter Reading System.

CONSENT AGENDA.

WASTEWATER TREATMENT PLANT HEADWORKS EAST BAR SCREEN REPLACEMENT IMPROVEMENTS PROJECT

The City Council approved the request to advertise for bids for the Headworks East Bar Screen Replacement Improvements Project at the Wastewater Treatment Plant. The current Capital Improvement Program contains a project for these improvements, which will be funded through bonds issued by the Greater Texoma Utility Authority on behalf of the City.

CONSENT AGENDA.

OTHER BUSINESS

RECEIVE PUBLIC WORKS DIRECTOR DON KEENE'S UPDATE ON THE FIELDER PARK NEIGHBORHOOD REVITALIZATION PILOT PROJECT

Don Keene, Public Works Director, presented an update on the Fielder Park Neighborhood Revitalization Pilot Project. After completion, the Council can determine whether or not the project was effective and determine if they want to consider other projects, which would be dependent on the availability of funding.

THANKS TO GUESTS

RES 5740
RESIDENTIAL
PROPERTY TAX
ABATEMENT
(1912 E. ALMA)

REQ TO ADVERTISE
WATER METERS

WWTP BAR SCREEN
REPLACEMENT

FIELDER PARK
REVITALIZATION
PILOT PROJECT

Neighborhood revitalization was an integral part of the City's Comprehensive Master Plan and its goal is to improve the quality of life and elevate the viability of the neighborhood. In the Master Plan, this goal was to include leverage of private reinvestment, was to be anchored by a vibrant neighborhood park, was to be funded annually by a dedicated source, and was to promote and leverage teamwork within the community.

Mr. Keene added that at the present time, there is no dedicated source of funding specifically for these types of projects. The Council chose to fund this project in the City's 2013 Capital Improvement Program.

The pilot program has been a team effort between the Parks and Recreation Department, the Public Works Department, Neighborhood Services, Code Enforcement, and local churches through the Great Days of Service.

The area of the project surrounds Fielder Park and includes an area bordered to the north by Pecan Street, to the east by Grand Avenue, to the south by Houston Street, and to the west by Throckmorton Street.

Improvements for the program include home repair assistance through Great Days of Service, and park and street improvements through the City. Park improvements will include sidewalk replacement and the addition of a portion of sidewalk to allow for walking around the entire park, bench replacement, gazebo improvements, basketball court replacement, a new playground, new lighting, and a new drinking fountain. The streets will be sealcoated, curbs will be repaired, and new street signs will be installed.

Total budgeted cost of the project is \$287,575 and Mr. Keene said the actual costs should be well under budget. The estimated completion date will be by the first of June 2013.

The playground equipment has been purchased and bids are being taken on the other items. Kevin Winkler, Parks and Community Service Director, was able to secure a matching grant for the playground equipment. Therefore the City will recognize a 50% savings and will get \$70,000 worth of equipment for a cost of \$35,000.

Mr. Keene said the staff is looking forward to completion of the project and the benefit it will bring to the citizens. Ongoing park planning efforts will identify candidates for similar projects in the future and where the City wants to go with the parks system as a whole.

If the City Council chooses to look at other similar projects in the future and if funds are available, this planning process will help determine potential candidates for the projects.

Mayor Wacker said the Council is really pleased with the project and thanked the staff for their work. She said they look forward to next year and as projects are completed throughout the City, citizens will appreciate what they see in their neighborhoods. She added that it builds pride in the community.

APPROVE QUARTERLY INVESTMENT REPORTS FOR PERIOD ENDING DECEMBER 31, 2012

The City Council approved the Quarterly Investment Reports for the period ending December 31, 2012 and includes the Operating portfolio and the CO Debt Proceeds portfolio. As of December 31, 2012, both portfolios were in compliance with applicable State laws and the City's Investment Policy.

**QUARTERLY
INVESTMENT
REPORTS**

The Operating portfolio had a book value of about \$20.2 million, and is appropriately liquid. Its weighted-average maturity increased to about 256 days, down from 307 days last period, because of maturing securities during the quarter. The portfolio yield of 0.36% for the quarter is higher than the benchmark yield of 0.11%. The portfolio value on the City's books is essentially equal to the market value of the overall portfolio.

The CO Debt Proceeds portfolio balance of about \$59,000 is essentially unchanged from the previous quarter. The portfolio remains adequately liquid, with all funds available within one day. Its yield of 0.17% for the quarter was higher than the benchmark yield of 0.11%. The portfolio value on the City's books is equal to the market value of the overall portfolio.

CONSENT AGENDA.

SITE PLAN APPROVAL FOR GK TRI-TEXAS LLC, OWNER; CONSOLIDATED CONTAINER COMPANY, L.L.C., TENANT; LIGHT & WOOTEN, GENERAL CONTRACTORS; AND JARED LIGHT, REPRESENTATIVE, UNDER ORDINANCE NO. 2252, ARTICLE IV, SECTION 410(2)(J) FOR AN ADDITIONAL TRAILER PARKING LOT FOR CONSOLIDATED CONTAINER IN THE BLALOCK INDUSTRIAL PARK DISTRICT AT 4201 U.S. HIGHWAY 75 SOUTH

**SITE PLAN APPROVAL
CONSOLIDATED
CONTAINER
PARKING LOT
(4201 HWY 75 SOUTH)**

The City Council approved the site plan for GK TRI-TEXAS LLC, for an additional trailer parking lot for Consolidated Container Company in the Blalock Industrial Park at 4201 U.S. Highway 75 South.

The project includes the construction of a 125' x 200' parking lot to accommodate 24 trailers. The new lot will be located east of the existing trailer parking lot.

The Planning and Zoning Commission recommended approval of the site plan.

CONSENT AGENDA.

SITE PLAN APPROVAL FOR GK TRI-TEXAS LLC, OWNER: CONSOLIDATED CONTAINER COMPANY, L.L.C., TENANT: LIGHT & WOOTEN CONSTRUCTION, GENERAL CONTRACTORS; AND JARED LIGHT, REPRESENTATIVE: UNDER ORDINANCE NO. 2252, ARTICLE IV, SECTION 410(2)(J) FOR CONSTRUCTION OF FOUR ADDITIONAL TRUCK LOADING DOCKS FOR CONSOLIDATED CONTAINER IN THE BLALOCK INDUSTRIAL PARK DISTRICT AT 4201 U.S. HIGHWAY 75 SOUTH

The City Council approved the site plan for GK TRI-TEXAS LLC, for the construction of four additional truck loading docks for Consolidated Container Company in the Blalock Industrial Park at 4201 U.S. Highway 75 South.

The project includes the construction of a 14' x 48' building to the north side of the existing building to house four additional truck loading docks. The exterior will be brick veneer.

The Planning and Zoning Commission recommended approval of the site plan.
CONSENT AGENDA.

CITIZENS REQUESTS

There were no citizen's requests.

MEDIA QUESTIONS

There were no media questions.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS (1)

ACTION TAKEN.

Motion by Council Member Plyler to reappoint David Sprowl to the Greater Texoma Utility Authority Board of Directors for a term from December 31, 2012 to December 31, 2014. Second by Council Member Softly.

VOTING AYE: Howeth, Johnson, Plyler, Sofey, Softly.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

NEIGHBORHOOD REVITALIZATION PROJECT

Council Member Sofey commended the City staff for their work with the Neighborhood Revitalization Project. The agenda also included a residential tax abatement for new construction. These are important programs to encourage infill development.

ANNOUNCEMENTS

Mayor Wacker said a new item for the agenda will be announcements where key information is shared that might be important to citizens.

**SITE PLAN APPROVAL
CONSOLIDATED
CONTAINER
LOADING DOCKS
(4201 HWY 75 SOUTH)**

CITIZEN'S REQUESTS

MEDIA QUESTIONS

**GTUA BOARD
OF DIRECTORS**

**NEIGHBORHOOD
REVITALIZATION
PROJECT**

ANNOUNCEMENTS

She added that the Mulberry Street Underpass will be closed February 5 through February 8, 2013 to allow for repairs on the Burlington Northern Santa Fe Railroad. Traffic will be detoured to other east – west roadways for safety reasons. Alternate routes include Brockett Street, Pecan Street, or Lamar Street toward the east or Houston Street toward the west.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:17 p.m.

ADJOURNMENT

MAYOR

CITY CLERK

City of Sherman Neighborhood Revitalization Pilot Project



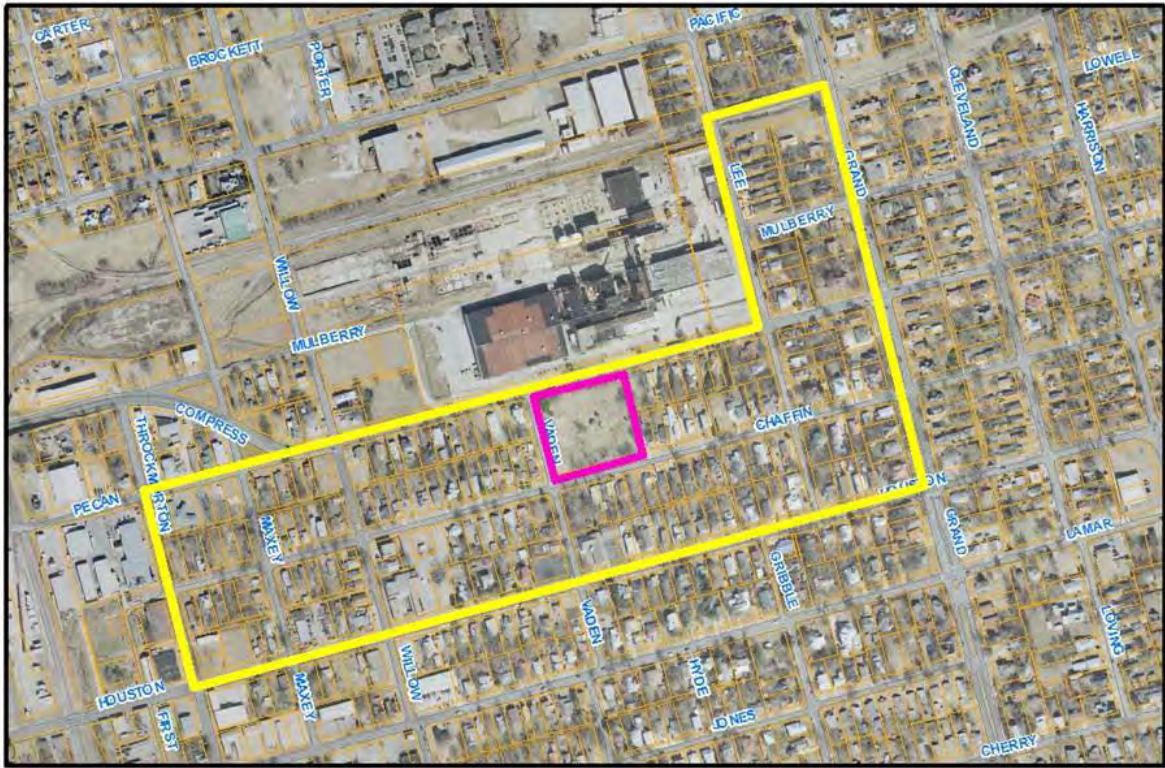
Fielder Park – 2/4/13 Update



Neighborhood Revitalization

- **Comprehensive Plan Priority #4 / Goal 7.2**
 - Improves quality of life and elevates neighborhood viability
 - Leverages private reinvestment
 - Anchored by a vibrant neighborhood park
 - Funded annually by a dedicated source
 - Promotes/leverages teamwork within our community
- **Team Effort**
 - Parks & Recreation
 - Public Works
 - Neighborhood Services
 - Code Enforcement
 - Local Churches (Great Days of Service)





Sherman Improvements

CLASSIC TOWN. BROAD HORIZON.

