



WORK SESSION & REGULAR COUNCIL MEETING AGENDA

Tuesday August 17, 2021
7:00PM at City Hall

1. Call to Order and Declaration of Quorum

Time: _____

2. Invocation

3. Pledge of Allegiance to the United States of America

4. Greeting of Visitors

5. Items of Community Interest

6. Public comment

Citizens are invited to address the City Council with public comments. Comments regarding items for which notice has not been given will be limited to three minutes, prior to discussion of agenda items, and Council responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item. Comments that incite a breach of the peace are prohibited.

7. Approval of previous meeting's minutes, or notes – August 3, 2021 Minutes

8. Reports:

- a. City Secretary Report
- b. City Clerk Report
- c. Council Representative to Community ISD
- d. City Code Inspector
- e. Mayor's Report/Status: American Rescue Plan Act – Coronavirus Local Fiscal Recovery Fund application
- f. Financial Report
- g. Police Report

9. Work Session - No vote

Review and discuss agenda items.

Input from staff or counsel; only as requested by Mayor / Council or if asked to be recognized for points of order.

- a. Review: Safe Storage Zoning Ordinance 21-06 Boat/RV
- b. Review: Request from CISD for variance on vendor managed fireworks display within city limits for HS Homecoming event
- c. Review: Ashley Williams, has requested to speak to the council about developing land located at, FM 6, just before CR 596. ABS-A0673, 39.085 acres
- d. Review: Nevada Lakes West proposed Development
- e. Review: Discuss Budget 2021-2022
- f. Review: Certified Tax totals for 2021-2022
- g. Review: Comprehensive Plan - Council to discuss changes to the current Comp plan
- h. Review: Subdivision Regulations - Council to discuss changes to the Current Subdivision regulations

10. Business Session

Agenda documents and supporting material from the preceding Work Session agenda

Input from staff or counsel; only as requested by Mayor / Council or if asked to be recognized for points of order.

- a. Discuss/Take Action: Safe Storage Zoning Ordinance 21-06 Boat/RV
- b. Discuss/Take Action: Request from CISD for variance on vendor managed fireworks display within city limits for HS Homecoming event
- c. Discuss/Take Action: Nevada Lakes West proposed Development

11. Future Agenda Items

Future agenda items shall be designated by the Mayor. In addition, a motion and a second from any two Councilpersons shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Mayor to add an agenda item for a future meeting.

12. Executive Session - Time: _____

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated, the Town Council may hold a closed meeting. Government code 551.071-Confidential legal advice regarding any of the agenda items on the open session agenda, and as follows:

13. Regular Session: Reconvene from Executive Session - Time: _____

14. If required, act on items reviewed in Executive Session.

15. Adjournment / Closing

Time: _____

I, Judy Hill, City Secretary, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on August 17, 2021 was posted at City Hall on August 13, 2021.

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 individuals desiring official action on a matter should submit a request for the item to be considered for inclusion on a future Agenda to the office of the City Secretary not later than fourteen (14) days prior to the Council Meeting.

**FINANCIAL REPORT –
UPDATED TO
JULY 2021**

	A	B	C	D	E	F	G	N	O	P	Q	T
1				City of Nevada - General Fund								
2				2020-2021 Actual vs. Budget Financial Report								
3				For the ten months ended July 31, 2021								
5					July 2021 Actuals		Current YTD Actuals		Budget		% of Budget	
6				Revenue								
7				City Sales Taxes	7,913		75,958		90,000		84.4%	
8				Franchise Fees								
9				Electric Franchise Fee			49,432		60,000		82.39%	
10				Gas Franchise Fee			3,148		4,000		78.7%	
11				Telephone Franchise Fee			779		1,000		77.9%	
12				Trash Service Franchise Fee			3,908		4,000		97.7%	
13				Franchise Fees - Other								
14				Total Franchise Fees			57,267		69,000		83.0%	
15				Other Revenue								
16				Interest Income			53		-		100.0%	
17				Miscellaneous Income			25				100.0%	
18				Property Taxes								
19				General Property Taxes	628		222,598		214,038		104.0%	
20				Total Property Taxes	628		222,598		214,038		104.0%	
21				Total Revenue from Administration	8,541		355,901		373,038		95.41%	
22												
23				Permit Fees								
24				Building Permit Fees	5,187		20,735		33,000		62.83%	
25				Health/Food Permit Fees	210		210		500		42.0%	
26				Subdivision/Development Fees	550		110,948		3,000		3,698.27%	
27				Septic Permit Fees			570		6,200		9.19%	
28				Permit Fees - Other			1,710		2,500		68.4%	
29				Total Permit Fees	5,947		134,173		45,200		296.84%	
30												
31				Code and Traffic Enforcement								
32				Property Code Enforcement			-		-		0.0%	
33				Traffic Violations			-		-		0.0%	
34				Total Code and Traffic Enforcement			-		-		0.0%	
35												
36				Total Revenue from City Services	5,947		134,173		45,200		296.84%	
37												
38				Total Revenue	14,488		490,074		418,238		117.18%	
39												
40				Expenses								
41				City Administration Expenses								
42				City Council Expenses								
43				Consultant Fees			-		-		0.0%	
44				Council Meeting Supplies			-		-		0.0%	
45				Dues and Memberships			591		600		98.5%	
46				Election Fees and Supplies			1,650		6,000		27.5%	

	A	B	C	D	E	F	G	N	O	P	Q	T
1				City of Nevada - General Fund								
2				2020-2021 Actual vs. Budget Financial Report								
3				For the ten months ended July 31, 2021								
5						July 2021 Actuals	Current YTD Actuals			Budget		% of Budget
47				Legal Services			-			-		0.0%
48				Training/Seminars			-			-		0.0%
49				Total City Council Expenses		-	2,241			6,600		33.96%
51				City Government Expenses								
52				Accounting Services		1,500	13,049			-		100.0%
53				Advertising & Notices			-			500		0.0%
54				Animal Control		781	3,125			4,000		78.13%
55				Bond(s)			-			-		0.0%
56				Central Appraisal Dist budget			1,455			1,500		97.0%
57				City Property Maintenance		555	6,660			5,000		133.2%
58				Contingency			-			1,225		0.0%
59				Contracted Services			-			2,000		0.0%
60				Dues and Subscriptions			-			3,000		0.0%
61				Electricity		876	7,902			10,000		79.02%
62				Equipment and Furniture		321	893			750		119.07%
63				Financial Audit			-			7,500		0.0%
64				Insurance			1,607			3,500		45.91%
65				Internet			-			800		0.0%
66				Legal Fees		14,100	50,915			30,000		169.72%
67				Legal Notices			1,493			1,000		149.3%
68				Mileage			-			-		0.0%
69				NSF Return Check			350			-		100.0%
70				Office Supplies		202	910			1,500		60.67%
71				Postage		71	89			500		17.8%
72				Property Tax Collection Fees			555			1,500		37.0%
73				Software/Cloud Services		263	3,991			5,000		79.82%
74				Technical/Legal Books			-			1,500		0.0%
75				Telephone		108	1,177			2,000		58.85%
76				Training/Seminars			-			-		0.0%
77				Travel & Lodging Expenses			-			-		0.0%
78				Water		33	321			350		91.71%
79				Website			-			500		0.0%
80				Total City Government Expenses		18,810	94,492			83,625		113.0%
82				Payroll Expenses								
83				Salaries		7,779	90,519			95,760		94.53%
84				Payroll Taxes		577	6,721			8,000		84.01%
85				Unemployment Taxes			324			800		40.5%
86				Employee Health Insurance		(240)	4,910			20,000		24.55%
87				Payroll Processing Fees		141	1,449			1,000		144.9%

