

# City of Nevada

## COUNCIL MEETING

Tuesday, October 6, 2020 7:00P.M.

### JOIN BY VIDEO

<https://cityofnevadatx.my.webex.com/cityofnevadatx.my/j.php?MTID=m4e4c787547a5c9aba9ad2dbea654452a>

Meeting (access code): 142 121 7808

Meeting password: SFiiBeXp899

### JOIN BY PHONE

+1-415-655-0001 US Toll

Meeting number (access code): 142 121 7808

Meeting password: 73442397

## AGENDA

*The City of Nevada reserves the right to realign the order of the Agenda at any time prior to adjournment.*

*If, during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the 'Act'), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sanctions and purposes:*

#### Texas Government Code Section

*§551.071 – Private consultation with the attorney for the City of Nevada*

*§551.072 – Discussing purchase, exchange, lease or value of real property*

*§551.073 – Discussing gifts and donations*

*§551.074 – Discussing personnel or to hear complaints against personnel*

*§551.087 – Discussing economic development negotiations*

**A. Call to Order:**

**Time:** \_\_\_\_\_

**B. Citizens to Speak Before the Council**

*This time is reserved for citizens to discuss items not listed on the Agenda. Citizens who have requested time to speak before the Council or who have signed the Sign-In sheet prior to the Council Meeting, may have three (3) minutes to address the Council. However, by law no action or discussion may be undertaken on these items, unless they are placed on the agenda of a future meeting.*

**C. New Business**

**a. Public Hearing: Panarican Properties - 401 Kerens St. Re-Plat JW Evans Block 9 lot divided into 2 lots.**

**Time in:** \_\_\_\_\_

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF COLLIN

Being a tract of land situated in the William Barker Survey, Abstract No. 50 and in the J.W. Foote Survey, Abstract No. 312, City of Nevada, Collin County, Texas and being all of Lot 3, Block 20, Lots 1-4, Block 21, Lot 3, Block 11, Lots 1-6, Block 12 and Lots 1-6, Block 22, of J.W. Evans Addition, an addition to the City of Nevada, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 82, Map Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" at the intersection of the west line of East Street and the north right-of-way line of Kerens Street (60' R.O.W.) for the southeast corner of said Lot 4, Block 22;

Thence, South 80°16'25" West, along the north right-of-way line of Kerens Street (60' R.O.W.) and the southerly lines of said Lots 4-6, Block 22 and Lots 4-6, Block 12, a distance of 627.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" at the intersection of north right-of-way line of Kerens Street (60' R.O.W.) and the east right-of-way line of Bryan Street (40' R.O.W.) for the southwest corner of said Lot 6, Block 12;

Thence, North 09°43'35" West, along the east right-of-way line of Bryan Street (40' R.O.W.) and the westerly line of said Lot 6, Block 12, a distance of 160.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 1, Block 12;

Thence, South 80°16'25" West, along the southerly line of Lot 3, Block 11 and the north line of a 20' alley, a distance of 140.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 3 and the southeast corner of Lot 2, of said Block 11;

Thence, North 09°43'35" West, along the common line of said Lots 2 and 3, Block 11, a distance of 140.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" on the southerly right-of-way line of Collin Street (60' R.O.W.) for the northwest corner of said Lot 3 and the northeast corner of said Lot 2;

Thence, North 80°16'25" East, along the southerly right-of-way line of Collin Street (60' R.O.W.), the northerly line of said Lot 3, Block 11 and the northerly lines of Lots 1 and 2, of said Block 12, a distance of 340.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said Lot 2 and the northwest corner of said Lot 3, Block 12;

Thence, North 09°43'35" West, along the easterly line of Lot 2, of said Block 20 and the westerly line of said Lot 3, Block 20, a distance of 200.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said Lot 2 and the northwest corner of said Lot 3, Block 20;

Thence, North 80°16'25" East, along the north lines of said Blocks 20 and 21, a distance of 509.50 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said Block 21 and on the west line of East Street;

Thence, South 00°21'25" East, along the west line of East Street, a distance of 506.76 feet to the Point of Beginning and containing 313,725 square feet or 7.202 acres of land.

**Time out:** \_\_\_\_\_

**b. Public Hearing: D&D Strickland re-plat WM Barker Survey, A-5-1.288  
Acres of land East side of Eve St. 140'North of Collins St.**

**Time In:** \_\_\_\_\_

LEGAL DESCRIPTION  
STATE OF TEXAS  
COUNTY OF COLLIN

Being a tract of land situated in the W.M. Barker Survey, Abstract No. 50, City of Nevada, Collin County, Texas and being part of a called 10.218 acre tract of land conveyed to Wayne Houseworth and Shirley Houseworth by deed recorded in Volume 2312, Page 402, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a mag nail set for the most westerly southwest corner of said 10.218 acre tract and being in the center of Eve Street (variable width R.O.W.);

Thence, North 03°26'29" West, along the center of said Eve Street and the west line of said 10.218 acre tract, a distance of 180.00 feet to a mag nail set for the southwest corner of a 1.289 acre tract of land conveyed to James A. Gracy and Barbara A. Gracy by deed recorded in Volume 2445, Page 528, Deed Records, Collin County, Texas;

Thence, North 86°23'16" East, along the south line of said 1.289 acre tract, a distance of 339.87 feet to a 1/2" iron pin found for the southeast corner of said 1.289 acre tract;

Thence, South 09°30'10" East, a distance of 142.89 feet to a 1/2" iron pin found for a re-entrant corner of said 10.218 acre tract and being on the north line of Block 18 of J.W. Evans Addition, an addition the City of Nevada, Texas, according to the plat thereof recorded in Volume 1, Page 82, Map Records, Collin County, Texas;

Thence, South 80°18'03" West, along a south line of said 10.218 acre tract and the north line of said Block 18 and Block 17 of said J.W. Evans Addition, a distance of 357.08 feet to the Point of Beginning and containing 56,099 square feet or 1.288 acres of land.