- Home Repair Assistance
 - Great Days of Service
 - 8 homes painted, 1 lot cleaned
- Park
 - Sidewalk replacement & addition
 - Bench replacement
 - Gazebo Improvement
 - Basketball Court Replacement
 - New Playground Equipment
 - New Lighting
 - New Drinking Fountain
- Streets
 - Seal Coating
 - Curb Repair
 - New Street Signs



Cost/Status of Improvements

Item	Estimated Completion	Budgeted Cost
Replace existing sidewalk	March	\$28,000
Add sidewalk along east side	March	\$8,125
Replace existing benches	April	\$5,250
Update existing gazebo	April	\$3,125
Replace existing court slab	April	\$39,700
New Playground Equipment with fall zone	April	\$137,500
New park lighting	May	\$20,625
New drinking fountain	May	\$6,250
Seal Coat & Curb Repair	May	\$21,000
Street Signs	May	\$6,000
Other	May	\$12,000
Total		\$287,575



GameTime Adrenaline Rush
Matching Funds Grant
\$35K (50%) Savings



- **We look forward to the completion of this project and the benefits it will provide to our citizens.**
- **Ongoing park planning efforts will identify candidates for potential similar projects in the future.**
- **Questions?**



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. B.1

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5763

**Providing for Permanent “Stop” Signs at the Intersections of Cleveland Avenue and Mulberry Street, Harrison Avenue and Lowell Avenue, Carr Avenue and Chaffin Street, Carr Avenue and Pecan Street, Carr Avenue and Mulberry Street, Carr Avenue and Lowell Avenue, Burdette Avenue and Houston Street, Burdette Avenue and Chaffin Street, Burdette Avenue and Pecan Street, Burdette Avenue and Mulberry Street, Burdette Avenue and Monroe Avenue, Andrews Avenue and Chaffin Street, Andrews Avenue and Pecan Street, Andrews Avenue and Mulberry Street, Andrews Avenue and Monroe Avenue, Colbert Avenue and Houston Street, Colbert Avenue and Pecan Street, Colbert Avenue and Mulberry Street, Colbert Avenue and Monroe Avenue, and Monroe Avenue and Elliott Avenue within the City Limits of the City of Sherman;
Providing for a Penalty Provision**

Issue

To consider introducing, seeking public input on, and adopting an ordinance providing for permanent “Stop” signs at the aforementioned intersections within the city limits

Background

Staff received a citizen request for the “Stop” signs and evaluated the request based on the criteria set forth by the Texas Manual on Uniform Traffic Control Devices.

Origination

City Engineer

Financial Consideration

The City’s cost for installing the signs, totaling approximately \$5,500.00 (time and materials)

Staff Recommendation

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

Alternatives

As directed by the Council

Attachments

Ordinance No. 5763

Exhibit (Location Map)

Prepared by:
Clay Barnett, City Engineer

Approved by:
George Olson, City Manager

ORDINANCE NO. 5763

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “STOP” SIGNS AT THE INTERSECTIONS OF CLEVELAND AVENUE AND MULBERRY STREET, HARRISON AVENUE AND LOWELL AVENUE, CARR AVENUE AND CHAFFIN STREET, CARR AVENUE AND PECAN STREET, CARR AVENUE AND MULBERRY STREET, CARR AVENUE AND LOWELL AVENUE, BURDETTE AVENUE AND HOUSTON STREET, BURDETTE AVENUE AND CHAFFIN STREET, BURDETTE AVENUE AND PECAN STREET, BURDETTE AVENUE AND MULBERRY STREET, BURDETTE AVENUE AND MONROE AVENUE, ANDREWS AVENUE AND CHAFFIN STREET, ANDREWS AVENUE AND PECAN STREET, ANDREWS AVENUE AND MULBERRY STREET, ANDREWS AVENUE AND MONROE AVENUE, COLBERT AVENUE AND HOUSTON STREET, COLBERT AVENUE AND PECAN STREET, COLBERT AVENUE AND MULBERRY STREET, COLBERT AVENUE AND MONROE AVENUE, AND MONROE AVENUE AND ELLIOTT AVENUE WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That, from and after the passage of this ordinance permanent “Stop” signs shall be in place at the following locations within the corporate limits of the City of Sherman, Texas:

At the intersection of Cleveland Avenue and Mulberry Street, stopping north and southbound traffic on Cleveland Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Harrison Avenue and Lowell Avenue, stopping westbound traffic on Lowell Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Carr Avenue and Chaffin Street, stopping north and southbound traffic on Carr Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Carr Avenue and Pecan Street, stopping north and southbound traffic on Carr Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Carr Avenue and Mulberry Street, stopping north and southbound traffic on Carr Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Carr Avenue and Lowell Avenue, stopping eastbound traffic on Lowell Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Burdette Avenue and Houston Street, stopping north and southbound traffic on Burdette Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Burdette Avenue and Chaffin Street, stopping north and southbound traffic on Burdette Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Burdette Avenue and Pecan Street, stopping north and southbound traffic on Burdette Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Burdette Avenue and Mulberry Street, stopping north and southbound traffic on Burdette Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Burdette Avenue and Monroe Avenue, stopping northbound traffic on Burdette Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Andrews Avenue and Chaffin Street, stopping north and southbound traffic on Andrews Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Andrews Avenue and Pecan Street, stopping north and southbound traffic on Andrews Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Andrews Avenue and Mulberry Street, stopping north and southbound traffic on Andrews Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Andrews Avenue and Monroe Avenue, stopping northbound traffic on Andrews Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Colbert Avenue and Houston Street, stopping eastbound traffic on Houston Street, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Colbert Avenue and Pecan Street, stopping north and southbound traffic on Colbert Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Colbert Avenue and Mulberry Street, stopping north and southbound traffic on Colbert Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Colbert Avenue and Monroe Avenue, stopping northbound traffic on Colbert Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

At the intersection of Monroe Avenue and Elliott Avenue, stopping eastbound traffic on Monroe Avenue, as shown by the exhibit attached hereto and incorporated herein for all purposes.

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

SECTION 3. That, from and after the erection of the “Stop” signs herein authorized, it shall be unlawful for the driver of any vehicle approaching such “Stop” signs to fail to bring such vehicle to a complete stop at a clearly-marked stop line; but, if none, then at the point nearest the intersecting roadway where the driver has a view of approaching traffic on the intersecting roadway before entering the intersection. Violators of this ordinance shall be subject to fine as provided in Section 1-6 of the Code of Ordinances of the City of Sherman, Texas, codified.

SECTION 4. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

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

SECTION 6. That 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 _____, 2013.

ADOPTED on this the _____ day of _____, 2013.

EFFECTIVE DATE on this the _____ day of _____, 2013.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



Sherman
CLASSIC TOWN, BROAD HORIZON,
Engineering Department





SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. B.2

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5764

Establishing Maximum, Reasonable and Prudent Rates of Speed on Certain Portions of US 82 in the Corporate Limits of Sherman, Grayson County, Texas; Fixing Penalties for Violation Thereof; Declaring an Emergency

Issue

The Texas Department of Transportation (TxDOT) is requesting speed zones on certain portions of US 82 in Sherman's city limits.

Background

TxDOT, as a result of construction and State change of speeds to 75 mph, has previously performed an engineering and traffic study and survey to determine the maximum, reasonable and prudent speeds for vehicles traveling upon US 82 within the city limits of the City of Sherman. Subsequently, TxDOT is requesting the City Council establish by ordinance increased speed zones along US 82. The proposed ordinance would replace Ordinance No. 5395 adopted at the August 7, 2006 City Council meeting.

Origination

Texas Department of Transportation

Financial Consideration

None

Staff Recommendation

It is recommended that TxDOT's recommended speed zones on the stated portion of US 82 be approved.

Alternatives

As may be directed by the City Council

Attachments

Ordinance No. 5764

Request from TxDOT dated January 29, 2013

Location Map

Ordinance No. 5395

Prepared by:
Clay Barnett, City Engineer

Approved by:
George Olson, City Manager

ORDINANCE NO. 5764

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ON CERTAIN PORTIONS OF US 82 IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY, TEXAS; FIXING PENALTIES FOR VIOLATION THEREOF; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, by authority and direction of the City Council of the City of Sherman, Texas, an engineering and traffic study and survey have been made by the Transportation Operations Office of the Texas Department of Transportation to determine the maximum, reasonable and prudent speeds for vehicles traveling upon the following named streets and highways and parts thereof, to facilitate the most effective use of said streets and highways and the safe and effective movement of vehicular traffic thereon; and

WHEREAS, such study and survey establishes, and it is so found by the City Council of the City of Sherman, Texas, that the following are the maximum, reasonable and prudent rates of speed for vehicular traffic upon said streets and highways and parts thereof;

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

SECTION 1. That no person shall drive a vehicle upon a public road, street and highway in the City of Sherman, Texas, at a speed greater than is reasonable and prudent under the conditions and circumstances then existing. Except when a special hazard exists that requires lower speeds for compliance with the above requirement, the limits hereinafter set out shall be lawful; but any speed in excess of the limits as hereinafter set out for the streets and highways and portions thereof to which they apply shall be prima facie evidence that the speed is not reasonable or prudent:

On US 82 main lanes, easterly from the West City Limit of Sherman for a distance of approximately 3.818 miles, a speed limit of 75 (seventy-five) miles per hour at all times as Authorized by Transportation Commission Minute Order 113390; thence easterly for a distance of approximately 3.389 miles, a speed limit of 70 (seventy) miles per hour at all times as Authorized by Transportation Commission Minute Order 110608; thence easterly for a distance of approximately 1.876 miles, a speed limit of sixty (60) miles per hour at all times to the East City Limit of Sherman as evidenced by the attached, which is hereby approved and made a part hereof.