	A	B	C	D	E	F	G	N	O	P	Q	T
1				City of Nevada - General Fund								
2				2020-2021 Actual vs. Budget Financial Report								
3				For the ten months ended July 31, 2021								
5						July 2021 Actuals	Current YTD Actuals			Budget		% of Budget
88				Total Payroll Expenses		8,257	103,923			125,560		82.77%
89												
90				Public Safety								
91				Ambulance Service		2,674	16,042			12,000		133.68%
92				Fire Department Service			30,000			30,000		100.0%
93				Police Services		37,500	143,750			150,000		73.8%
94				Total Public Safety		40,174	189,792			192,000		98.85%
95												
96				Streets and Roads								
97				Ditch and culvert upkeep			-			5,000		0.0%
98				Signs		645	645			4,000		16.13%
99				Street Repairs		10,750	55,632			60,000		92.72%
100				Trim bushes/trees			-			12,500		0.0%
101				Total Streets and Roads		11,395	56,277			81,500		69.05%
102												
103				Inspections and P&D Expenses								
104				Buidling Inspections		320	18,581			10,000		185.81%
105				Health/Food Inspections		150	1,050			2,000		52.5%
106				Subdivision/Dev. Inspections			-			-		0.0%
107				Planning and Development		7,245	36,745			20,000		183.73%
108				Engineering Fees		3,350	31,764			25,000		127.06%
109				Other Inspections		-	5,657			5,000		113.14%
110				Total Inspections/P&D Expenses		11,065	93,797			62,000		151.29%
111												
112				Municipal Court & Code Enforcement								
113				Clean up of Properties			-			3,000		0.0%
114				Code Enforcement - Other		422	845			2,500		33.8%
115				Judge Fees			-			3,000		0.0%
116				Contract Fees			-			1,000		0.0%
117				Deputy/Police Services			1,213			3,000		40.43%
118				City Attorney Fees			-			8,000		0.0%
119				Mileage Reimbursement			-			515		0.0%
120				Total Municipal Court Code Enf Exp		422	2,058			21,015		9.79%
121												
122				Total City Expenses		90,123	542,580			572,300		94.81%
123												
124				Surplus / (Deficit)		(75,635)	(52,506)			(154,062)		
125												
126				Transfer from fund balance		75,635	52,506			154,062		34.08%
127												
128				Budget Balance		-	-			-		

	A	B	C	D	E	F	G	N	O	P	Q	T
1				City of Nevada - Economic Development Corporation								
2				2020-2021 Actual vs. Budget Financial Report								
3				For the ten months ended July 31, 2021								
4												
5					July 2021 Actuals	Current YTD Actuals		Budget		% of Budget		
6				Revenue								
7				City Sales Taxes	3,957	37,980		-		100.0%		
8				Other Revenue								
9				Interest Income	5	21		-		100.0%		
10				Total Revenue from Administration	3,962	38,001		-		100.0%		
11												
12												
13				Total EDC Revenue	3,962	38,001		-		100.0%		
14				Transfer from fund balance		-				0.0%		
15				Budget Balance	3,962	38,001		-		100.0%		

	A	B	C	D	E	F	G	H	I	J
1		City of Nevada Bank Balance Report As of July 31, 2021								
2										
3										
4										
5										
6		Bank Account Balances				General Fund		EDC Fund		Road Dev Account
7										
8		Bank Account Balance				\$919,113		\$182,235		\$2,852
9		Undeposited Funds				\$5,947		\$0		
10		Pending Sales Tax Transfer - FY 2020				-\$50,357		\$50,357		
11		Pending Sales Tax Transfer - FY 2021				-\$37,980		\$37,980		
12		Working Balance				\$836,723		\$270,572		\$2,852

[illegible]

31			Code and Traffic Enforcement										
32			Property Code Enforcement								0.0%		0
33			Traffic Violations								0.0%		0
34			Total Code and Traffic Enforcement								0.0%		0
35													
36			Total Revenue from City Services			2,815	128,226		45,200		283.69%		0
37													
38			Total Revenue			11,529	475,586		418,238		113.71%		629,276
	A	B	C	D	E	F	G	L	M	N	O	R	
1		City of Nevada - General Fund											WORKING BUDGET
2		2020-2021 Actual vs. Budget Financial Report For the nine months ended June 30, 2021											
3													
5						June 2021 Actuals	Current YTD Actuals		Budget		% of Budget		2021 - 2022
40		Expenses											
41		City Administration Expenses											
42		City Council Expenses											
43			Consultant Fees								0.0%		
44			Council Meeting Supplies								0.0%		
45			Dues and Memberships				591		600		98.5%		600
46			Election Fees and Supplies			150	1,650		6,000		27.5%		2,500
47			Legal Services								0.0%		
48			Training/Seminars								0.0%		
49			Total City Council Expenses			150	2,241		6,600		33.96%		3,100
51		City Government Expenses											
52			Accounting Services			4,232	11,549				100.0%		20,000
53			Advertising & Notices						500		0.0%		
54			Animal Control				2,344		4,000		58.6%		4,000
55			Bond(s)								0.0%		

