

STATE OF TEXAS §

October 16, 2007

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, October 16, 2007.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: JONES, BETHEL, PLYLER,
DAVIS, SOFTLY, AND THOMPSON

MEMBERS ABSENT: VICE-CHAIRMAN JACOBS AND COMMISSIONER NIX

CALL TO ORDER

Chairman Sofey called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPOINT ACTING VICE-CHAIR

Chairman Sofey informed the commission they would need to appoint an Acting Vice-Chairman for this meeting.

APPOINT ACTING
VICE-CHAIR

ACTION TAKEN.

Motion by Chairman Sofey to appoint Kelsel Thompson as the Acting Vice-Chair of the October 16, 2007 Planning and Zoning Commission meeting. Second by Commission Member Bethel.

VOTING AYE: SOFEY, PLYLER, JONES, DAVIS,
THOMPSON, SOFTLY, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

PRESENTATION TO KELSEL THOMPSON

Chairman Sofey presented outgoing Commissioner Kelsel Thompson a plaque commemorating her service on the Planning and Zoning Commission. Her term was September 8, 2004 to November 3, 2007.

PRESENTATION TO
KELSEL THOMPSON

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the September 18, 2007 Meeting. Motion by Commission Member Softly to approve the Minutes as written. Second by Commission Member Thompson. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

Chairman Sofey appointed the following members to serve on the Board of Adjustment: SOFTLY, DAVIS, JONES, THOMPSON, AND BETHEL.

APPOINT BOARD OF
ADJUSTMENT

SITE PLAN

THE REQUEST OF ANTONIA P. CRUZ (OWNER), CUPID HOMES, RON BARTON AND GREG PIERSON (REPRESENTATIVES) CONCERNING THE PROPERTY LOCATED AT 103 EAST KING STREET, BEING 0.241

SITE PLAN –
RESTAURANT
103 E. KING
(ANTONIA P. CRUZ)

ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A RESTAURANT.

Greg Pierson & Ron Barton, Cupid Homes, 715 S. Sam Rayburn, Sherman, Texas

Mr. Pierson and Mr. Barton appeared to represent the request for the owner, Antonia Cruz. Mr. Pierson explained Ms. Cruz currently operates a mobile food vendor's permit for a taco stand at 103 East King Street and she would like to construct an addition to the existing building so that she can move her business into the building and eliminate the mobile food stand. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan.

ACTION TAKEN.

Motion by Commission Member Thompson to approve the site plan subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFEY, PLYLER, JONES, DAVIS, THOMPSON, SOFTLY, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT

THE REQUEST OF PHAT VO (OWNER), TATE CONSTRUCTION (DEVELOPER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 1700 BLOCK OF GALLAGHER DRIVE, BEING ALL OF LOT 2, BLOCK 1, OF THE CENTER AT GALLAGHER DRIVE, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT OF LOT NO. 2 OF THE CENTER AT GALLAGHER DRIVE

REPLAT LOT NO. 2 OF
THE CENTR AT
GALLAGHER DRIVE
1700 BLK.
GALLAGHER
(PHAT VO)

Mike Wilson, Tate Construction, 4520 Texoma Parkway, Sherman, Texas

Mr. Wilson appeared to represent the request and answer any questions. He explained the property is located at the corner of Gallagher Drive and Versaille Drive. They would like to replat the property into two lots for commercial development. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Replat.

ACTION TAKEN.

Motion by Commission Member Bethel to approve the Replat subject to the Staff Review Letter. Second by Commission Member Thompson.

VOTING AYE: SOFEY, PLYLER, JONES, DAVIS, THOMPSON, SOFTLY, AND BETHEL

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SITE PLAN

THE REQUEST OF PHAT VO (OWNER), TATE CONSTRUCTION (DEVELOPER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 1700 BLOCK OF GALLAGHER DRIVE, BEING THE FUTURE LOT 2-A, BLOCK 1, OF THE REPLAT OF LOT NO 2 OF THE CENTER AT GALLAGHER DRIVE, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A RETAIL CENTER.

SITE PLAN – RETAIL
CENTER
1700 BLK.
GALLAGHER
(PHAT VO)

Mike Wilson, Tate Construction, 4520 Texoma Parkway,
Sherman, Texas

Mr. Wilson appeared to represent the request and answer any questions. He explained the owner would like to construct a retail center at 3200 Versaille Drive. The center will include a nail salon with two additional lease spaces. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan.

ACTION TAKEN.

Motion by Commission Member Thompson to approve the site plan subject to the Staff Review Letter. Second by Commission Member Softly.

VOTING AYE: SOFEY, PLYLER, JONES, DAVIS, THOMPSON, SOFTLY, AND BETHEL

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SPECIFIC USE PERMIT

THE REQUEST OF CAM SHERMAN II, LLC (OWNER), STERLING LEGACY HOLDINGS (PROSPECTIVE BUYER), AND JOHN PATTERSON (REPRESENTATIVE) CONCERNING THE PROPERTY AT 505 F.M. 1417 NORTH (HERITAGE PARKWAY NORTH), BEING 2.8 ACRES IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 828, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER

SUP & SITE PLAN –
GERIATRIC PSYCHE
FACILITY, ADULT
DAYCARE, ADULT
PSYCHE & MEDICAL
FACILITY
505 FM 1417 NORTH
(CAM SHERMAN II,
LLC)

ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A GERIATRIC PSYCHE FACILITY WITH INPATIENT AND OUTPATIENT SERVICES, ADULT PSYCHE, ADULT DAYCARE, AND MEDICAL FACILITY IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND O-1.1 (FM 1417) OVERLAY DISTRICT.