SECTION 2. That any person violating the provisions of this ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine not exceeding FIVE HUNDRED AND NO/100 DOLLARS (\$500.00).

SECTION 3. That the fact that present traffic regulations are inadequate to control traffic in areas covered by this ordinance creates an emergency which is here and now declared, and all rules and regulations providing for the reading of ordinance is passed as an emergency measure and shall be in full force and effect from and after its passage and publication and after the installation of speed limit signs.

SECTION 4. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

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

SECTION 6. That 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 _____, 2013.

ADOPTED on this the _____ day of _____, 2013.

EFFECTIVE DATE on this the _____ day of _____, 2013.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



Texas Department of Transportation

1365 North Main Street • Paris, Texas 75469 • (903) 737-9498

January 29, 2013

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

Dear Mr. Olson:

Our District Traffic Office as recently studied the US 82 due to the construction and state change of speeds to 75 mph.

Attached is a sample speed zoning ordinance covering the proposed speed zone. The sample ordinance may be used in its present form, or may be rewritten, using the distances and speed limits given. This would replace city ordinance 5395 dated 8-7-2006.

Please present the proposed speed zoning plan to the city council for their review and passage of the required ordinance. When approved, **two (2) signed and sealed original copies of the completed ordinance should be sent to this office at the above address.**

Upon receiving the city ordinance arrangements will be made with the Sign Crew to have signs installed per ordinance. If you have any questions contact Kim Walker in the District Traffic Office at 903-737-9344 or at Kim.Walker@txdot.gov by contacting her, she can e-mail you a copy of the ordinance for making changes easier.

Sincerely,

Darius Samuels, P.E.
Traffic Engineer

DLS:akw
Attachments
Cc: David Selman
DTO file



ORDINANCE NO. 5395

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ON CERTAIN PORTIONS OF STREETS, HIGHWAYS AND PUBLIC PLACES IN THE CITY OF SHERMAN; PROVIDING FOR A REPEALER; FIXING PENALTIES FOR VIOLATION HEREOF; 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, by authority and direction of the City Council of the City of Sherman, Texas, an engineering and traffic study and survey have been made by the Transportation Operations Office and the Texas Department of Transportation to determine the maximum, reasonable and prudent speeds for vehicles traveling upon the following named streets and highways and parts thereof, to facilitate the most effective use of said streets and highways and the safe and effective movement of vehicular traffic thereon; and

WHEREAS, such study and survey establishes, and it is so found by the City Council of the City of Sherman, Texas, that the following are the maximum, reasonable and prudent rates of speed for vehicular traffic upon said streets and highways and parts thereof;

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

SECTION 1. No person shall drive a vehicle upon a public road, street and highway in the City of Sherman, Texas, at a speed greater than is reasonable and prudent under the conditions and circumstances then existing. Except when a special hazard exists that requires lower speeds for compliance with the above requirement, the limits hereinafter set out shall be lawful but any speed in excess of the limits as hereinafter set out for the streets and highways and portions thereof to which they apply shall be prima facie evidence that the speed is not reasonable or prudent:

On US 82 main lanes, easterly from the west city limits of Sherman for a distance of approximately 4.018 miles, a speed limit of seventy (70) miles per hour daytime and sixty-five (65) miles per hour nighttime as authorized by Transportation Commission Minute Order #110608; thence westerly for a distance of approximately 3.205 miles, a speed limit of seventy (70) miles per hour daytime and sixty-five (65) miles per hour nighttime as authorized by Transportation Commission Minute Order #110608; thence westerly for a distance of approximately

1.759 miles, a speed limit of fifty-five (55) miles per hour at all times to the east city limit of Sherman as evidenced by the attached which is hereby approved and made a part thereof.

SECTION 2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. Any person violating the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding TWO HUNDRED DOLLARS AND NO CENTS (\$200.00).

SECTION 4. The fact that present traffic regulations are inadequate to control traffic in areas covered by this Ordinance creates an emergency which is here and now declared, and all rules and regulations providing for the reading of Ordinance is passed as an emergency measure and shall be in full force and effect from and after its passage and publication and after the installation of speed limit signs.

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

INTRODUCED on this the 7th day of August, 2006.

ADOPTED on this the 7th day of August, 2006.

EFFECTIVE DATE on this the 7th day of August, 2006.

CITY OF SHERMAN, TEXAS

BY: 

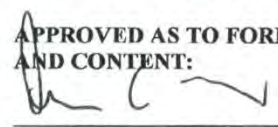
BILL MAGERS, MAYOR

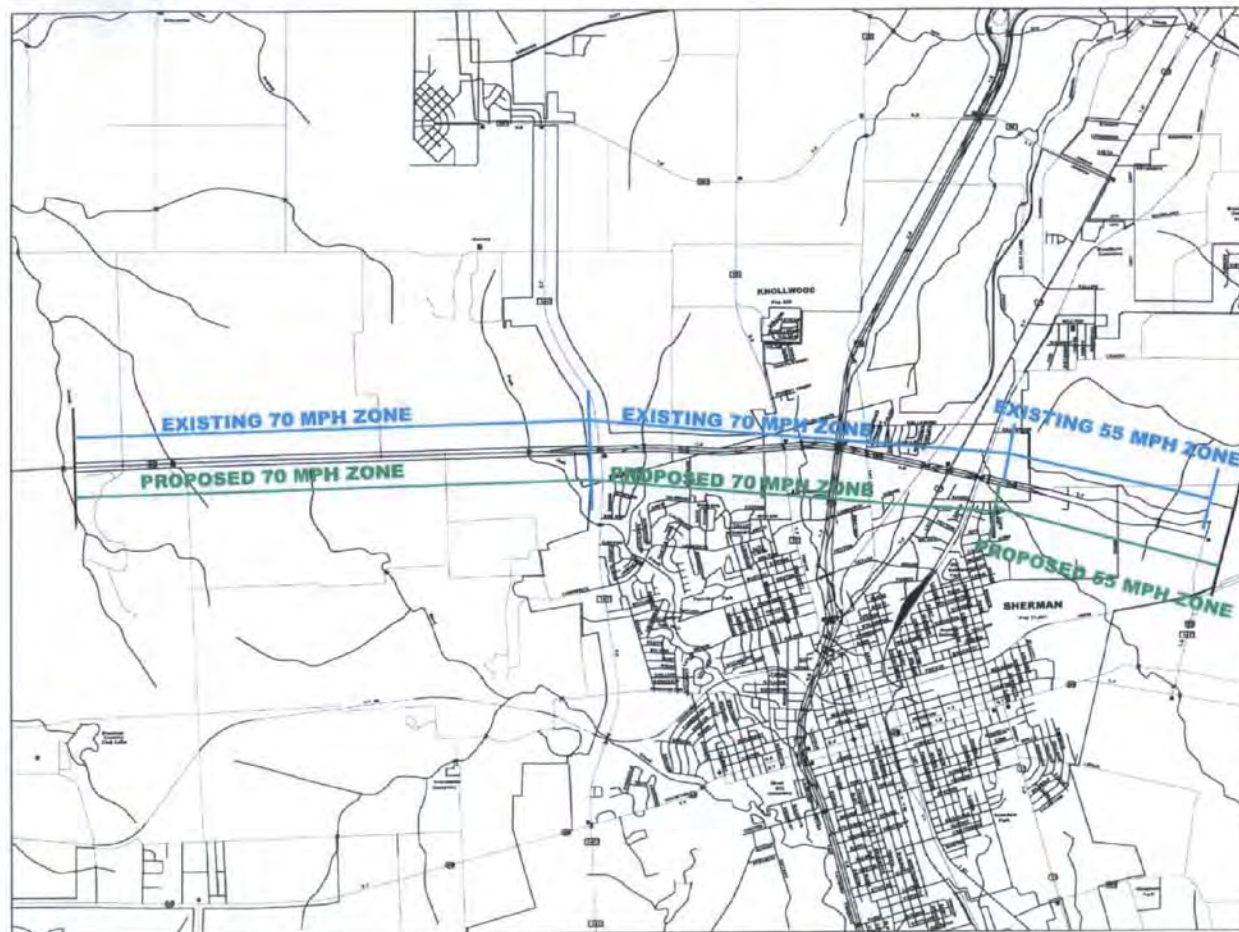
ATTEST:

BY: 

LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**


**DOREEN E. MCGOOKEY,
CITY ATTORNEY**





SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. B.3

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5765

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District at 1602 FM 1417 West (Rumsey Development, Owners; James M. O'Bryan, D.V.M., Prospective Buyer; and Sartin & Associates, Inc., Surveyors)

Issue

To consider the request of Rumsey Development (Owners), James M. O'Bryan, D.V.M. (Prospective Buyer), and Sartin & Associates, Inc. (Surveyors) concerning the property at 1602 FM 1417 West, being 18.16 acres in the William Martin Survey, Abstract No. 765, for a zone change and site plan approval from an R-1 (One Family Residential) District to a C-2 (General Commercial) District

Background

The property is located at 1602 FM 1417 West; the southwest corner of FM 1417 and Flanary Road. The prospective buyer would like to construct a 5,000 square foot, one story, stone/masonry veterinary clinic on the lot. Screening will be provided adjacent to residentially zoned properties as well as a 10' landscape and irrigation buffer along FM 1417.

Origination

Rumsey Development (Owners), James M. O'Bryan, D.V.M. (Prospective Buyer), and Sartin & Associates, Inc. (Surveyors)

Board Recommendation

At the January 22, 2013 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.