56				Central Appraisal Dist budget			1,455		1,500		97.0%	1,600	
57				City Property Maintenance		370	6,105		5,000		122.1%	7,500	
58				Contingency			-		1,225		0.0%	1,225	
59				Contracted Services			-		2,000		0.0%	2,000	
60				Dues and Subscriptions			-		3,000		0.0%	0	
61				Electricity		863	7,027		10,000		70.27%	10,000	
62				Equipment and Furniture		71	572		750		76.27%	750	
63				Financial Audit			-		7,500		0.0%	15,000	
64				Insurance			1,607		3,500		45.91%	2,500	
65				Internet			-		800		0.0%	0	
66				Legal Fees			36,815		30,000		122.72%	36,000	
67				Legal Notices			1,493		1,000		149.3%	1,750	
68				Mileage			-		-		0.0%		
69				NSF Return Check			350		-		100.0%	100	
70				Office Supplies		58	708		1,500		47.19%	1000	
71				Postage			18		500		3.6%	250	
72				Property Tax Collection Fees			555		1,500		37.0%	1,000	
73				Software/Cloud Services		37	3,728		5,000		74.56%	5000	
74				Technical/Legal Books			-		1,500		0.0%	750	
75				Telephone		218	1,070		2,000		53.48%	1,500	
76				Training/Seminars			-		-		0.0%	1000	
77				Travel & Lodging Expenses			-		-		0.0%		
78				Water		32	288		350		82.27%	350	
79				Website			-		500		0.0%	0	
80				Total City Government Expenses		5,880	75,683		83,625		90.5%	113,275	
	A	B	C	D	E	F	G	L	M	N	O	R	116,375
-1		City of Nevada - General Fund											WORKING BUDGET
2		2020-2021 Actual vs. Budget Financial Report For the nine months ended June 30, 2021											
3													
5						June 2021 Actuals	Current YTD Actuals		Budget		% of Budget	2021 - 2022	

82			Payroll Expenses						
83			Salaries		8,804	82,740	95,760	86.4%	95,760
84			Payroll Taxes		655	6,144	8,000	76.8%	8,000
85			Unemployment Taxes			324	800	40.5%	800
86			Employee Health Insurance		706	5,150	20,000	25.75%	15,600
87			Payroll Processing Fees		115	1,308	1,000	130.77%	1,500
88			Total Payroll Expenses		10,280	95,666	125,560	76.19%	121,660
89									
90			Public Safety						
91			Ambulance Service		2,674	13,369	12,000	111.41%	18,000
92			Fire Department Service			30,000	30,000	100.0%	32,000
93			Police Services			106,250	150,000	73.8%	0
94			Total Public Safety		2,674	149,619	192,000	77.93%	50,000
95									
96			Streets and Roads						
97			Ditch and culvert upkeep			-	5,000	0.0%	2,500
98			Signs			-	4,000	0.0%	2,000
99			Street Repairs		112	44,882	60,000	74.8%	236,545
100			Trim bushes/trees			-	12,500	0.0%	
101			Total Streets and Roads		112	44,882	81,500	55.07%	241,045
103			Inspections and P&D Expenses						
104			Buidling Inspections		314	18,261	10,000	182.61%	22,500
105			Health/Food Inspections		600	900	2,000	45.0%	450
106			Subdivision/Dev. Inspections			-	-	0.0%	
107			Planning and Development			29,500	20,000	147.5%	30,000
108			Engineering Fees			24,971	25,000	99.88%	30,000
109			Other Inspections		3,443	9,100	5,000	182.0%	10,000
110			Total Inspections/P&D Expenses		4,357	82,732	62,000	133.44%	92,950
112			Municipal Court & Code Enforcement						
113			Clean up of Properties			-	3,000	0.0%	2,000

114				Code Enforcement - Other		211	1,635	2,500	65.4%	2,500			
115				Judge Fees			-	3,000	0.0%	1,000			
116				Contract Fees			-	1,000	0.0%	1,000			
117				Deputy/Police Services			-	3,000	0.0%	3,000			
118				City Attorney Fees			-	8,000	0.0%	8,000			
119				Mileage Reimbursement			-	515	0.0%				
120				Total Municipal Court Code Enf Exp		211	1,635	21,015	7.78%	17,500			
121													
122				Total City Expenses		23,664	452,457	572,300	79.06%	523,155			
	A	B	C	D	E	F	G	L	M	N	O	R	639,530
1		City of Nevada - General Fund										WORKING BUDGET	
2		2020-2021 Actual vs. Budget Financial Report For the nine months ended June 30, 2021											
3													
5						June 2021 Actuals	Current YTD Actuals	Budget		% of Budget	2021 - 2022		
123													
124				Total City Revenue		11,529	475,586	418,238		113.71%	629,276		
125				Transfer from fund balance		12,135	(23,129)	154,062		-15.01%			
126				Budget Balance		-	0	-		100.0%			
	A	B	C	D	E	F	G	L	M	N	O	R	
1		City of Nevada - Economic Development Corporation 2020-2021 Actual vs. Budget Financial Report											
2		For the nine months ended June 30, 2021											
3													
4													
5						June 2021 Actuals	Current YTD Actuals	Budget				% of Budget	
6		Revenue											
7				City Sales Taxes		3,903	34,024	-					100.0%
8				Other Revenue									
9				Interest Income			16	-					100.0%

10			Total Revenue from Administration		3,903	34,040	-	100.0%
11								
12								
13			Total EDC Revenue		3,903	34,040	-	100.0%
14			Transfer from fund balance			-		0.0%
15			Budget Balance		3,903	34,040	-	100.0%

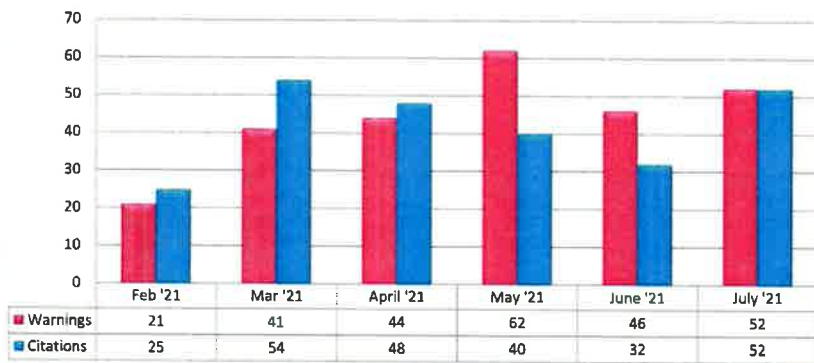
	A	B	C	D	E	F	G	H	I	J
1		City of Nevada								
2		Bank Balance Report As of June 30, 2021								
3										
4										
6		Bank Account Balances				General Fund		EDC Fund		Road Dev Account
7										
8		As of June 30, 2021				\$975,238		\$182,235		\$2,852
9		Pending Sales Tax Transfer - FY 2020				-\$50,357		\$50,357		
10		Pending Sales Tax Transfer - FY 2021				-\$34,024		\$34,024		
11		Working Balance				\$890,857		\$266,616		\$2,852