John Patterson, Sterling Legacy Holdings, 2112 Highway 82 West, Gainesville, Texas, and Sherry Bustin, 2905 Houston Street, Kilgore, Texas

Mr. Patterson and Ms. Bustin appeared to represent the request. Mr. Patterson explained Sterling Legacy Holdings and Allegiance Health Management would like to purchase the building at 505 F.M. 1417 North (Heritage Parkway) which was formerly the Heritage Manor Nursing Home. The building has been empty for over three years. They would like to convert the property to a multi-faceted medical use; primarily assisted living facility for geriatric psyche with inpatient and outpatient services, as well as a 12 bed inpatient adult psyche section, but also an adult day care and a medical office.

Sherry Bustin, 2905 Houston Street, Kilgore, Texas

Ms. Bustin explained she is the Regional Administrator of Allegiance Health Management and as well as operations of their inpatient and outpatient psychiatric services in Texas. Their goal and focus was to put in an adult partial unit that focuses on geri psyche. They have three geri psyche facilities in Texas already; Kilgore, Plainview, and Texarkana. One thing they have learned when you do geriatric psyche you get a lot of referrals for patients that are not 55 and older, but are also persons who live in a nursing home and persons who are under age 55, as well as persons who have suffered brain trauma. Their focus to do the adult psyche is to be a small unit inside the facility that services those people under age 55 that are referred to them for psychiatric care.

Commissioner Thompson asked Ms. Bustin if the Kilgore facility was a 20 bed adult psyche facility.

Ms. Bustin explained the Kilgore facility has an 18 bed geri psyche facility. They receive about 85 referrals to that program a month. The majority of those have to be turned away because they do not have a facility for them; they are exploring options to do an adult psyche unit there as well. She explained the problem is, when you do a large program geri psyche you receive a lot of people calling you for help and when you have to turn them away over and over, you look for ways to service that need. Their focus is on the population that they are specialized in because the majority of their referrals are over 55; we put them in that unit but they do not want to mix them with under 55 year olds. The small adult unit is their way to meet that need.

Chairman Sofey explained last month when they talked about this it was primarily going to be a geriatric psyche facility. He asked how many beds were going to be in the adult daycare.

Ms. Bustin explained the adult daycare is a step down program from the outpatient program. The outpatient program is called intensive patient program or IOP, it is a day program for patients 55 and older that come to the program for outpatient counseling. After that adult daycare is an option from stepping down from that. The adult psyche will have 12 beds.

Chairman Sofey asked about the medical facility; what does it entail.

Scott Shadden, Director of Development Services explained a medical use could be any type of medical services.

Ms. Bustin explained when you do geriatric care you have a lot of patients with medical problems and having the option to do some skilled beds for longer term care if needed is an option. They are mostly focusing on the medical side, if you have a physician in the building that is seeing the patients, having an office for them allows you to do that under the additional medical services. The facility will have its own lab and pharmacy to service the patients in the building.

Commissioner Thompson asked where the referrals for the adult psyche unit come from.

Ms. Bustin explained a lot of them come from the nursing homes and assisted livings. If you take a look at the nursing homes and assisted livings today, the population is primarily over 55, but there are a percentage of those persons under 55, and there are not programs geared to help those persons who have mental health needs. They got into the adult psyche because of the demand, not because that is what they chose to do; their focus and specialty is on geriatric care. They plan to employ between 60-65 people. On average they will service as many as 65 senior adults per day in that program. The payroll each month will be approximately \$125,000 to employees in that facility.

Commissioner Thompson asked if they have had any problems or major incidents in any of their facilities.

Ms. Bustin explained she has been the regional director over all the facilities in Texas since they have started, four years now. They have facilities in Kilgore, Plainview in west Texas, and Texarkana. They have not had any situation where someone was eloping the facility or causing any kind of trauma; she could not think of any

incidences. She brought letters from people who have supported their program, one from a county judge in Hale County.

Commissioner Jones informed the commission in last month's meeting they stated they would have deed restrictions against anything that is sexually oriented or sexual addictions or a facility for drug rehab. He wanted to know if it would also address violent patients.

Mr. Patterson explained they have talked to the church next door to this property and they have agreed on listing deed restrictions to not allow sexually oriented businesses, drug rehab or anything of the like.

Ms. Bustin explained they do not do any of those types of programs; it is not in their company or in their focus. Their focus is on mental illness and dealing with primarily senior adults for mental illness. They are not in the drug rehab business; they are not licensed for drug rehabilitation.

Commissioner Jones asked how they would know if they were dealing with someone violent.

Ms. Bustin explained the patients that are referred are all screened by a licensed professional screener which is an RN or mastered therapist or social worker. "When they are screened they are screened to see if we have the capacity to meet their needs." They are not set up and equipped to deal with violent persons that may need to be in a different type of facility. They are fully accessed and a psychiatrist is called to evaluate them also. If they do not meet the needs of the facility they are sent elsewhere.

Commissioner Jones explained they are asking for a very broad use for this facility. He asked if they would be satisfied with a more specific use such as geri psyche.