Attachments

Ordinance No. 5765; Location Map; Photograph; Site Plan; P&Z Communication Form; and Staff Review Letter

Prepared by:
Scott Shadden, Development Services Director

Approved by:
George Olson, City Manager

ORDINANCE NO. 5765

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-2 (GENERAL COMMERCIAL) DISTRICT AT 1602 FM 1417 WEST (RUMSEY DEVELOPMENT, OWNERS; JAMES M. O'BRYAN D.V.M., PROSPECTIVE BUYER; AND SARTIN & ASSOCIATES, INC., SURVEYORS); 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-2 (General Commercial) District at 1602 FM 1417 West, 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 William Martin Survey, Abstract No. 765, also being a part of the 38.96 acre tract of land described as Tract No. Two in Deed dated January 27, 1976 from Robert C. Gray, et ux, to J. O. Turley, et ux, recorded in Volume 1334, Page 165, Deed Records, Grayson County, Texas, and being more particularly described as follows to-wit:

BEGINNING at a railroad spike found marking the intersection of the center of Flanary Road, (a paved public road), the East line of said 38.96 acre tract, with the South Right-of-Way line of F.M. Highway No. 1417;

THENCE South 14 deg. 37 min. 16 sec. East, with the center of said Flanary Road, the East line of said 38.96 acre tract, a distance of 1304.08 ft. to a railroad spike set, said spike marking the Northeast corner of a 0.459 acre tract of land described in Deed dated April 15, 1993 from J.O. Turley to Carl Durall Rickerson, et ux, recorded in Volume 2280, Page 630, Real Property Records of said County;

THENCE South 75 deg. 25 min. 27 sec. West, a distance of 200.00 ft. to a steel rod set, said rod marking the Northwest corner of said 0.459 acre tract;

THENCE South 14 deg. 37 min. 16 sec. East, at a distance of 100.00 ft. passing a steel rod found, said rod marking the Southwest corner of said 0.459 acre tract, the Northwest corner of a 0.459 acre tract of land described first in Deed dated May 23, 1984 from Bob Fisher to Carl Durall Rickerson, et ux, recorded in Volume 1696, Page 508 of said Deed Records, and continuing along the West line of said tract, at a distance of 200.00 ft. passing the Southwest corner of said tract, the Northwest corner of another 0.459 acre tract of land described second in

the last mentioned Deed to Rickerson, and continuing for a total distance of 300.00 ft. to a steel rod found in an old fence, the South line of said 38.96 acre tract, said rod marking the Southwest corner of the last mentioned Rickerson tract;

THENCE South 75 deg. 27 min. 17 sec. West, along an old fence maintaining the South line of said 38.96 acre tract, a distance of 318.05 ft. to a steel rod set;

THENCE North 14 deg. 37 min. 16 sec. West, a distance of 1649.92 ft. to a steel rod set in the South Right-of-Way line of said F.M. Highway No. 1417;

THENCE in an Easterly direction with said South Right-of-Way line, the following calls and distances:

North 74 deg. 59 min. 00 sec. East, a distance of 350.54 ft. to a concrete Right-of-Way monument;

South 86 deg. 35 min. 00 sec. East, a distance of 158.10 ft. to a concrete Right-of-Way monument;

THENCE North 74 deg. 59 min. 00 sec. East, continuing with the South Right-of-Way line of said F.M. Highway No. 1417, a distance of 17.18 ft. to the point of beginning and containing 18.164 acres of land more or less.....

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 _____, 2013.

ADOPTED on this the _____ day of _____, 2013.

EFFECTIVE DATE on this the _____ day of _____, 2013.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



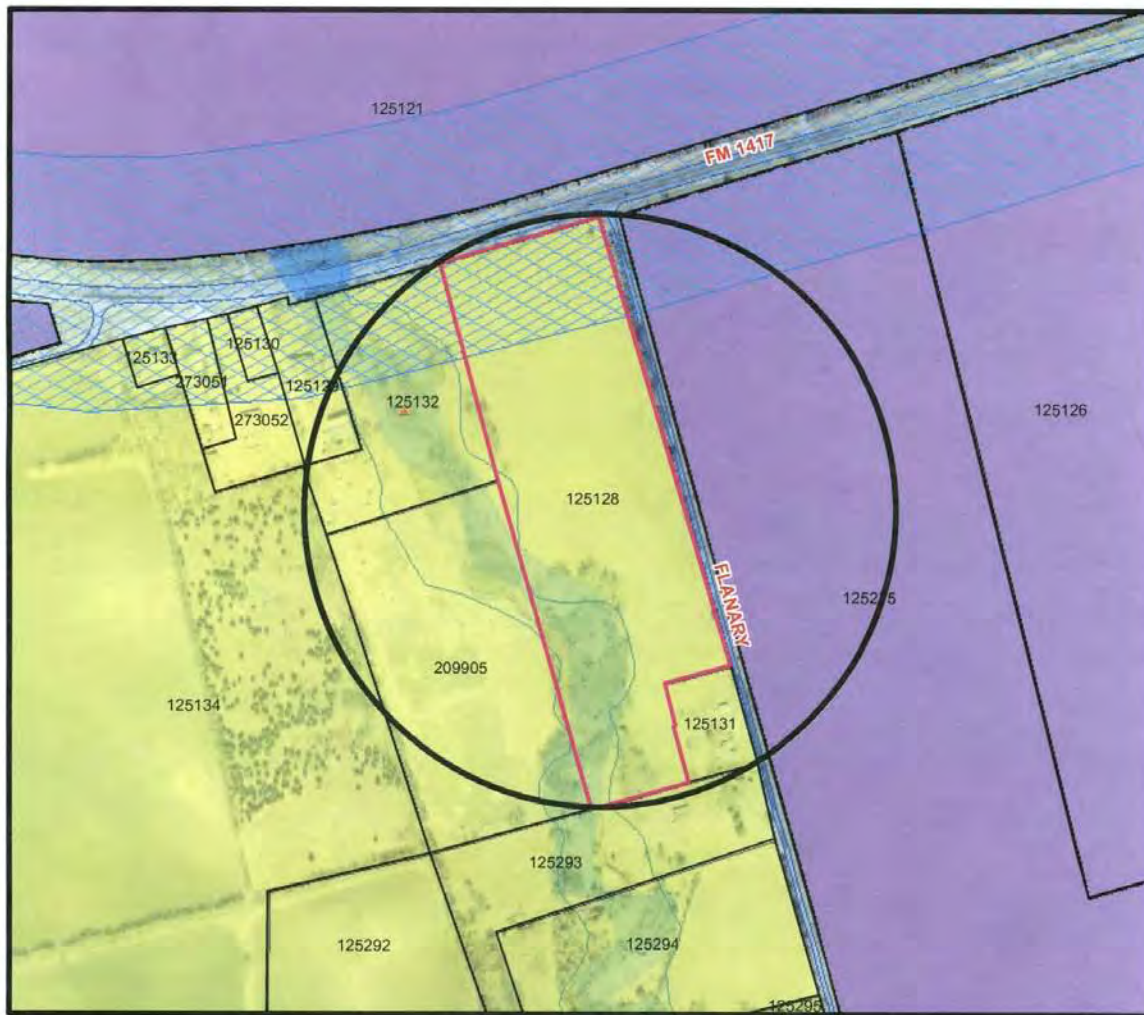
1602 FM 1417 West

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 515 feet



Zoning - 1602 FM 1417 West

Legend

--- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blaylock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park

City of Sherman, Texas
Developmental Services Department

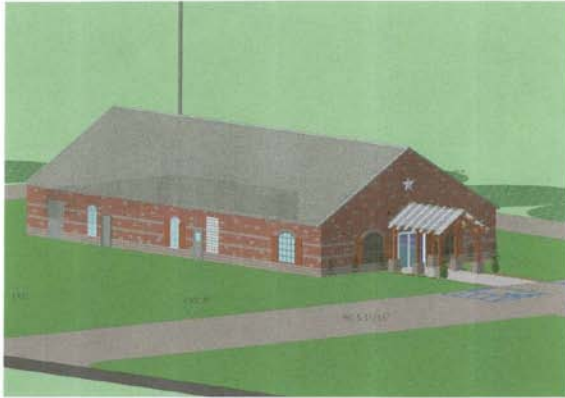
Sherman
CLASSIC TOWN. BROAD HORIZON.