LAVON PD

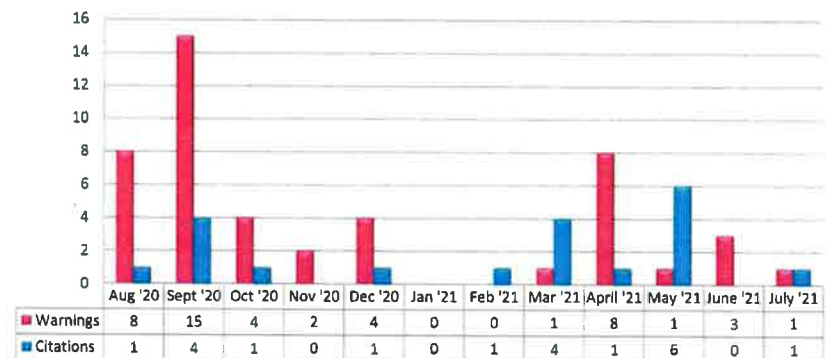
JULY 2021

REPORTS

Lavon Traffic

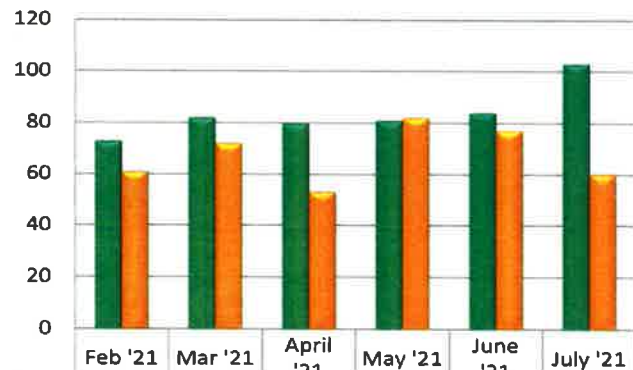


Nevada Traffic



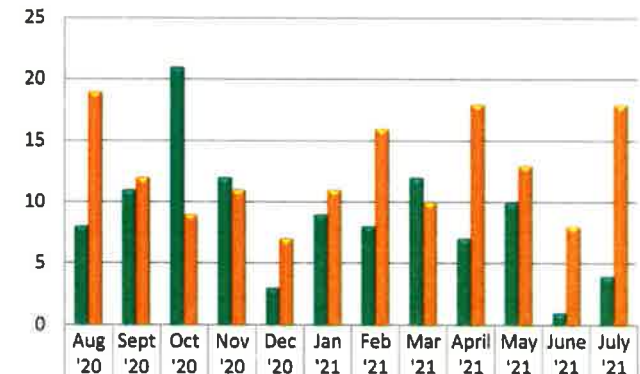
This data shows the number of Traffic Contacts made within the City of Nevada. A traffic stop may contain more than one “traffic contact”, such as a driver may be issued 1 citation and 1 warning in 1 stop, resulting in 2 “traffic contacts”.

Lavon Calls



General Calls	73	82	80	81	84	103
LE Calls	61	72	53	82	77	60

Nevada Calls



General Calls	8	11	21	12	3	9	8	12	7	10	1	4
LE Calls	19	12	9	11	7	11	16	10	18	13	8	18

This data shows the number of Calls for Service conducted within the City of Nevada. A call for service may be dispatched or self-initiated by an officer. General Calls and Law Enforcement (LE) Calls are explained in the next slide.

General Calls versus Law Enforcement Calls

General Calls – Typically a non-priority call that presents little to no danger to the responding officer and could be handled by another City Services department, County Services department or a professional in another field who is specially trained to handle certain types of situations.

** A law enforcement officer should always be available to anyone responding to these calls, should the situation escalate beyond the responding person's capability.*

Law Enforcement (LE) Calls – Typically a priority call that has the potential to present an increased amount of danger to the responding officer and/or the public. These calls are generally either crimes being committed, about to be committed, or have already been committed. They also generally include an offense report being taken.

In some instances, another City Services department, County Services department or a professional in another field who is specially trained to handle certain types of situations can be useful to assist, but should not respond alone to the initial call.

** Crimes that have been committed and are a delay in reporting or present a low amount of danger (walk in to the Police Department) could be handled by a desk officer or a member of the Police Volunteer Support Unit.*

Traditionally General Calls

Abandoned Vehicle

Animal Problem – Animal Ordinance

Animal Problem – Other Animal Calls

Fire Alarm

Assist Other Agency (AOA) Fire

Assist Other Agency (AOA) Medical

Assist Citizen

Assist Motorist

Construction Noise

Fireworks Complaint

Loud Music

Noise Complaint

Parking Complaint

Moving the Speed Trailer

Traffic Hazard

Welfare Check

Civil Problem

Juvenile Problem

Mental Health

Ordinance Violation

Lost Property

Public Service

Traffic Control

Traffic Hazard

Traditionally Law Enforcement Related Calls

911 Hang-up

Burglary Alarm

Other Alarm (Audible alarm heard in the area)

Simple Assault

Burglary

Burglary, Forced Entry Non-residence

Burglary, Forced Entry Residence

Assist Other Agency (AOA) Law Enforcement (LE)

Firearm Complaint

Narcotic Investigation

Non-Family Disturbance

Unsecure Building

Criminal Mischief

Damaged Property, Vehicle

Family Violence / Domestic Disturbance

Driving While Intoxicated

Fraud, Illegal Use Credit Cards

Fraud Impersonation

Juvenile Problem – Curfew

Juvenile Problem – Runaway

Obstruct Police – False Police Report

Sexual Assault – Strong Arm

Suspicious Activity

Suspicious Person

Suspicious Vehicle

Theft

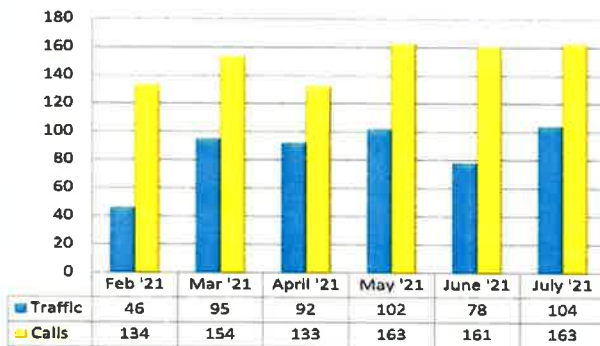
Traffic Accident

(Injury, Private Property Damage, Vehicle Damage)