Ms. Bustin explained when they first started the company they did just geri-psyche. She is also a professional counselor and she also sets up the programs. When you receive referrals and twenty five of those are just under age fifty five but they are still in an nursing home, they are in an environment where a facility like theirs will help, but because they are 55 and older for the geri psyche and they do not mix them, there is not a place to send them. The need far out weighs the ability what you can provide services for here in Texas. The psychiatric beds in Texas are extremely limited. When you do a service like this and you receive referrals like that, you want to provide a way to help them. Their adult psyche program is geared toward helping those types of referrals that are referred to them under age 55 in a small way; we want to find the way to meet the need.

Commissioner Jones explained he knew there was a need there and he certainly wants that need filled, but the neighborhood is his concern, the residential neighborhood.

Ms. Bustin did not believe any persons admitted to their program are going to very similar to the type of persons in the geri psyche program, but they are under age 55.

Those appearing from the audience:

Larry Whitfield, 210 Laurel Ridge, Sherman, Texas

Mr. Whitfield explained their property shares a boundary with the subject property. He opposed the proposed use for the property. It is currently zoned for a nursing home in an R-1 (One and Two Family Residential) District. For them, a nursing home is daytime activity, it's a residential facility, it is quiet at night or little activity at night unless there was an emergency. Their concern is with the enterprise, they had no quarrel with the mission; the mission is important, but they first received notice of this over a month ago when they came before the Planning and Zoning Commission and there was not much detail; so they asked for more detail. "Two or three business days ago we received a general brochure, but it doesn't really get specific with this location; it's overly broad. As it comes on the agenda this time as compared to last time, it seems to have changed, it is broader. There are a lot of unknowns that would concern us, it talks about a site plan and we have not seen those details. We do not know if they are going to change the character of the residential neighborhood. You mentioned drug rehab or sexually oriented medical illness and they have not seen that anywhere in any of the documentation." He felt he had not had a chance to look at that and really be reassured that it will not significantly change the character of the neighborhood.

Ms. Bustin informed the commission she wished they could visit some of their facilities. Any time you say psyche facility there are a lot of stereo types that go through your mind. If you can imagine in providing this service their specialty and focus is on senior adults, the senior adult population at 55 and over seems awfully young. There are a lot of persons that need help that don't get help anywhere, and the persons they are trying to help are not devious or drug addicts; they are not licensed to treat those type of individuals.

John Patterson explained the deed restrictions on that property will not allow it to be a nursing home again and so it needs to be put to some type of good use or it will end up being an empty building from now on.

Larry Whitfield stated "it will not be a nursing home again because the seller does not want the competition; the

seller is making his own bed as far as I am concerned.” He felt the other issue was, first it said geriatric; he did not know where the definition of 55 and over comes from, if you look up geriatric it says 65 and older. “It seems to be a moving target for us, not totally straight with us.”

Commissioner Davis wanted to know if there were any issues with night time noise at other facilities.

Ms. Bustin explained they have not had any issues at all, everyone has been very complementary, many city officials have had family members in their facilities. “We really are providing a service a lot of people are not meeting a need for. If any of you have had a family member that has had Alzheimer’s disease you have very few options. They provide psychological services and physician services to meet those needs, persons suffering from late life depression, late life changes, transition time that occurs. They have not had any complaints from any city’s persons, or neighborhoods; just the opposite. All of the programs are still open today that they started three and four years ago. She felt the city would find this a very nice complimentary asset as well as the neighborhood. The plans for the building will be very complimentary that all of us will be proud of. “It will be my primary goal to make it so.”

Chairman Sofey asked Ms. Bustin if any facilities have closed or moved into an area and later did not work out.

Ms. Bustin explained she has been with Allegiance since 2003 and she helped open the facility in Kilgore; they have expanded it. She helped open Texarkana and it is still there today, Plainview is expanding their facility as well. There have not been any closings or complaints in Texas.

Chairman Sofey asked if the Specific Use Permit is granted, when it would expire.

Scott Shadden explained it would run with the property as long as it stayed open. It is transferable, if it is closed for sixty days, then it would cease.

Larry Whitfield explained they may have been more supportive if they had more time to research it. “We do not like the dilapidated building on the property either, but we might have been more supportive if we knew more about it.”

Commissioner Jones asked if they would be comfortable tabling the request and working it out with the neighbors.

Ms. Bustin asked the commission if they could go ahead and proceed with an adult inpatient and outpatient geri psyche with the possibility of adult daycare, after you see how our facility operates, see how they operate going

forward, then consider later going forward with the component of adult psyche at a later time.

Chairman Sofey asked if they would consider doing the geri psyche and the inpatient and outpatient psyche and not include the adult daycare.

Ms. Bustin agreed to leave off the adult daycare and focus on the geriatric psyche, small patient psyche and outpatient services, that's primarily their focus and their specialty. "We can revisit the other issues on the table later."

Scott Shadden explained they could reduce the request and give the audience an opportunity to speak.

Jerry Schuster, 522 F.M. 1417 North, Sherman, Texas

Mr. Schuster explained he retired as sheriff of Jackson County, Oklahoma in 1996. The sheriff's office in Oklahoma had the responsibility for the mental patients, picking them up and taking them to the court and delivering them to the facilities. He was frightened based on what he knew. "I am an old man now, and I can't keep up, I do not want mentally ill people across the street from me and that is experience."

Edna Bishop, 209 Forest Creek, Sherman, Texas

Ms. Bishop explained she did admissions for a psychiatric hospital for three years. She knew from personal experience that when you have a geriatric patient that has Alzheimer's disease, you cannot guarantee that they won't become violent. One question would be "if a patient becomes violent, then what does the facility do at that time with that person, do they kick them out, do they call someone else, where do they go, are they long term care, are they short term care, there are a lot of variables, what is the plan."