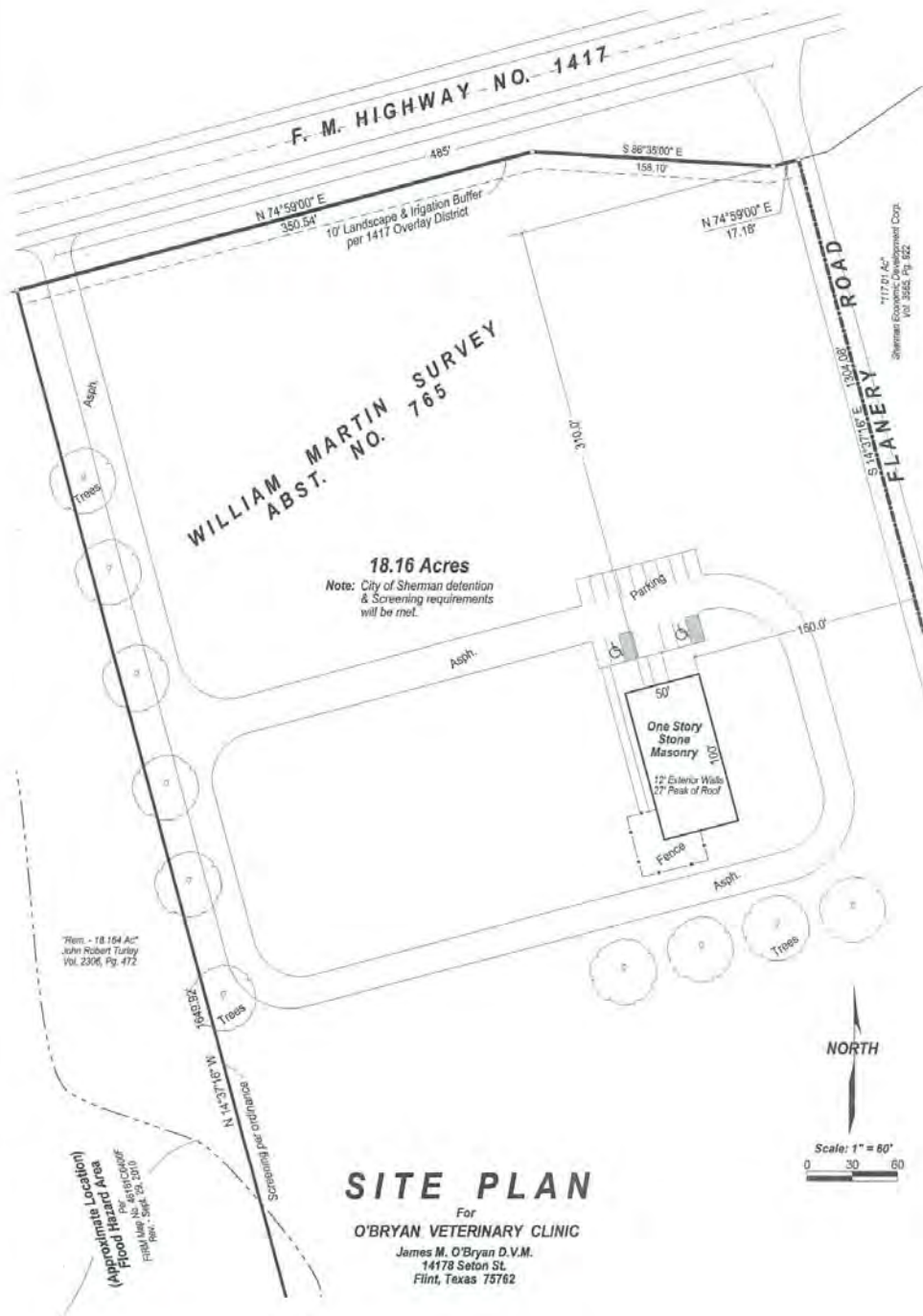


1 inch = 429 feet

1602 F.M. 1417 W.







SITE PLAN

For
O'BRYAN VETERINARY CLINIC

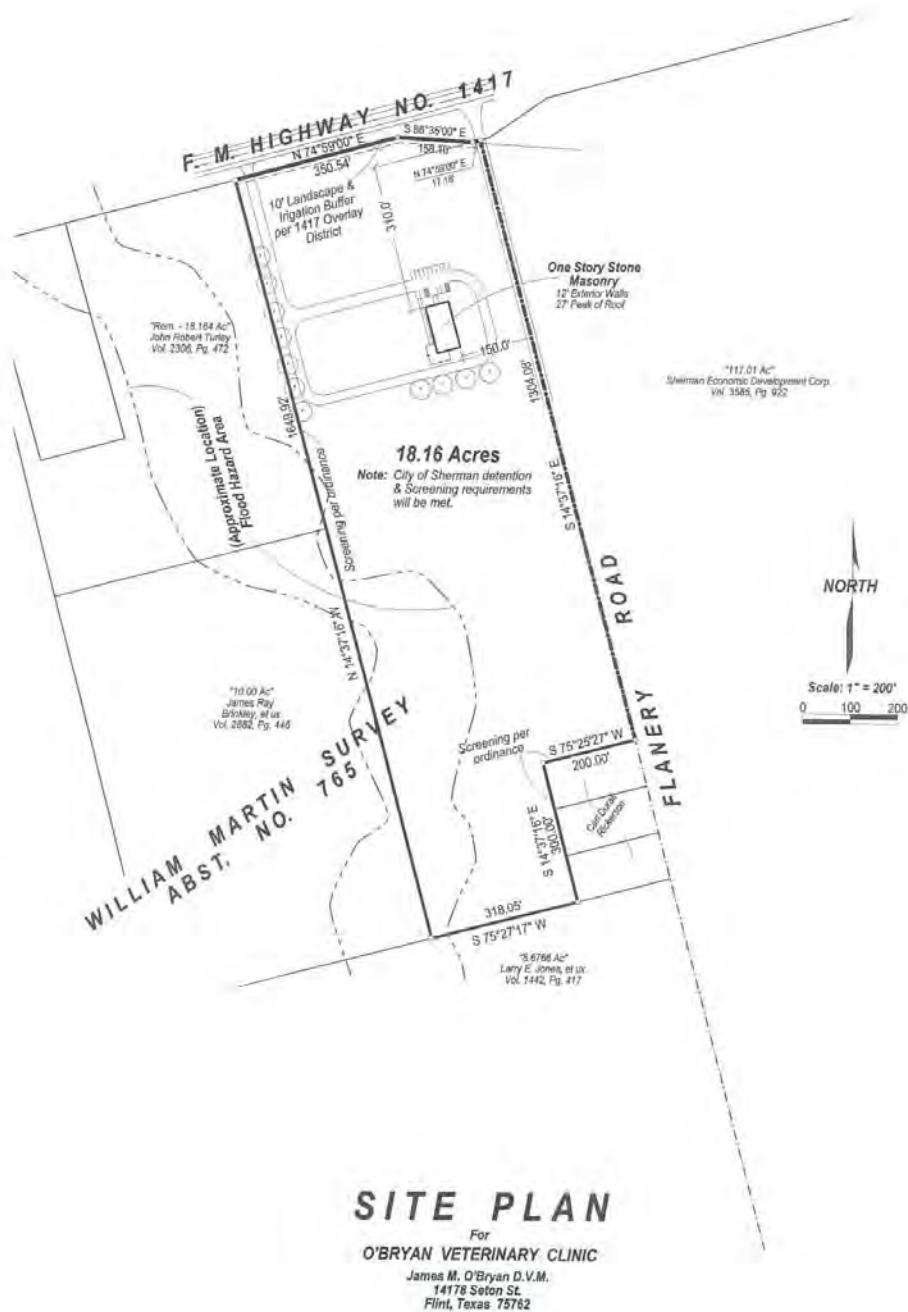
James M. O'Bryan D.V.M.
14178 Seton St.
Flint, Texas 75762

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

109 S. Travis, P. O. Box 1543 Sherman, Texas 75091 - 1543
Ph.: (903) 892-4003 Fax: (903) 868-2970 Email: msartin@gccicsp.com

O'BRYAN-VET2.pcs

"11721 Ac."
Sherman Economic Development Corp.
Vol. 3585, Pg. 622



SITE PLAN

For
O'BRYAN VETERINARY CLINIC

James M. O'Bryan D.V.M.
 14178 Seton St.
 Flint, Texas 75762

SARTIN & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS

109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
 Ph: (902) 892-8003 Fax: (902) 896-2970 Email: msartin@gccicap.com

O'BRYAN-VET2.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 22, 2013
Don Hicks, Chairman

Joe Gilbert, Vice-Chairman
Brad Morgan, Commissioner
Darren Tankersley, Commissioner
Ron Barton, Commissioner

Richard Barber, Commissioner
Ryan Michael Kreck, Commissioner
Sam Thorpe, Commissioner
Ronnie Dutton, Commissioner

1602 FM 1417 West
Being 18.16 acres in the William Martin Survey, Abstract No. 765
Zone Change & Site Plan

Requested Action/Proposed Use:

Planning and Zoning Commission

- Zone Change and site plan approval from an R-1 (One Family Residential) District to a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.
- Site plan approval for O'Bryan Veterinary Clinic

Background:

The property is located at 1602 FM 1417 West; the southwest corner of FM 1417 and Flanary Road. The prospective buyer would like to construct a 5,000 square foot, one story, stone/masonry veterinary clinic on the lot. Screening will be provided adjacent to residentially zoned properties as well as a 10' landscape and irrigation buffer along FM 1417.

Adjacent Zoning:

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

Origination:

Rumsey Development (Owners), James M. O'Bryan, D.V.M. (Prospective Buyer) and Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

6

Objections Received:

0

Attachments:

Location map

Photographs

Site Plan

Staff Review Letter

Prepared by:

Patsy Reeves,

Developmental Services Secretary

Approved by:

Scott Shadden,

Director of Developmental Services

**STAFF REVIEW LETTER**

January 16, 2013

REVISED – CORRECTED DATE

Rumsey Investments
1505 Terlingua Court
Allen, TX 75013

James M. O'Bryan
14178 Seton St.
Flint, TX 75762

Brian Rumsey
6617 Village Springs Dr.
Plano, TX 75024

Dear Applicants,

Your request for a zone change and site plan approval for O'Bryan Veterinary Clinic for the property located at 1602 FM 1417 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2013 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 zoning, 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 O-1.1 (FM 1417) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Parking is permitted on paved surfaces only; concrete or asphalt.
4. All parking shall be on private property and shall not encroach into FM 1417 right-of-way.
5. Screening shall be provided abutting residentially zoned property.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. The location of trash receptors shall be reviewed for approval by the Engineering Department (903.892.7208).
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. Drive approaches shall conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
10. As FM 1417 expands in the future, the driveway may be limited to right-in and right-out.
11. Detention in accordance with City criteria is required.
12. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department.
13. A utility, drainage and grading plan shall be provided and approved by the City of Sherman Engineering Department.
14. If the parcel is divided in the future, platting will be required.
15. If the development accesses Flanary Road, escrow will be required.
16. Grayson County septic requirements are to be met.
17. Water Pro-Rata in the amount of \$7,629.60 is to be paid.

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.

1602 FM 1417 West – Zone Change/Site Plan – P&Z – 1/22/13

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

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

Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Clay Barnett, City Engineer

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



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. B.4

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 5763, 5764 and 5765

B.1 INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5763

Providing for Permanent “Stop” Signs at the Intersections of Cleveland Avenue and Mulberry Street, Harrison Avenue and Lowell Avenue, Carr Avenue and Chaffin Street, Carr Avenue and Pecan Street, Carr Avenue and Mulberry Street, Carr Avenue and Lowell Avenue, Burdette Avenue and Houston Street, Burdette Avenue and Chaffin Street, Burdette Avenue and Pecan Street, Burdette Avenue and Mulberry Street, Burdette Avenue and Monroe Avenue, Andrews Avenue and Chaffin Street, Andrews Avenue and Pecan Street, Andrews Avenue and Mulberry Street, Andrews Avenue and Monroe Avenue, Colbert Avenue and Houston Street, Colbert Avenue and Pecan Street, Colbert Avenue and Mulberry Street, Colbert Avenue and Monroe Avenue, and Monroe Avenue and Elliott Avenue within the City Limits of the City of Sherman; Providing for a Penalty Provision

B.2 INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5764

Establishing Maximum, Reasonable and Prudent Rates of Speed on Certain Portions of US 82 in the Corporate Limits of Sherman, Grayson County, Texas; Fixing Penalties for Violation Thereof; Declaring an Emergency

B.3 INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5765

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District at 1602 FM 1417 West (Rumsey Development, Owners; James M. O’Bryan, D.V.M., Prospective Buyer; and Sartin & Associates, Inc., Surveyors)



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. B.5

CONSENT AGENDA

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

D.1 *REQUEST TO ADVERTISE

Seal Coat Emulsified Asphalt Oil and Stone

D.2 *REQUEST TO ADVERTISE

Agricultural Lease at the Wastewater Treatment Plant

D.3 *CHANGE ORDER NO. 3

Downtown Sherman Streetscape Project; Vessels Construction, a Division of VesCor, Inc.; \$5,131.93, Increase

D.6 *OTHER BUSINESS

Replat Approval of Lots 5 and 6, Block 3, Wilsonwood Estates, containing 2.01 acres; Victor S. Pantuso and Tammy E. Roque, Owners; Sartin & Associates, Inc., Surveyors (2900 South Cathleen Lane and 6516 Carolyn Court)



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. C.1

RESOLUTION NO. 5741

Changing the Name of a Portion of Pacific Street to Monroe Avenue

Issue

To consider a proposed name change for a portion of Pacific Street, from Andrews Avenue east to the dead end

Background

Pacific Street is an existing roadway that was constructed in the Belmont Addition. This section of Pacific Street that staff is proposing to rename is currently built as a continuation of Monroe Avenue and is not connected to the section of Pacific Street west of Harrison Avenue. Because of the bend in the roadway on Monroe Avenue at this location, this current intersection of Andrews Street, Monroe Avenue, and Pacific Street is confusing. Staff is recommending changing the name of the proposed section of street to add clarity to the navigation of streets in this area. There are no addresses for this section of Pacific Street, so no residential households will be affected by this street name change.