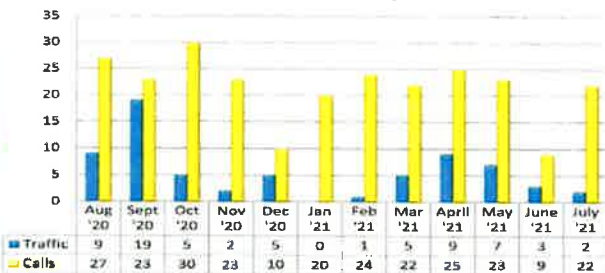
Traffic Problem

(Dangerous Driver, Reckless Driver, Traffic Offense)

Lavon Activity

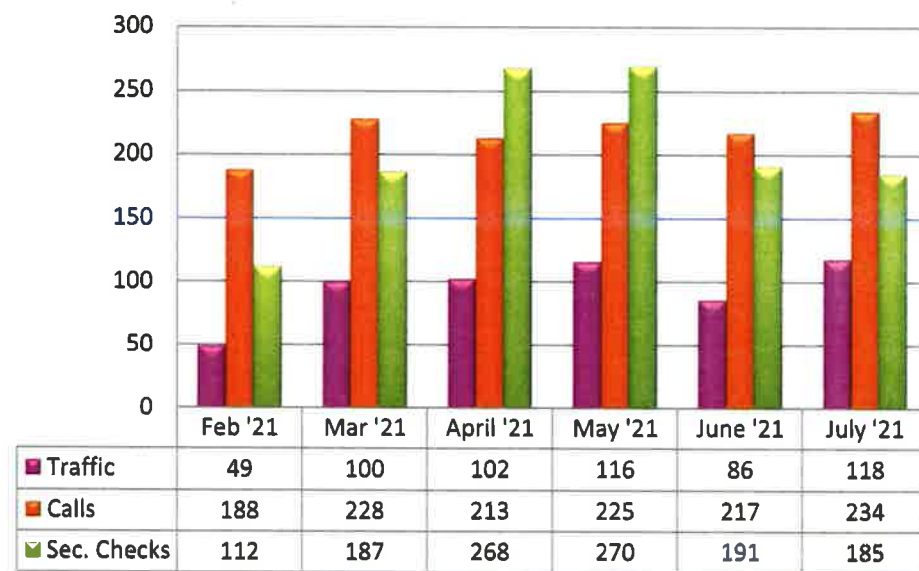


Nevada Activity



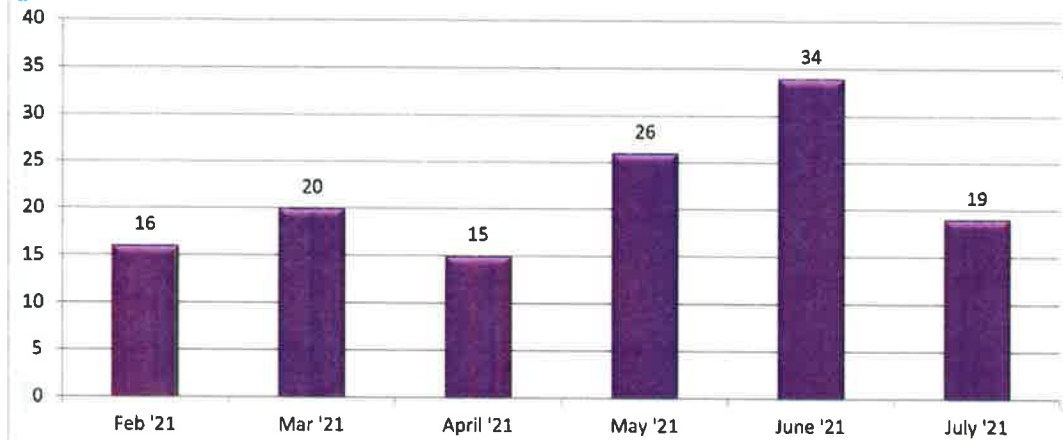
This data shows the total number of both Traffic Contacts and total Calls for Service conducted within the City of Nevada. The purpose of this graph is to give a visual comparison of total activity month to month.

LPD Activity

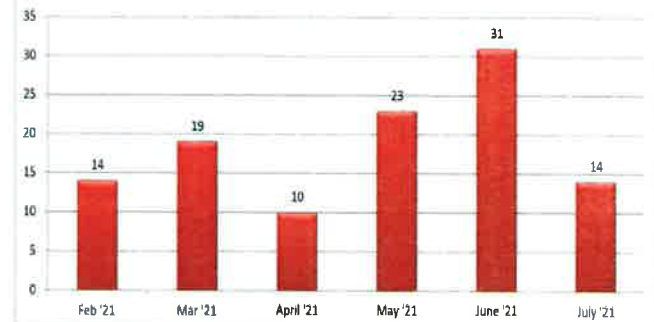


This data shows the total activity for the Lavon Police Department and includes Traffic Contacts, Calls for Service and Security Checks which are conducted in the City of Lavon, the City of Nevada and backing up the Collin County Sheriff's Office. The purpose of this graph is to give a visual comparison of total activity month to month.

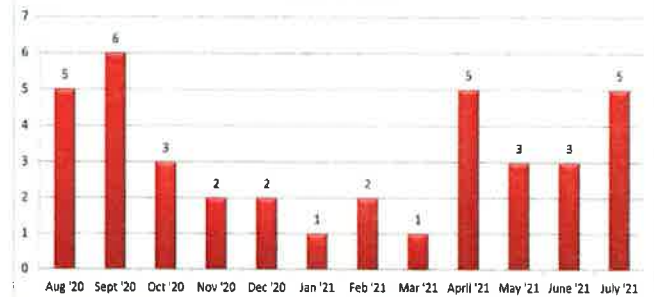
LPD Criminal Offenses
(excludes "C" Traffic)



Lavon Criminal Offenses
(excludes "C" Traffic)



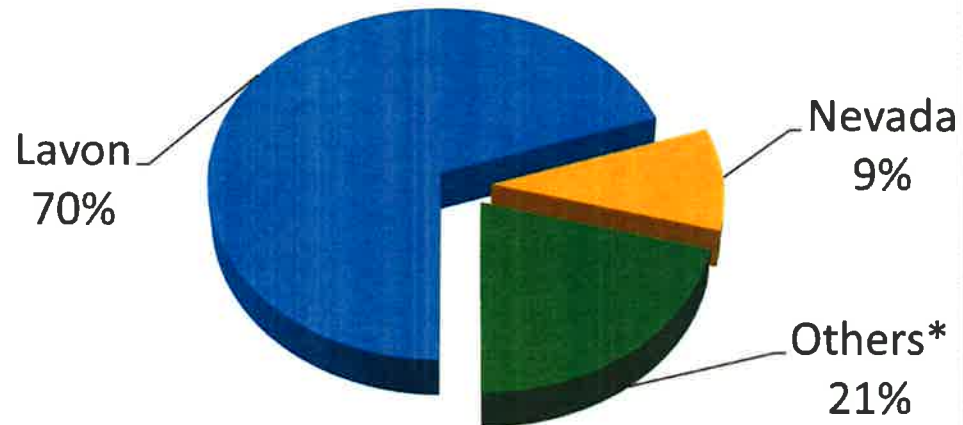
Nevada Criminal Offenses
(excludes "C" Traffic)



This data shows the total criminal cases that resulted from a Call for Service within the City of Nevada.