**Time Out:** \_\_\_\_\_

**c. Public Hearing: Shaun King, John Ratzman requesting Zoning Change from Agricultural to Neighborhood Services, for the property located at ABS A0554 John McMinn Survey Tract 40, South of Sims lane, west side of N 1138, directly across from Community Dr.**

**Time In:** \_\_\_\_\_

[N. F.M. 1138](#)

Being a certain tract of land out of the John McMinn Survey, Abstract No. 554, Collin County, Texas, same being that tract of land conveyed to John S. Ratzman, Yaneek M. Ratzman, & Robie Shaun King A/K/A Shaun King, by deed recorded in County Clerk's File Number 20190115000047880, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the West line of N. F.M. 1138 (public right-of-way), said corner being the Northeast corner of that tract of land conveyed to M.T. Bitker Trust, by deed recorded in County Clerk's File Number 20171022001447700, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 08 minutes 59 seconds West, along the North line of said Bitker tract, a distance of 1295.43 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Randy Hargrave, by deed recorded in County Clerk's File Number 20111228001397640, Official Public Records of Collin County, Texas and being along the East line of that tract of land conveyed to Robert S. Gage and Donald R. Gage, by deed recorded in Volume 2585, Page 151, Deed Records of Collin County, Texas;

THENCE North 00 degrees 20 minutes 45 seconds East, along the East line of said Gage tract, a distance of 350.00 feet to a point for corner, said corner being the Southwest corner of that tract of land conveyed to Carol Renee Sims, a single woman, by deed recorded in County Clerk's File Number 97-0008540, Official Public Records of Collin County, Texas, from which a 3/8 inch iron rod found, bears on-line, a distance of 1.21 feet for witness;

THENCE South 89 degrees 08 minutes 59 seconds East, along the South line of said Sims tract, passing at a distance of 661.48 feet to a 1/2 inch iron rod found on-line for reference at the Southeast corner of said Sims tract, and being the Southeast corner of that tract of land conveyed to Melvin Williams, by deed recorded in Volume 56625, Page 2241, Deed Records of Collin County, Texas, and also passing at a distance of 214.66 feet to a 1/2 inch iron rod found on-line for reference, said corner being the Southeast corner of said Williams tract, and being the Southwest corner of a tract of land conveyed to Amy Kathleen Williams, a single woman, by deed recorded in County Clerk's File Number 2018043000517520, Official Public Records of Collin County, Texas, and passing at a distance of 249.00 feet to a 1/2 inch iron rod found on-line for reference, said corner being the Southeast corner of said Williams tract (20180430000417520), and being the Southwest corner of a tract of land conveyed to Debra J. Willmon, by deed recorded in County Clerk's File Number 20170605000724970, Official Public Records of Collin County, Texas, and continuing a total distance of 1295.17 feet along the South line of Sims Lane (40 foot right-of-way) to a 1/2 inch iron rod found for corner, said corner being along the West line of said N. F.M. 1138, and being the Southeast corner of said Willmon tract;

THENCE South 00 degrees 18 minutes 14 seconds West, along the West line of said N. F.M. 1138, a distance of 350.00 feet to the POINT OF BEGINNING and containing 453,335 square feet or 10.41 acres of land.



**Time Out:** \_\_\_\_\_

**d. Discuss: Website under Construction – Discuss current website limitations, and New Website being built – City Secretary.**

**e. Executive Session**

***Govt. Code Sec.***

*§551.074 – Personnel - Applicants for appointment to the City Council.*

**Executive session in: \_\_\_\_\_**

**Executive session out: \_\_\_\_\_**

**Any action to be taken as a result of Executive Session?**

**D. Reports**

- a. Community ISD Council Representative (Travis Waddell)
- b. City Code Inspector, Travis Caperton - No Report
- c. Mayor’s Report - Suggestions for next meeting (Mayor Kinnard)
- d. City Secretary Report – (Judy Hill) **Waiting for quote from County on Eugene/CR 593**

**E. Consent Agenda**

*All items under 'E' Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately.*

- a. **Council Meeting September 15, 2020 Minutes.**

**F. Adjournment: \_\_\_\_\_**

**I, Judy Hill, City Secretary, certify that the above Agenda of the City of Nevada Council Meeting was posted at City Hall by 4:00, October 2, 2020.**

***NOTE:*** *The City of Nevada, Texas, City Council meets regularly on the first and third Tuesday of each month at 7:00 P.M. The Council adheres to the printed Agenda for official action. Any individual desiring official action on a matter should submit his/her request for the item to be placed on the official Agenda to the office of the City Secretary not later than fourteen (14) days prior to the Council Meeting.*