Origination

City Engineer

Financial Consideration

Approximately \$375.00 for street signs

Staff Recommendation

It is recommended that the City Council approve the renaming of a portion of Pacific Street to Monroe Avenue.

Alternatives

The street name could remain Pacific Street.

Attachments

Resolution No. 5741

Exhibit "A" – Sketch

Prepared by:
Clay Barnett, City Engineer

Approved by:
George Olson, City Manager

RESOLUTION NO. 5741

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CHANGING THE NAME OF A PORTION OF PACIFIC STREET TO MONROE AVENUE; 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, from and after the effective date of this resolution, the portion of Pacific Street east of Andrews Avenue to the dead end, as dedicated to the City of Sherman by Belmont Addition, Volume 277, Pages 32 of the Plat Records of Grayson County, Texas, shall be known as Monroe Avenue, the location of which is shown on the attached Exhibit "A".

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 _____, 2013.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



Sherman
CLASSIC TOWN. BROAD HORIZON.
Engineering Department





SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. C.2

RESOLUTION NO. 5742

Recognizing that Tyson Fresh Meats, Inc. is a “Qualified Business” as Defined in Section 2303.402 of the Texas Enterprise Zone Act and Meets the Criteria for Designation as an Enterprise Project, as Set Forth in Section 2303, Subchapter F of the Act; Nominating the 2013 Ground Beef Additional Volume Project of Tyson Fresh Meats, Inc. located in an Enterprise Zone within the Sherman City Limits to the Office of the Governor Economic Development & Tourism through the Economic Development Bank as an Enterprise Project

Issue

This resolution would nominate Tyson Fresh Meats, Inc. (Tyson) as a State enterprise project. The selection of State enterprise projects is made by the Governor’s Office.

Background

Tyson has plans to expand its meat-packing operations by adding a new line of equipment. This investment of about \$5.5 million is also expected to bring potentially dozens of new jobs as well. Tyson has requested that this project be considered for the State’s Enterprise Zone Program, which would allow them to receive certain State sales tax rebates as part of the project. Tyson was previously awarded Enterprise Zone status as part of their relocation to Sherman in 2005. In order to be considered for the State’s designation as an Enterprise Zone Project, this nomination from the City Council is required.

From a local incentives standpoint, Tyson has requested local incentives (direct grant and tax abatement) from the Sherman Economic Development Corporation (SEDCO) and the City. SEDCO is currently considering this request and will provide the City with a recommendation in the near future.

Origination

SEDCO and Tyson Fresh Meats, Inc.

Financial Consideration

There is no financial consideration to the City of Sherman in the recommended course of action.

Staff Recommendation

The staff recommends approval of this resolution in order to seek incentives from the State of Texas, but does not recommend the granting of local inducements beyond any incentive that SEDCO may grant.

Alternatives

The City Council could deny the Resolution.

Attachments

Resolution No. 5742 and Location Map

Prepared by:
Robby Hefton, Assistant City Manager/CFO

Approved by:
George Olson, City Manager

RESOLUTION NO. 5742

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RECOGNIZING THAT TYSON FRESH MEATS, INC. IS A "QUALIFIED BUSINESS" AS DEFINED IN SECTION 2303.402 OF THE TEXAS ENTERPRISE ZONE ACT AND MEETS THE CRITERIA FOR DESIGNATION AS AN ENTERPRISE PROJECT, AS SET FORTH IN SECTION 2303, SUBCHAPTER F OF THE ACT; NOMINATING THE 2013 GROUND BEEF ADDITIONAL VOLUME PROJECT OF TYSON FRESH MEATS, INC., LOCATED IN AN ENTERPRISE ZONE WITHIN THE SHERMAN CITY LIMITS TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK AS AN ENTERPRISE PROJECT; DECLARING AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Sherman has previously passed Ordinance No. 5634 electing to participate in the Texas Enterprise Zone Program; and the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. 5634; and

WHEREAS, the Office of the Governor Economic Development and Tourism ("EDT") through the Economic Development Bank will consider the Tyson Fresh Meats, Inc. 2013 Ground Beef Additional Volume Project (the "Tyson Project") as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Tyson Fresh Meats, Inc. has applied to the City for designation of the Tyson Project as an enterprise project; and

WHEREAS, the City finds that the Tyson Project meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Tyson Fresh Meats, Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site located in an enterprise zone and at least twenty-five percent (25.0%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals; and

2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The designation of the Tyson Project as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that the Tyson Project meets the criteria for tax relief and other incentives adopted by the City and nominates the Tyson Project for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City finds that it is in the best interest of the City to nominate the Tyson Project as an enterprise project pursuant to the Act;

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

SECTION 1. That the findings of the City and its actions approving this resolution taken at the City Council Meeting are hereby approved and adopted.

SECTION 2. That the City hereby nominates the Tyson Project for enterprise project status.

SECTION 3. That Tyson Fresh Meats, Inc. is a “qualified business”, as defined in Section 2303.402 of the Act and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

SECTION 4. That the enterprise project shall take effect on the date of designation of the enterprise project by the EDT and shall terminate five (5) years from that date.

SECTION 5. 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 _____, 2013.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

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



Sherman
CLASSIC TOWN, BROAD HORIZON,
Engineering Department

700 350 0 700 Feet





SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.1

*** REQUEST TO ADVERTISE**
Seal Coat Emulsified Asphalt Oil and Stone

Issue

Approve advertising for bids that will provide the City with seal coat stone and emulsified asphalt oil for annual street maintenance work

Background

Each year, the Street Maintenance Department evaluates and ranks all city streets to determine their need for maintenance. From the street evaluation process, a priority list of streets to be seal coated is prepared. The streets to be serviced during this upcoming season represent the third year of the four-year street improvement plan set by staff as part of the renewed Street Sales Tax Program. Advertising for seal coat materials early in the construction season should help to assure that adequate materials are available and can be purchased at the lowest possible price.

Origination

Street Maintenance Department

Financial Consideration

Funds to purchase seal coat stone and emulsified asphalt oil are provided in this year's Street Department budget. Cost of advertising is expected to be less than \$200.00.

Staff Recommendation

Proceed with advertising for vendors to provide seal coat stone and emulsified asphalt oil for the 2013 Street Maintenance Program.

Alternatives

As may be directed by the City Council

Attachments

None

Prepared by:
Clay Barnett, City Engineer

Approved by:
George Olson, City Manager



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.2

*** REQUEST TO ADVERTISE**

Agricultural Lease at the Wastewater Treatment Plant

Issue

Requesting permission to advertise for an agricultural lease on approximately 200 acres of City property at the Wastewater Treatment Plant

Background

The 200-acre tract was utilized for land application of biosolids in the past. The tract has been leased for agricultural purposes for the last three years; and the lease will expire on May 14, 2013.

Origination

Utilities Administration

Financial Consideration

The cost of advertising will be approximately \$200.00.

Staff Recommendation

It is recommended that the request to advertise be approved.

Alternatives

As may be directed by the Council

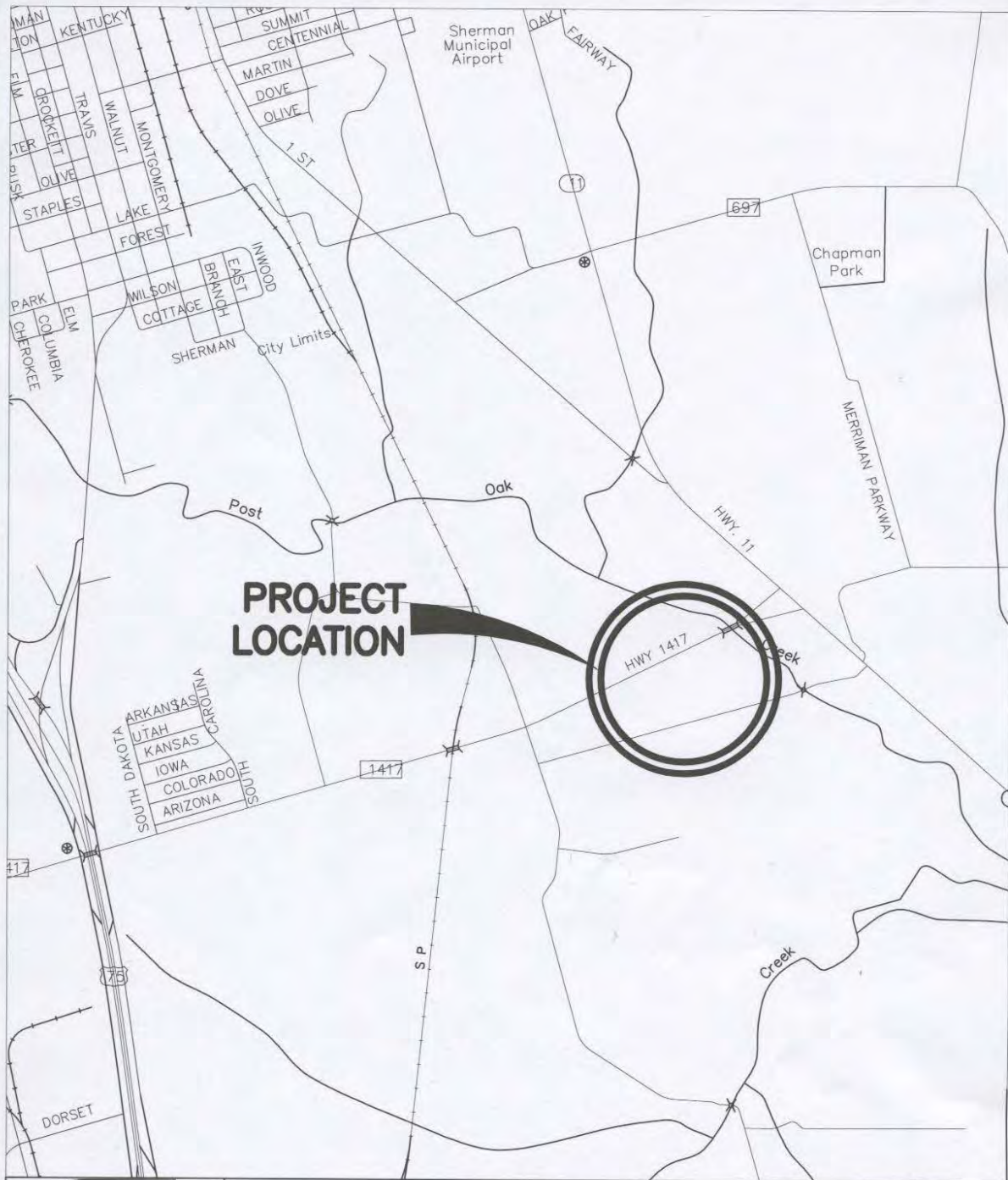
Attachments

Location Map

Agricultural Lease Area

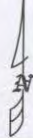
Prepared by:
Mark Gibson, Director of Utilities & Engineering

Approved by:
George Olson, City Manager



City of Sherman, Texas
**AGRICULTURAL LEASE
WASTEWATER TREATMENT PLANT**

PROJECT LOCATION MAP





City of Sherman, Texas
Engineering Department

EXHIBIT A
AGRICULTURAL LEASE AREA
WASTEWATER TREATMENT PLANT



0 200 400 800 Feet



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.3

*** CHANGE ORDER NO. 3**

**Downtown Sherman Streetscape Project; Vessels Construction,
a Division of VesCor, Inc.; \$5,131.93, Increase**

Issue

Change Order No. 3 is a final reconciliatory change order to adjust final project quantities for the Downtown Sherman Streetscape project.