NOTE: There was an error in the algorithm for calculating prior Criminal Offense Reports. It is now fixed and the correct numbers are reflected here.

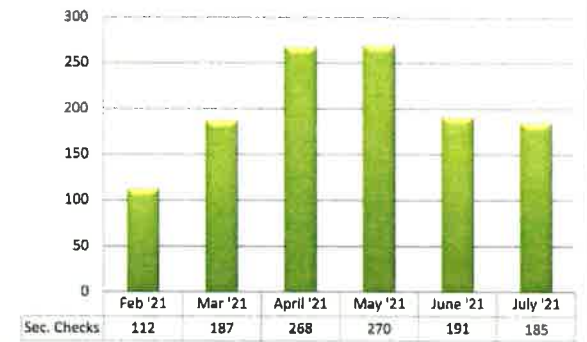
LPD Call Breakout



* May include other cities and /or unincorporated areas of the County

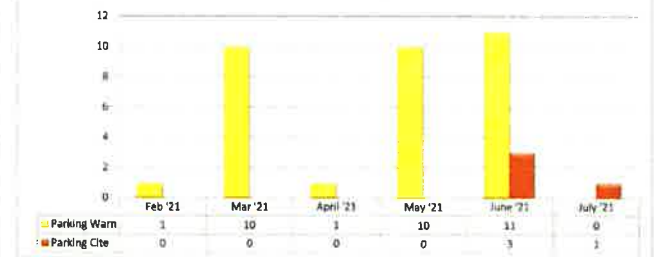
The LPD Call Breakout graph gives a visual of how LPD officers' time is spent based on Calls for Service.

LPD Security Checks



Security Checks are conducted in the Cities of Lavon & Nevada

LPD Parking



Parking violations are only issued within the City Limits of Lavon

**RV STORAGE
ZONING
ORDINANCE 21-06
& SURVEY**

ORDINANCE NO. 21-06

Zoning

King and Ratzman

9.12 acre tract - Light industrial-RV storage and

1.29 acre tract - Community retail

AN ORDINANCE OF THE CITY OF NEVADA, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF NEVADA AS HERETOFORE AMENDED, BY AMENDING THE ZONING OF TWO CONTIGUOUS PARCELS OF APPROXIMATELY 9.12 ACRES AND 1.29 ACRES OF LAND RESPECTIVELY, IN THE JOHN MCMINN SURVEY, Abstract No. 554 Collin County, Texas, , SAID PARCELS OF LAND BEING ZONED AGRICULTURAL (AG) PRIOR TO THE PASSAGE OF THIS ORDINANCE, AND 9.12 OF THE TOTAL ACRES BEING ZONED LIGHT INDUSTRIAL BY THIS ORDINANCE, AND THE 1.29 ACRES BEING ZONED COMMUNITY RETAIL BY THIS ORDINANCE, PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the governing body of the City of Nevada, in compliance with the laws of the State of Texas and the ordinances of the City of Nevada, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance of the City of Nevada should be amended to zone the land described herein;

WHEREAS, *Shaun King, and Scott Ratzman* (“OWNERS”) have requested zoning of this property as set forth in this Ordinance; and

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

SECTION 1. ZONING The Comprehensive Zoning Ordinance of the City of Nevada, Texas, Ordinance 17-09, as heretofore amended, be, and the same is hereby amended by changing the zoning the apx. 9.12 acre tract (the “The RV Storage”) from Agricultural to Light Industrial zoning, with the variance of limiting the use to RV storage, as reviewed and approved by council as submitted by the Owners. The RV Storage tract is as shown in the attached Exhibit A, a survey with attached legal description of the 9.12 acres.

The Community Retail tract is as shown in the attached Exhibit B, a survey with attached legal description of the 1.29 acres.

ORDINANCE NO.: ____

ZONING RV Storage,King/Ratzman 9.12&1.285 acre

Page 1

SECTION 3. SPECIAL CONDITIONS and VARIANCE All onsite infrastructure, including roads and utilities, is to be constructed and paid for by the Developer. All provisions of the City of Nevada Comprehensive Zoning Ordinance and Subdivision Ordinance not specifically modified by this ordinance apply to the property zoned herein. Water and septic systems will be installed as required by the Nevada SUD and ordinances of Nevada.

SECTION 4. That the property shall be used only in the manner and for the purposes as required in the zoning classifications provided for by this Ordinance pursuant to the Amended Comprehensive Zoning Ordinance of the City of Nevada, as heretofore amended, and subject to the aforementioned special conditions. Any dispute as to the operation, effect, or interpretation of this Ordinance shall be determined by the Nevada City Council at a meeting properly noticed and held on the subject.

SECTION 5. That should any sentence, paragraph, Subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That all provisions of the ordinances of the City of Nevada in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Nevada not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Nevada, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the City of Nevada for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper. An affidavit by the printer or the publisher of the official newspaper verifying the publication shall be filed in the office of the City Secretary.

ADOPTED this _____ day of _____, 2021, by the Nevada City Council.

APPROVED:

Ben Ponce, Mayor

ATTEST:

ORDINANCE NO.: _____

ZONING RV Storage, King/Ratzman 9.12&1.285 acre

Judy Hill, City Secretary

APPROVED AS TO FORM:

James E. Shepherd, City Attorney

Attachments:

- Exhibit A. RV Storage tract --- Survey and Legal Description
- Exhibit B. Community Retail Tract --- Survey and Legal description
- Exhibit C. Concept plan presented by Owners as part of Zoning application