Ms. Bustin explained it is short term care, most patients are there no longer than 14 to 15 days. "The geriatric patient if you are dealing with someone with dementia, we don't call it violent, we call it behavior disturbance; that is if you are trying to reason with somebody and they do not understand what you are saying, they are going to be argumentative, or they may want to punch you, that is something that is dealt with on the inpatient side of geriatric in a setting where licensed staff know how to handle that." Adult psyche and dealing with the sheriff's office is not what they are focusing on at this location. "We do have involuntary patients with guardians that have powers of attorneys who are seeking placement for their senior adults, but the typical person who the police have to pick up and ask if we have a bed; that is not the kind of program we have. An inpatient geriatric psyche treats the Alzheimer's patients, we do a great job at it and we turn them back to their facility, hopefully back to their home

where they can be maintained, not in a long term setting.”

Commissioner Davis asked if they receive referrals from the sheriff's office or the courts.

Ms. Bustin explained they receive referrals from a broad range of people, we screen them whether or not we can meet their needs. The majority of people referred from the sheriff's office in Kilgore are not screened for an assessment because we cannot meet their needs, they are too violent or they need to go to a state hospital; we are not setup for that type of patient.” They are not a state facility, but they have taken some people like that if they meet the needs and are setup to do so.

John Patterson asked the commission to pull the adult psyche because there is not a comfort level with the adult psyche portion.

Commissioner Jones asked if they would agree to a Specific Use Permit where the population of the unit would be strictly geriatric psyche patients.

John Patterson agreed.

Commissioner Davis asked if their definition of geriatric is 55 and over.

Ms. Bustin agreed.

No other citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit.

ACTION TAKEN.

Motion by Commission Member Jones to approve the Specific Use Permit for a geriatric psyche facility for patients 55 and over with inpatient and outpatient services. Second by Commission Member Thompson.

VOTING AYE: SOFTLY, DAVIS, JONES, SOFEY, THOMPSON, PLYLER, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE & SITE PLAN

THE REQUEST OF PATRICK & BARBARA CLARK (OWNERS), KENT SMITH (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 4521 NORTH TRAVIS STREET, BEING 11.049 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 AS FOLLOWS;
PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL FOR AN APARTMENT COMPLEX UNDER ORDINANCE NO. 2280,

ZONE CHANGE – R-1
TO R-2
& SITE PLAN –
APARTMENTS
4521 N. TRAVIS
(PATRICK & BARBARA
CLARK)

(DENIED)

SECTION 12 FROM AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Chris Schmitt, Teague, Nall & Perkins, 200 N. Travis, Ste. 500, Sherman, Texas and Kent Smith, 5330 Bent Tree Forest, Ste. 922, Dallas, Texas

Mr. Schmitt and Mr. Smith appeared to represent the request and answer questions for the owner. Mr. Smith explained the property is located on North Travis Street, north of Forest Creek Drive. He explained the owners would like to rezone the property for an upscale gated apartment community. There will be approximately 150 apartment homes with a 6' masonry fence surrounding the complex. Access will be from Travis Street except for an access gate at Savannah Drive to be used only for fire, police, and emergency services. The minimum household income to qualify for leasing will be \$25,000/year and no government sponsored housing assistance programs will be accepted. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Thompson asked if they had met with the neighbors to discuss the issues such as flooding.

Mr. Schmitt explained an attempt had been made to meet with each one of the neighbors and a handout was given to everyone in the neighborhood. He said the flooding issue as a whole, the basin that is there has more issues than just this property to the north; that basin is pretty significant. The ordinance requires a detention system on this property to control what happens on the boundary be provided; so they could comply with that. The overall drainage issue is more involved there than just this property. He has spoken to the city staff about this and they are aware of the problem.

Commissioner Davis asked if he thought this project would impact the drainage issue and the traffic.

Mr. Schmitt explained at this point they have not done any engineering design, but they have started looking at it and understand the impact this project would have on the drainage issue. He has had discussions with staff to understand what they are dealing with and how this project could best minimize or reduce any impacts that there would be or any additional impacts should the project proceed. The access to the south of this project on Savannah would be gated and accessible for emergency vehicles only; that is the intent of what they are proposing. The primary ingress egress will be off of F.M. 131 and their understanding is that TXDOT has plans or discussions underway to improve that road; it is already having some minor traffic problems as that corridor develops.

Those appearing from the audience:

Joe Darnell, 304 Forest Creek Drive, Sherman, Texas

Mr. Darnell explained he is one of the adjoining residences to the development. He was chosen to be spokesperson of the Forest Creek Subdivision. Their biggest concerns were:

- Flooding potential (loss of life and loss of property) If the proposed apartments are permitted, it will really increase the potential for flooding. You cannot put a bulldozer in there without affecting the creek flow, it will change the direction, and it will change the rate of the flow of the creek. If you put a detention pond in, it should be higher than the creek level. This property is pretty flat, how do you get the elevation necessary to retain the water; that's an engineering problem. The site is approximately 11 acres of open land; it absorbs water pretty well. If you pave a third of the property; you will increase the potential runoff tremendously. "Any further flooding for our neighborhood is really not acceptable, we can't handle it, and we will loose property the next time it floods."
- Increased traffic (safety concerns)
- Homes were purchased with intent to live in an area zoned for one and two family residential housing.
- Potential for crime in the neighborhood
- Probable devaluation of property