Background

The Downtown Sherman Streetscape Project has been completed. The change order results in an increase of \$5,131.93 to the contract amount.

Origination

Engineering Department

Financial Consideration

The change order resulted in a \$5,131.93 increase in the total project cost, yielding a final revised contract amount of \$644,486.35. Funds are available in the current budget to cover this cost.

Staff Recommendation

It is recommended that Change Order No. 3 be approved.

Alternatives

As may be directed by the Council

Attachments

Change Order No. 3

Location Map

Prepared by:

Clay Barnett, P.E., City Engineer

Approved by:

George Olson, City Manager

CONSTRUCTION CONTRACT CHANGE ORDER NUMBER: 3

1. CONTRACTOR: Vesco, Inc. dba Vessels Construction
2. Change Order Work Limits: Sta. 15+00 to Sta. 20+00
3. Type of Change (on federal-aid non-exempt projects): Minor (Major/Minor)
4. Describe the change and the reason for the change order. When necessary, include exceptions to this agreement.

Quantity Rectification

CCSJ: 0045-03-045
Project: 0045-04-060
Highway: SH 56
County: Grayson
District: Paris
Contract Number: STP 2011(229) TE

5. New or revised plan sheet(s) are attached and numbered: _____

Each signatory hereby warrants that each has the authority to execute this Change Order.

By signing this change order, the contractor agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change. Further, the contractor agrees that this agreement is made in accordance with Item 4 and the Contract. Exceptions should be noted in the response for #5 above.

THE CONTRACTOR Date 02/06/13

By _____

Typed/Printed Name Bill Vessels

Typed/Printed Title President

The following information must be provided

Time Ext. #: _____ Days added on this C.O.: _____

Amt. added by this change order: \$5,131.93

For TxDOT use only:

Days participating: _____

Amount participating: _____

Signature _____ Date _____

Name/Title _____

RECOMMENDED FOR EXECUTION:

Name/Title _____ Date _____

Name/Title _____ Date _____

☐ APPROVED

☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____

☐ APPROVED

☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____

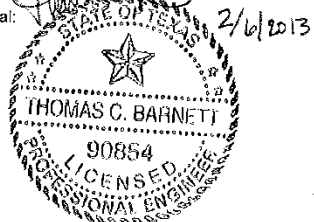
☐ APPROVED

☐ REQUEST APPROVAL

Thomas C Barnett PE/Sherman City Engineer 02/06/13

Name/Title _____ Date _____

Engineer's Seal:



Name/Title _____ Date _____

☐ APPROVED

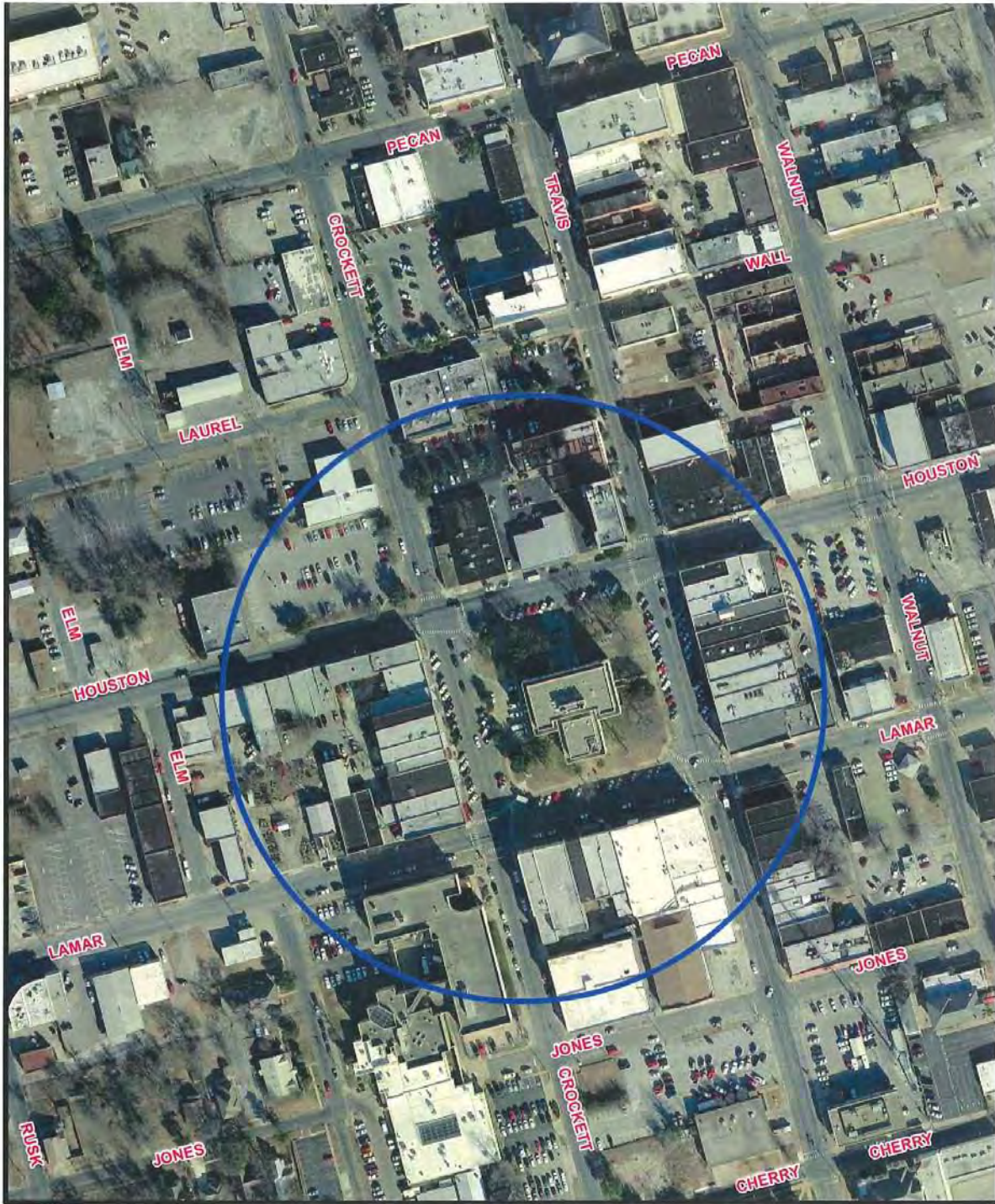
Date _____

CONSTRUCTION CONTRACT CHANGE ORDER NUMBER: 3

Estimated Cost: \$5,131.93

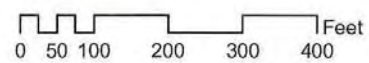
CCSJ: 0045-03-045 & 0045-04-060

Paid by Invoice? (☐ Yes ☐ No)**TABLE A: Force Account Work and Materials Placed into Stock**[illegible]**TABLE B: Contract Items**[illegible]



Sherman
CLASSIC TOWN. BROAD HORIZON.
Engineering Department

Downtown Streetscape Improvements





SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.4

OTHER BUSINESS

**Receive Presentation from Texoma Area Paratransit System (TAPS) Public Transit
CEO/Executive Director Brad Underwood on TAPS' Services and Expansion Plans**

Issue

Texoma Area Paratransit System (TAPS) Public Transit CEO/Executive Director Brad Underwood will present the City Council with an update on the services provided by TAPS Public Transit as well as their expansion plans.

Origination

Mayor Carolyn S. Wacker

Council Action Requested

This presentation is for information only; and no Council action is needed.

Alternatives

None recommended

Attachments

None

**Prepared and Approved by:
George Olson, City Manager**



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.5

OTHER BUSINESS

Consider Calling a Special Meeting of the City Council to Receive a General Services Overview and Financial and Comprehensive Master Plan Updates

Issue

Calling a special meeting of the City Council for 12:00 noon on a day during the week of March 11, 2013, to receive a general services overview and financial and comprehensive master plan updates

Background

There are several issues to discuss with the Council in preparation for the upcoming fiscal year 2013-2014 budget development cycle. The staff needs to provide a financial update to the Council, to provide an operational overview as a refresher for new Council members, and to discuss the status of progress on the Comprehensive Master Plan and other planning issues.

Origination

City Manager and Assistant City Manager

Financial Consideration

There is no financial impact to scheduling this meeting.

Staff Recommendation

It is recommended that the City Council, **by motion and order**, call a special City Council meeting for 12:00 noon on a day of its choosing during the week of March 11th.

Alternatives

In the alternative, the Council could choose to schedule this meeting for 12:00 noon on a day during the week of March 18th.

Attachments

None

Prepared by:
Robby Hefton, Assistant City Manager/CFO

Approved by:
George Olson, City Manager



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.6

*** OTHER BUSINESS**

**Replat Approval of Lots 5 and 6, Block 3, Wilsonwood Estates, containing 2.01 acres;
Victor S. Pantuso and Tammy E. Roque, Owners; Sartin & Associates, Inc., Surveyors
(2900 South Cathleen Lane and 6516 Carolyn Court)**

Issue

To consider Replat approval of Lots 5 and 6, Block 3, Wilsonwood Estates, containing 2.01 acres located at 2900 South Cathleen Lane and 6516 Carolyn Court

Background

The property is located in the Wilsonwood Estates Subdivision off of O.B. Groner Road in southwest Sherman. The owners would like to replat the property into one lot for residential development.