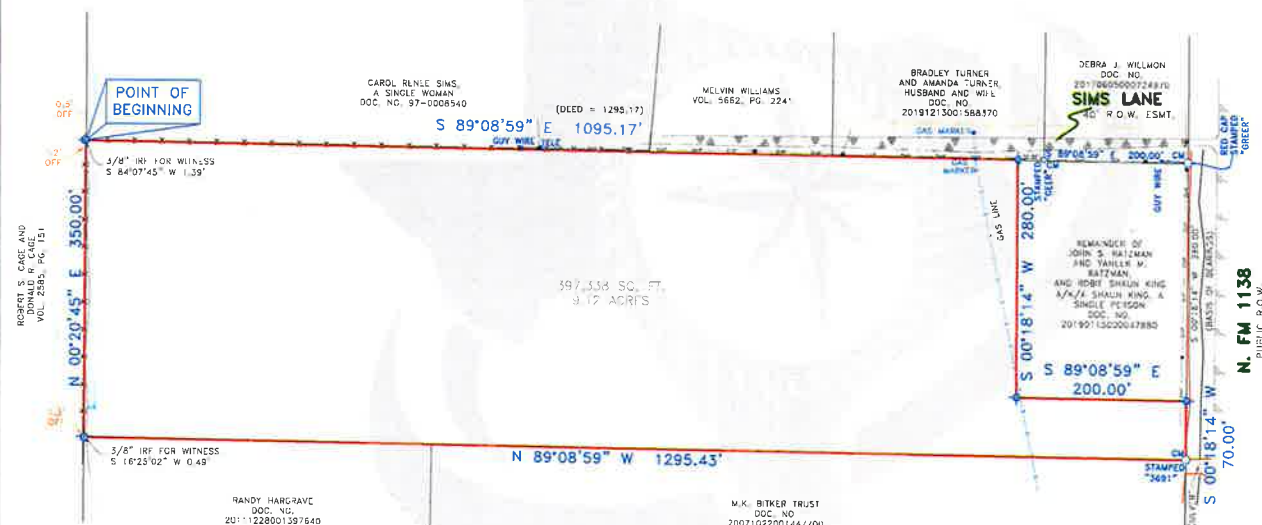
ORDINANCE NO.: _____

ZONING RV Storage, King/Ratzman 9.12&1.285 acre

Page 3

Exhibit A

0 100 200 300

**N. FM 1138**

Being a tract of land situated in the John McMinn Survey, Abstract No. 554, Collin County, Texas, some being a portion of that tract of land conveyed to John S. Ratzman and Yaneek M. Ratzman, and Robie Shaun King a/k/a Shaun King, a single person, by deed recorded in Document No. 20190115000047880, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 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 Document No. 97-0008540, Official Public Records of Collin County, Texas, and lying along the East line of that tract of land conveyed to Robert S. Cage and Donald R. Cage, by deed recorded in Volume 2585, Page 151, Deed Records of Collin County, Texas, from which a 3/8 inch iron rod found bears South 84 degrees 07 minutes 45 seconds West, a distance of 1.39 feet for witness;

THENCE South 89 degrees 08 minutes 59 seconds East, along the South line of said Sims tract, a distance of 1095.17 feet to a point for corner, said corner lying along the South line of that tract of land conveyed to Bradley Turner and Amanda Turner, husband and wife, by deed recorded in Document No. 20191213001588370, Official Public Records of Collin County, Texas, and being the Northwest corner of the remainder of aforementioned Ratzman/King tract;

THENCE South 00 degrees 18 minutes 14 seconds West, along the West line of said remainder of aforementioned Ratzman/King tract, a distance of 280.00 feet to a point for corner;

THENCE South 89 degrees 08 minutes 59 seconds East, along the South line of said remainder of aforementioned Ratzman/King tract, a distance of 200.00 feet to a point for corner, said corner being the Southeast corner of said remainder tract, and lying along the West line of N. FM 1138 (public right-of-way);

THENCE South 00 degrees 18 minutes 14 seconds West, along said West line of N. FM 1138, a distance of 70.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to M.K. Biker Trust, by deed recorded in Document No. 20071022001447700, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 08 minutes 59 seconds West, along the North line of said M.K. Biker Trust tract, a distance of 1295.43 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Randy Hargrave, by deed recorded in Document No. 20111228001397640, Official Public Records of Collin County, Texas, and lying along the aforementioned East line of Cage tract;

THENCE North 00 degrees 20 minutes 45 seconds East, along said East line of Cage tract, a distance of 350.00 feet to the POINT OF BEGINNING and containing 397,338 square feet or 9.12 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to The Client, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 20th day of July, 2021

Todd Fincher
Todd Fincher
Registered Professional Land Surveyor No. 5633



NOTE: According to the F.R.M. in Map No. 48085C04651, this property does lie in Zone X, and DOES NOT lie within the 100 year flood zone.

NOTES:

- 1) BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
- 2) THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.
- 3) THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

REVISIONS		
DATE	BY	NOTES

LEGEND	
<ul style="list-style-type: none"> ○ 1/2" IRON ROD FOUND ○ 1/2" IRON ROD SET ○ 3/8" IRON ROD FOUND □ FENCE POST CORNER ⊗ "X" FOUND / SET ⊗ 5/8" ROD FOUND ▲ UNDERGROUND ELECTRIC △ OVERHEAD ELECTRIC ● POWER POLE 	<ul style="list-style-type: none"> PE - POOL EQUIPMENT ■ COLUMN AC - AIR CONDITIONING ● FIRE HYDRANT — MES — MES — SHP — SHP — CON — CON — GRAVEL/ROCK ROAD OR DRIVE
<ul style="list-style-type: none"> — ASPHALT PAVING — CHAIN LINK FENCE — WOOD FENCE — 6" WIDE TYPICAL BARRED WIRE — IRON FENCE — PIPE FENCE — COVERED PORCH, DECK OR CARPORT — OVERHEAD ELECTRIC SERVICE — OVERHEAD POWER LINE — CONCRETE PAVING — DOUBLE SIDED WOOD FENCE 	



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F 281.443.9224
Fax No. 10194280
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	02/28/19	1825535-03	N/A	MARIA

9.12 ACRES
JOHN MCMINN SURVEY, ABSTRACT NO. 554
COLLIN COUNTY, TEXAS
N. FM 1138

Exhibit B



BRADLEY TURNER
AND AMANDA TURNER,
HUSBAND AND WIFE
DOC. NO. 20191213001588370

DEBRA J. WILLMON
DOC. NO. 20170605000724970

SIMS LANE

POINT OF
BEGINNING

N. F.M. 1138

Being a tract of land situated in the John McMinn Survey, Abstract No. 554, Collin County, Texas, same being a portion of that tract of land conveyed to John S. Ratzman and Yaneeek M. Ratzman, and Robie Shaun King a/k/a Shaun King, a single person, by deed recorded in Document No. 20190115000047880, Official Public Records, 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 Southeast corner of that tract of land conveyed to Debra J. Willmon, by deed recorded in Document No. 20170605000724970, Official Public Records, Collin County, Texas, same being along the South line of Sims Lane (40 foot right-of-way), same being along the West line of N. F.M. 1138 (public right-of-way);