Roy Whisenant, 201 Forest Creek Dr., Sherman, Texas

Mr. Whisenant explained he lives directly behind the property and the apartments will share his fence line. He was concerned about the traffic. He received some statistics from TXDOT, the daily counts on Travis Street which were done recently. A one day total from Canyon Grove Road, which intersects North Travis, there were 7,011 vehicles that passed through that area. In that time frame, 30% of those vehicles turned south onto Travis, 52% turned north on Travis, 18% turned into Canyon Grove Road into Wal-Mart and Sherman Town Center. The number of accidents from November 11, 2006 to September 6, 2007 were 8 accidents in the area of Canyon Grove Road and North Travis Street. The corner is only controlled by a flashing yellow light. TXDOT has plans for future improvements to North Travis but they say it is 2-4 years away before anything can be done. TXDOT also tells us if the traffic increased to 10,000 cars per day on a particular road, then they really takes it into consideration to add lanes and things to that nature. There are plans, but if you build 150 units on North Travis with only one entry point and one exit point, there could be approximately 150-300 vehicles per day trying to enter Travis. In that area, the speed limit is 55, "we call it the race track for those of us that try to go to work in the morning or come home in the evening, people coming down from 691 are traveling at least 55 and above". It turns 45 by the Crisis

Center, right before Canyon Grove Road; it is a high speed intersection for anyone. He was opposed on those grounds also, for the increased traffics and accidents.

Joe Darnell explained they talked about doing an emergency only access onto Savannah Street, he did not know how they would control the gate, unless you place a guard there, it is pretty easy to jump most systems like that and use the gate. Savannah is a small residential street and is not designed to handle heavy traffic.

Chairman Sofey explained when they are forced to put a gate like that for emergency use only; the fire department will have a Knox box with a key or something to that effect for access.

Mr. Darnell said it pretty easy to circumvent one of those for car traffic and would definitely increase pedestrian traffic because it is a short walk from Savannah to Wal-Mart or Sherman Town Center. We purchased the homes with the intent that we were living in a single family neighborhood environment for a few more years. "We know Sherman is growing and it is going to change, but we had hoped at least ten or fifteen years of residential living there and this will affect when the time does come to sell the homes, they will not be worth what we paid for them in some cases."

Joe Cooper, 109 Forest Creek Dr., Sherman, Texas

Mr. Cooper opposed the apartment dwelling but would not be opposed to single family dwellings. He provided some statistics for a year from the Sherman Police Department regarding crime in some of the apartment complexes in Sherman. From October 8, 2006 to October 8, 2007:

- The Villas of Parkhaven had 35 disturbances, 9 of those were criminal or burglaries.
- Diamond Place Apartments had 22 disturbances, 16 were criminal or burglary related.
- Raintree Apartments had 19 disturbances, 12 criminal or burglary related.
- Post Oak Crossing Apartments, 5 disturbances, and 9 criminal or burglary related incidences.

A lot of these apartments have a lot of problems. Mr. Cooper has lived there 11 years and he could not remember any criminal type problems in that subdivision; it is a very stable community. "If we have apartments moving right next door to us and open that street up to us, two things that impact crime in the area are a lot of bodies in and out of the area, a lot of car traffic and a lot of faces you do not know. If we get a lot of foot traffic, there is going to be a lot of folks we don't know. The reason our neighborhood is so safe is because it is a controlled environment, we don't have a lot of people out there." The economics of the area they are putting out there is not going to fit in with our area. Most of the folks are single

family home owners, we do not have a lot of children, teenagers running around getting into mischief and causing a lot of problems. "That is why folks live in apartments when they are young and folks that have houses don't live near them, because they know the potential for those things to happen. The reason I moved out there is because having lived in Philadelphia you do not want across from apartments with a lot of young kids unless you are a young kid yourself, but when you are an old guy like me, I'm 51, I don't run that fast and I don't feel like running from folks. When you put that near a stable family environment there is going to be an impact and we do not want that; we want folks that have the same type of houses that we have, the same economic situation. There are places for apartments in Sherman."

Joe Darnell explained they are not against development of this property, they welcome 18-20 more houses there, it would make a nice addition to the neighborhood. "We will get some additional impact from that, but no where near from what we would get from apartment dwellings."

Kent Smith explained regarding the emergency gate access, he lives in an apartment complex in Dallas which has this type of arrangement and they have a system where the residents cannot use a certain gate, there is no way you can get through it. "We plan to use the same type of system here." He was not saying it was impossible to get through it though, somebody could use a torch and cut the fence down, but it is not going to be used for anything but emergencies.

As far as the crime is concerned, in mid to lower income multifamily, there are a few more incidences of crime. They are trying to build an upscale apartment complex for Sherman. The rents will be higher than the apartment complexes that have already been cited, therefore they are going to require a higher income. The minimum income you look for is \$25,000 annually. They only plan to construct one and two bedroom apartments; the omission of three bedrooms or larger apartments was to cut down the amount of children in the complex. "We are after the professional, we are after the non-tenured professor from the college, people that work at Cigna, mid management or higher Tyson; those are the types of people we are looking to attract, they have a certain type of options now, but we would like to give them another one, but it is going to cost them more money." The upscale nature, the exteriors, the landscaping, the entryway will be more reflective of Forest Creek. "We are not foolish enough to go into a nice neighborhood and build something that is deceptive looking on the outside; it would defeat our purpose."