Origination

Victor S. Pantuso and Tammy E. Roque (Owners); Sartin & Associates, Inc. (Surveyors)

Board Recommendation

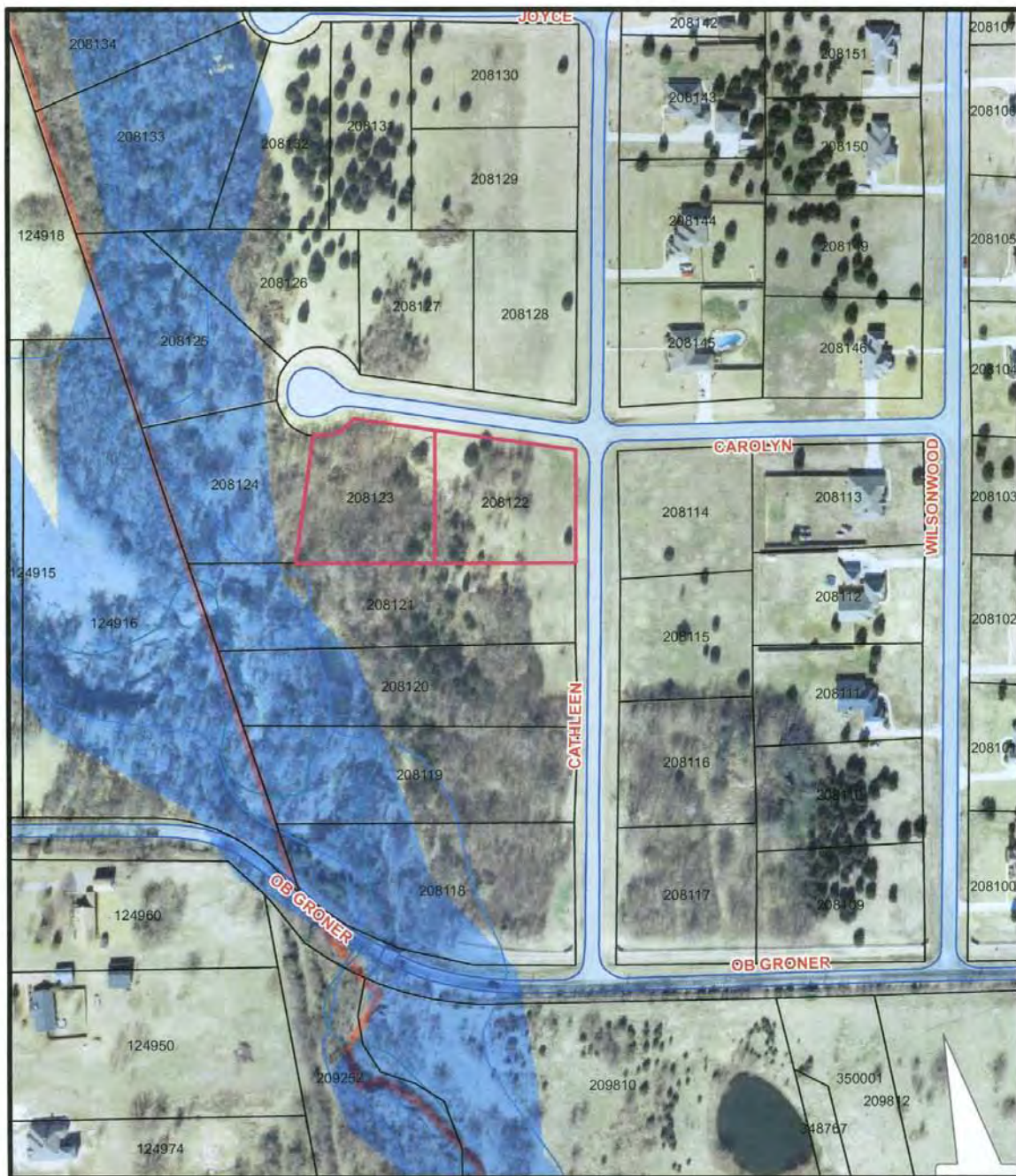
At the January 22, 2013 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the replat be approved.

Attachments

Location Map
Photos
Plat
P&Z Communication
Staff Review Letter

Prepared by:
Scott Shadden, Development Services Director

Approved by:
George Olson, City Manager



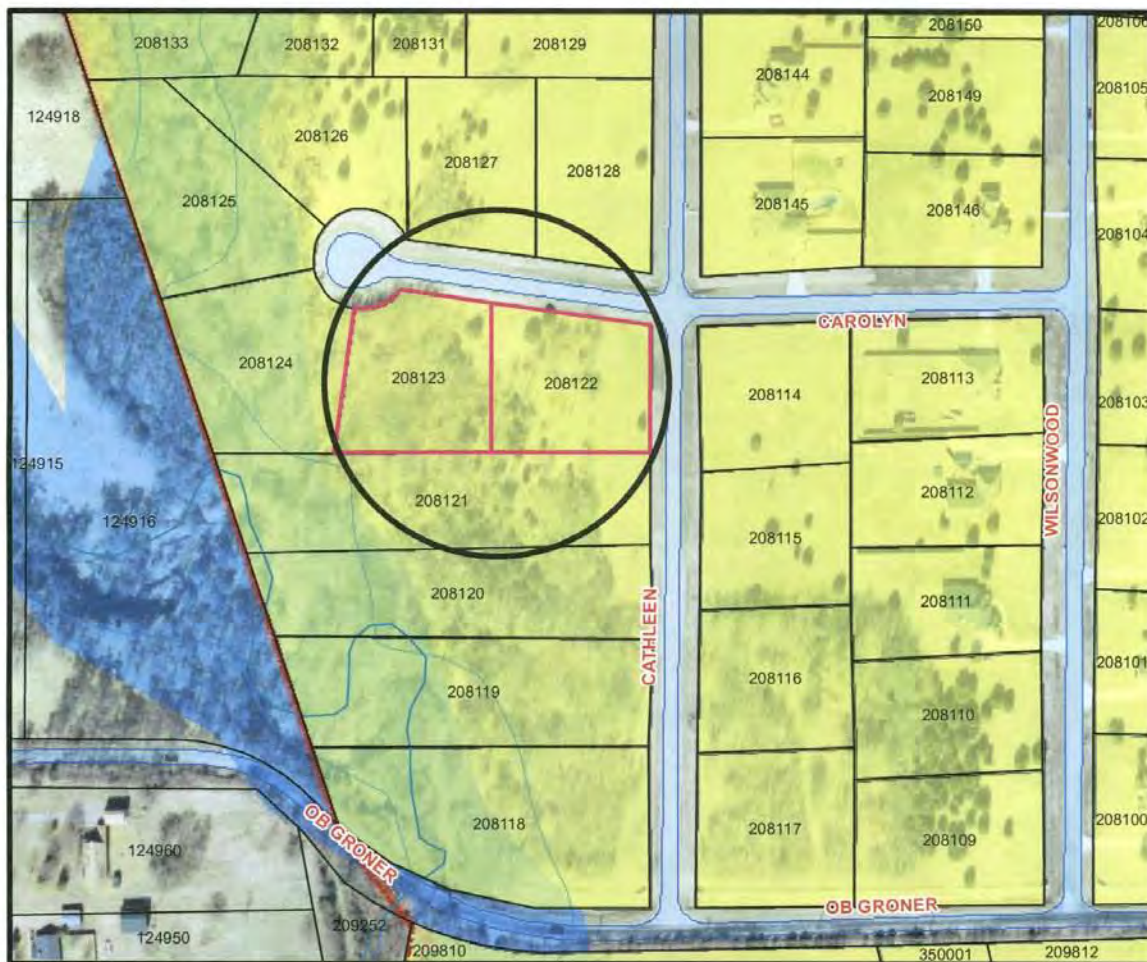
2900 S. Cathleen Lane & 6516 Carolyn Court

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 206 feet



Zoning - 2900 S. Cathleen Lane & 6516 Carolyn Court

Legend

--- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blaylock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 206 feet



**REPLAT OF
LOTS FIVE & SIX, BLOCK THREE,
WILSONWOOD ESTATES**

Volume 13, Page 18, P.R.G.C.T.
to the
CITY of SHERMAN, TEXAS

Owner & Developer
Victor S. Paulino & Tammy E. Riquel
3411 Mainframe Lane
Chattanooga, TN 37406
(615) 468-1421



SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
2014 S. Evans, P.O. Box 4001, Sherman, Texas 75082
Ph: (903) 966-0001 Fax: (903) 966-0010 Email: sartin@earthlink.net

SHEET 1 OF 2
WILWOODRPL175-4.pdf

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 22, 2013
Don Hicks, Chairman

Joe Gilbert, Vice-Chairman
Brad Morgan, Commissioner
Darren Tankersley, Commissioner
Ron Barton, Commissioner

Richard Barber, Commissioner
Ryan Michael Kreck, Commissioner
Sam Thorpe, Commissioner
Ronnie Dutton, Commissioner

6516 Carolyn Court and 2900 S Cathleen Lane
Being Lots 5 & 6, Block 3, Wilsonwood Estates
Replat

Requested Action/Proposed Use:

Replat approval of Lots 5 & 6, Block 3, Wilsonwood Estates.

Background:

This is a replat to combine two lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Victor S. Pantuso & Tammy E. Roque (Owners) and Sartin and Associates, Inc. (Surveyors).

Master Plan Designation:

Estate – Typically a large lot for residential use (1-5 acres) with open space and a rural street network. These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

30

Objections Received:

0

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared by:
Lisa Whitfield,
Engineering & Development Coordinator

Approved by:
Scott Shadden,
Director of Developmental Services

**STAFF REVIEW LETTER**

January 16, 2013

Wilsonwood Limited Partnership
% Great Plains
PO Box 1159
Columbus, NE 68601

Victor Pantuso & Tammy Roque
2411 Meadows Lane
Sherman, TX 75092

Dear Applicants,

The request for approval of a Replat of Lots 5 and 6, Block 3, Wilsonwood Estates for the property located at 6516 Carolyn Court and 2900 S Cathleen Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2013 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility providers are required verifying availability of service.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall conform to City of Sherman standards.
4. Building lines shall be removed from the plat.
5. Grayson County septic requirements are to be met.
6. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff as to not require resubmission to the Planning and Zoning Commission.

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

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

Respectfully,



Clay Barnett,
City Engineer

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Don Keene, Dir. of Public Works

Scott Shadden, Director of Development Services
Mark Gibson, Dir. of Engineering and Utilities
Lisa Whitfield, Engineering & Development Coordinator
Sartin and Associates, PO Box 1843, Sherman, TX 75091



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.7

CITIZEN REQUESTS

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.8

MEDIA QUESTIONS

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.9

COUNCIL COMMENTS

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. D.10

ADJOURNMENT

The Honorable Carolyn S. Wacker, Mayor



SHERMAN CITY COUNCIL

Agenda Communication Form

From: The Office of the City Manager

Date: 2-18-2013

Subject: Agenda Item No. N/A

COUNCIL CALENDAR

2013

JANUARY						
S	M	T	W	T	F	S
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FEBRUARY						
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APRIL						
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SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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DECEMBER						
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29	30	31				

09/02/2013	Labor Day/Called Council Meeting on 09/03/2013