THENCE South 00 degrees 18 minutes 14 seconds West, along said West line of aforementioned N. F.M. 1138, a distance of 280.00 feet to a point for corner, said corner being a Northeast corner of the remainder of aforementioned Ratzman/King tract;

THENCE North 89 degrees 08 minutes 59 seconds West, along said North line of aforementioned remainder tract, a distance of 200.00 feet to a point for corner;

THENCE North 00 degrees 18 minutes 14 seconds East, along an East line of aforementioned remainder tract, a distance of 280.00 feet to a point for corner, said corner being a Northeast corner of aforementioned remainder tract, same being along the South line of that tract of land conveyed to Bradley Turner and Amanda Turner, husband and wife, by deed recorded in Document No. 20191213001588370, Official Public Records, Collin County, Texas;

THENCE South 89 degrees 08 minutes 59 seconds East, along said South line of aforementioned Turner tract, passing at a distance of 30.00 feet to a 1/2 inch iron rod found on-line for reference, said rod being the Southeast corner of aforementioned Turner tract, same being the Southwest corner of aforementioned Willmon tract, continuing a total distance of 200.00 feet to a POINT OF BEGINNING and containing 55,997 square feet or 1.29 acres of land.

REMAINDER OF
JOHN S. RATZMAN
AND YANEEK M. RATZMAN,
AND ROBIE SHAUN KING
A/K/A SHAUN KING, A SINGLE
PERSON
DOC. NO. 20190115000047880

VACANT LOT
55,997 Sq. Feet
1.29 Acres

N. F.M. 1138
PUBLIC R.O.W.

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.



LEGEND

- | | |
|-----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ★ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | —(I)— IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | —A— EDGE OF ASPHALT |
| —OH— OVERHEAD ELECTRIC POWER | —A— EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | —(S)— STONE |
| —CL— CHAIN-LINK | —(C)— CONCRETE |
| —WF— WOOD FENCE 0.5' WIDE TYPICAL | —(CA)— COVERED AREA |
| —DS— DOUBLE SIDED WOOD FENCE | —(B)— BRICK |

EXCEPTIONS:

NOTES:

- 1) BEARINGS ARE BASED ON DOC. NO. 20190115000047880.
- 2) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48085C0465J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

This survey is made in conjunction with the information provided by the client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by: _____

Purchaser

Purchaser

Drawn By: JA

Scale: 1" = 60'

Date: 7/3/2021

GF NO.:

GFN

Job No. 1825535-02



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www.cbgsurvtx.com

FOR REVIEW
ONLY

**CISD HOMECOMING
FIREWORKS DISPLAY
MAP/SITE PLAN**

09.07.21 Community ISD Graduation Site Plan



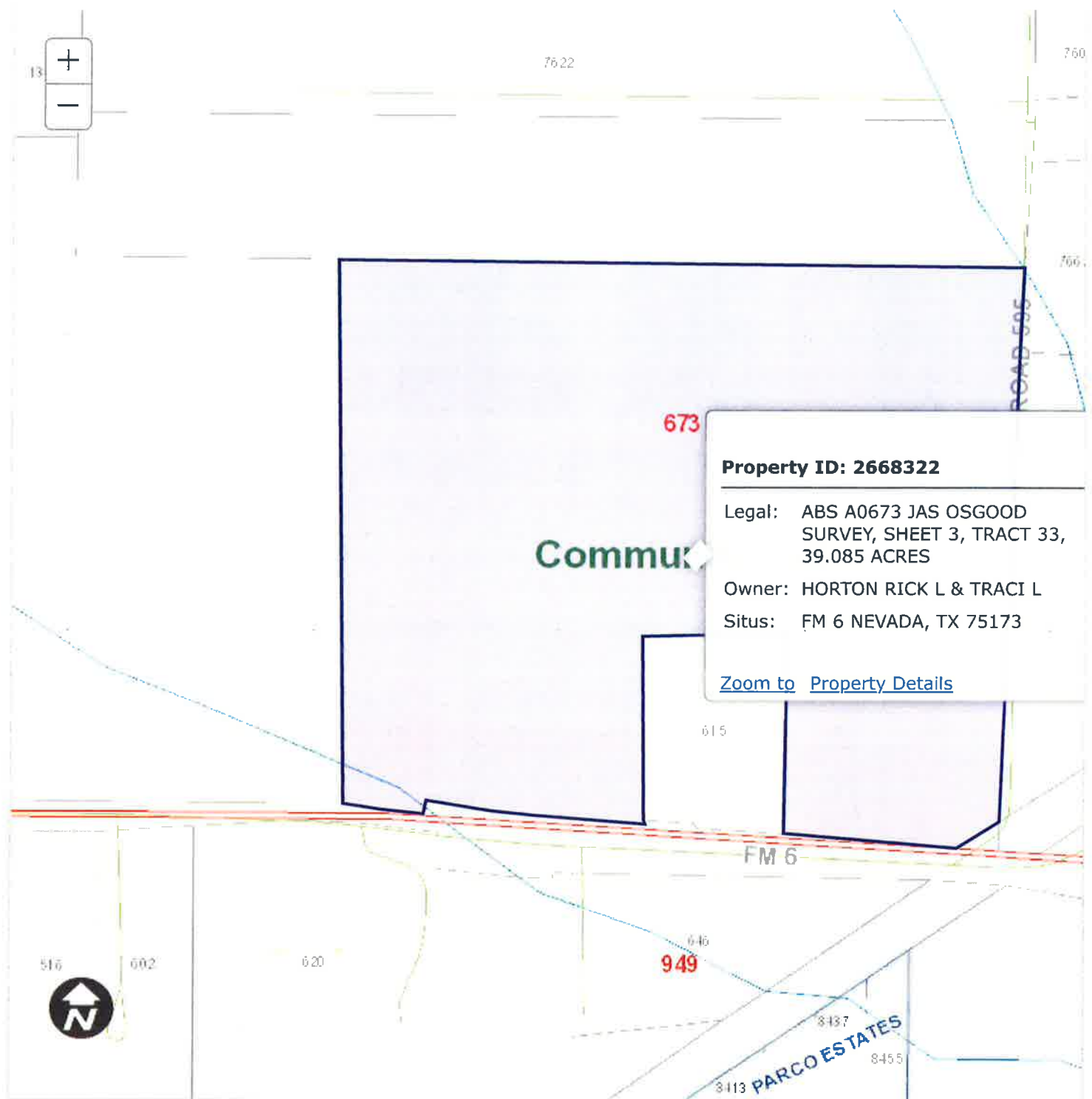
ASHLEY WILLIAMS

POSSIBLE

DEVELOPMENT

ABS-A0673

39.085 ACRES



If you'd prefer to use a standalone version of this map, please [click here](#).