TXDOT is planning to improve Travis Street in a couple of years and it is going to take that long for this project to be

completed. The increased traffic will be alleviated by TXDOT in a fairly timely way.

Mr. Smith said the detention requirements would be met. Chris Schmitt will work with the city to alleviate that problem so we do not add to the problem that already exists. "We certainly cannot take that problem away, but we can prevent it from getting worse than it already is today."

Commissioner Davis asked Mr. Kent if he had considered other uses for this property to develop this property without a zone change.

Mr. Smith explained they have considered other alternatives and they could not guarantee the quality of appearance or residence in anything they have considered. "We have built a lot of affordable single family homes in Greenville, Sherman, Leonard and Commerce. We would not need a zoning change to do that, we could probably put 40-50 houses on the usable land, using the city's parameters for dimensions with zero dollar move in, we could probably sell a bunch of those, but the quality of what we are trying to do in terms of appearance of residence, we all would be better off with what we are proposing."

Andy Boyd, 121 Forest Creek, Sherman, Texas

Mr. Boyd wanted to know how Mr. Smith was going to reflect the demographics of Forest Creek when the medium income of Sherman is \$54,000. "They are targeting \$25,000 a year people, how does that reflect our demographics in our community?"

Mr. Smith explained \$25,000 would be the minimum income to qualify for the lowest rent they would have. "There could be people in there making \$50,000-\$60,000."

Mark Sandy, 4816 Indio, Sherman, Texas

Mr. Sandy explained he lives on the north side of this neighborhood in the North Creek subdivision. He moved there ten months ago and is employed by KXII. He chose his house because of the proximity to Sherman Town Center, he has a handicap daughter who is 23, for her ability to be able to walk. He looked at the crime rate and other locations as well. It was obvious to him that the subdivisions would flow together one day and be one continual residential district. He was opposed to the request.

Edna Bishop, 209 Forest Creek, Sherman, Texas

Ms. Bishop explained she lives next to where the emergency access will be. She did not want the developers to set the heavy equipment on the Savannah stub out, she did not park in the street and she did not think they would be able to get out of their driveway if they

parked the equipment in the street. She thought if the development is approved they should put in a double access from Travis Street. "I do not want them in there."

Chairman Sofey explained TXDOT would not allow a double access off Travis.

Mr. Smith informed the commission the street would not be used for the equipment purposes.

Mr. Cooper explained they would like residents in there similar to them. "We would like the commission to supports us on this."

Chairman Sofey informed the commission there were 15 letters received and 13 of them were 200 foot from the property.

Letters and photos were received from the following property owners:

Roy & Kimberly Whisenant, 201 Forest Creek Drive, Woodrow and Claudia Darnell, 304 Forest Creek Drive, Janet Hutchison, 4509 N. Travis, Thomas & Robin Miller, 313 Forest Creek Drive, Bernice Meyers, 304 Forest Creek Drive, Duwayne White, 309 Forest Creek Drive, Susan Morrow, 104 Forest Creek Drive, Mr. & Mrs. Robert Wagner, 308 Colonial Circle, Ms. Doris Cox, 228 Northcreek Drive, James & Carol Brown, 113 Forest Creek Drive, Fine Family Trust, 101 Forest Creek Drive, Jean Cary, 105 Forest Creek Drive, Donald & Carolyn Vickrey, 308 Forest Creek Drive, Mike & Gina Adams, 317 Forest Creek Drive, Burns Family Trust, 301 Forest Creek Drive, Dana M. Handy, 4412 Savannah Drive, Frank & Priscilla Bowers, 4413 Augusta Circle and Elizabeth Geddis, 4908 Hara Lane

They were all opposed to the zone change because of the following reasons:

- Potential flooding and water retention problems downstream in the Forest Creek Subdivision. "Not only will water volume be increased but also potential pollutants will enter the water drainage system. Creek maintenance is critical to our area."
- Traffic congestion on North Travis and Forest Creek Drive. They were concerned about the traffic impact on Travis Street to absorb the current, proposed and already approved developments in the area (North Creek Drive, Austin Landing Development, and the proposed apartment complex further to the north).
- Increased pedestrian traffic. "Savannah will likely become a thoroughfare to the complex being built to the south of Forest Creek."
- Potential for crime will increase "Crime is higher in multi-family housing than in single family homes."

- Devaluation of property values.
- The noise was another consideration, one neighbor wrote “even at night it’s noisy.”
- Removal of trees will destroy the beauty of the area.

ACTION TAKEN.

Motion by Commission Member Thompson to deny the zone change and site plan. Second by Commission Member Davis.

VOTING AYE: SOFTLY, DAVIS, JONES, SOFEY, THOMPSON, PLYLER, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DOES NOT CONFORM TO THE INTENT OF THE ORDINANCE.

FINAL PLAT

THE REQUEST OF JAMES CHILDS AND SHIRLEY STAFFORD (OWNERS) AND SARTIN AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 5200 BLOCK OF TEXOMA PARKWAY, BEING 6.39 ACRES IN THE D. C. SHELP SURVEY, ABSTRACT NO. 1097 AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT OF CHILDS ADDITION

FINAL PLAT – CHILDS ADDN.

5200 BLK. TEXOMA PARKWAY
(JAMES CHILDS & SHIRLEY STAFFORD)

Marshall Sartin, Sartin & Associates, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. The property is located in the 5200 block of Texoma Parkway. The tract consists of 6.39 acres and they would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Final Plat.

ACTION TAKEN.

Motion by Commission Member Bethel to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Thompson.

VOTING AYE: SOFTLY, DAVIS, JONES, SOFEY, THOMPSON, PLYLER, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT

THE REQUEST OF WAL-MART STORES, INC. (OWNER) AND CEI ENGINEERING ASSOCIATES, INC. (ENGINEERS/SURVEYORS) CONCERNING THE

REPLAT LOT 1, BLK. 1
OF LOT 1 & 2, BLK. 1,
WAL-MART ADDN,
SEC. I

PROPERTY LOCATED AT 333 AND 401 U.S. HIGHWAY 82 EAST, BEING 22.367 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 AND ALL OF LOT 1, BLOCK 1 OF WAL-MART ADDITION, SECTION I AS FOLLOWS:

333 & 401 HWY. 82 E.
(WAL-MART STORES, INC.)

PLANNING AND ZONING COMMISSION

REPLAT OF LOT 1, BLOCK 1 OF LOT 1 & 2, BLOCK 1, WAL-MART ADDITION, SECTION I

Am Boon Tan, CEI Engineering Associates, 3030 LBJ Freeway, Ste. 1250, Dallas, Texas

Mr. Am Boon Tan appeared to represent the request and answer any questions. The property is located at the northwest corner of Highways 75 and 82; the Wal-Mart property. The owners would like to replat the 22.367 acre tract into two lots. Wal-Mart occupies one of the lots and Murphy Oil occupies the other. Murphy Oil would like to purchase the lot they occupy. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Roy Whisenant, 201 Forest Creek, Sherman, Texas

Mr. Whisenant asked if the property was in the John Jennings, Abstract No. 647; the same tract near the Forest Creek Subdivision.

Chairman Sofey explained this is a separate tract, but part of this tract is in the same John Jennings Survey as well.

No other citizens appeared before the Planning and Zoning Commission to discuss the Replat.

ACTION TAKEN.

Motion by Commission Member Jones to approve the Replat subject to the Staff Review Letters. Second by Commission Member Thompson.

VOTING AYE: SOFTLY, DAVIS, JONES, SOFEY, THOMPSON, PLYLER, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SITE PLAN

THE REQUEST OF WAL-MART STORES, INC. (OWNER), MURPHY OIL U.S.A., INC. (TENANT) AND CEI ENGINEERING ASSOCIATES, INC. (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 333 U.S. HIGHWAY 82 EAST, BEING LOT 1, BLOCK 1 OF WAL-MART ADDITION, SECTION I AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO MURPHY OIL

SITE PLAN –
ADDITION TO MURPHY OIL
333 HWY. 82 E.
(WAL-MART STORES)

Am Boon Tan, CEI Engineering Associates, 3030 LBJ Freeway, Ste. 1250, Dallas, Texas

Mr. Am Boon Tan appeared to represent the request and answer any questions. The property is located at the northwest corner of Highways 75 and 82. Murphy Oil would like to add one underground storage tank and two diesel dispensers as well as an addition to the building at 333 Highway 82 East. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan.

ACTION TAKEN.

Motion by Commission Member Jones to approve the site plan subject to the Staff Review Letter. Second by Commission Member Softly.

VOTING AYE: SOFTLY, DAVIS, JONES, SOFEY, THOMPSON, PLYLER, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT

THE REQUEST OF PAUL ANDREW HUGGINS (OWNER), TEAGUE, NALL, AND PERKINS (ENGINEERS), AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY AT 1002 SOUTH TRAVIS, CONTAINING 1.377 ACRES, BEING ALL OF LOTS 18, 19 AND 20 OF M.B. MOORE'S ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT LOT 18, 19 AND 20 OF M.B. MOORE'S ADDITION

REPLAT LOTS 18, 19 &
20 OF M.B. MOORE'S
ADDN.
1002 S. TRAVIS
(PAUL ANDREW
HUGGINS)

Chris Schmitt, Teague, Nall, and Perkins, 200 N. Travis, Ste. 500, Sherman, Texas

Mr. Schmitt appeared to represent the request and answer any questions. The property is located at 1002 South Travis Street and is bound by Travis, Spring, Lark and Randolph Streets. The plat contains 1.377 acres and the owner would like to replat the three lots into one lot for a multi-family residential development. They plan to come back to the commission for site plan approval for the apartments. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Karen Tuley, 1202 S. Travis, Sherman, Texas

Ms. Tuley asked if the property is replatted, does it mean the structure will be different that it would be if it were three separate units.; if it is three lots, you have to have setbacks from the front and back and parking. Would this allow one gigantic structure, if it would she had some comments on that. "There will be a big opposition at the next meeting when they come back for site plan

approval.”

Scott Shadden explained they could put multiple buildings on that one lot. They could put multiple buildings on three lots; it is not a whole lot of difference.

Ms. Tuley explained it would be quite a bit of difference because you have to have so much easement from the front, back and sides. There would be more people living there if there were one lot.

Chairman Sofey stated if they put multiple buildings or one building the building line is going to be the same on the parameter.

Mr. Shadden explained the density on apartments is 1,250 square foot of land per living unit; so it would still allow the same amount of units. They may have to go taller on the smaller lots.

Bill Horne, 1001 South Crockett, Sherman, Texas

Mr. Horne asked since there is not a site plan; you don't really know what the plan is; “why would you do anything”. Given the history what has been there before (Caprice Apartments) and what we have been through with those apartments. He has lived there since 1980 and it has been nice and he understood it could not stay that way, but if we do not know exactly what is going to happen then why make a change at all yet.

Chairman Sofey explained this is a State Law that if the applicant is not asking for a variance or a change of use, the commission has to grant the replat. “This is actually a formality, our hands are tied.”

Commissioner Thompson explained the property is zoned for an R-2 (Multi-Family Residential) District. The reality is, they can build some type of multi-family development on the lot; the question is; what will it look like. “You have an opportunity to interact with the owners and developers prior to next month to influence some of the design of the apartments.”

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan.

Letters were received from:

The law offices of Kennedy & Minshew, P.C. representing the Sherman Preservation League

They wrote “our client has spent a great deal of time and effort in preserving the property at 915 South Crockett which is immediately to the west of the property for which the replatting is requested. For several years an apartment complex was on this same property which created a great deal of problems for the neighborhood including the property of the Sherman Preservation League. Many

undesirable tenants inhabited the area and the property was allowed to fall into disrepair. It was finally torn down several years ago which was in and of itself an improvement in the neighborhood. Our client hates to see another apartment complex built in this quiet residential area. Please register this as an objection on behalf of the Sherman Preservation League to any apartment complexes being built on this property.”

Daniel Dominick, 1018 S. Walnut, Sherman, TX

Mr. Dominick was opposed to the request because he did not feel future apartments on the lot would be a good fit for the neighborhood. “Apartment buildings in a neighborhood do not raise property values, quite the opposite.” He felt they would increase traffic and noise. “Those of us in the neighborhood who are restoring old homes and trying to save Sherman’s historic homes and historic neighborhoods need help from our city council. We are trying hard to build a safer and better owner-occupied neighborhood and rental properties have a truly deteriorating and discouraging effect. If apartments are allowed it may just chase more families like ours out of this part of town.”

Lander & Genna Bethel, 1002 S. Crockett, Sherman, Texas

Mr. & Mrs. Bethel were concerned with the negative impact of the possible construction of an apartment complex that would be permitted by the replatting of the lots at 1002 South Travis Street. “We believe the construction of an apartment complex in the heart of this neighborhood will contribute to further decline and a serious decrease in the value of single family residences. We urge you to reject this request for a replat of these lots in order to help the residents of our neighborhood continue the hard work of preserving its unique nature and improving its safety and value.”

ACTION TAKEN.

Motion by Commission Member Thompson to approve the Replat subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, DAVIS, JONES, SOFEY, THOMPSON, PLYLER, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

Chairman Sofey informed the commission he would abstain from the next two items on the agenda because of a conflict of interest, Acting Vice-Chairman Thompson chaired these items.

SITE PLAN

THE REQUEST OF SPAVINAW DEVELOPMENT (OWNER)

SITE PLAN –
OFFICE/RETAIL
1700 BLK. FM 1417
NORTH (HERITAGE
PARKWAY & 2000
BLK. W. TAYLOR
(SPAVINAW

AND DAVID BACA (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 1700 BLOCK OF F.M. 1417 NORTH (HERITAGE PARKWAY) AND THE 2000 BLOCK OF WEST TAYLOR STREET, BEING PART OF BLOCK 1 AND THE WEST 150 FEET OF BLOCK 2 OF WESTERN HILLS ADDITION, SECTION 5 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE/RETAIL CENTER

DEVELOPMENT)

David Baca, 1000 S. Sam Rayburn, Sherman, Texas

Mr. Baca appeared to represent the request and answer any questions. He explained the owners would like to construct three one story buildings for lease spaces in the 1700 block of F.M. 1417 North (Heritage Parkway) and the 2000 block of West Taylor Street. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan.

ACTION TAKEN.

Motion by Commission Member Softly to approve the site plan subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: SOFTLY, DAVIS, JONES, THOMPSON, PLYLER, AND BETHEL.

VOTING NAY: NONE

ABSTAIN: SOFEY

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

VARIANCE

THE REQUEST OF SPAVINAW DEVELOPMENT (OWNER) AND DAVID BACA (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1705 F.M. 1417 NORTH (HERITAGE PARKWAY), BEING PART OF BLOCK 1 AND THE WEST 150 FEET OF BLOCK 2 OF WESTERN HILLS ADDITION, SECTION 5 AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION 5(B)(II) TO ALLOW A 25 FOOT SETBACK ADJACENT TO RESIDENTIAL IN LIEU OF THE REQUIRED 40 FEET FROM AN R (RESIDENTIAL) ZONED PROPERTY FOR SINGLE STORY BUILDINGS NOT EXCEEDING THIRTY (30) FEET IN HEIGHT IN AN M-1 (LIGHT MANUFACTURING) DISTRICT AND O- 1.1 (F.M. 1417) OVERLAY DISTRICT.

VARIANCE –
SETBACK ADJ. R DIST
1705 FM 1417 N.
(HERITAGE PKWY.)
(SPAVINAW
DEVELOPMENT)

David Baca, 1000 S. Sam Rayburn, Sherman, Texas

Mr. Baca appeared to represent the request and answer any questions. He explained the owners would like to construct a one story building for lease spaces at 1705 F.M. 1417 North (Heritage Parkway), which is the southwest corner of the property. They would like to set

the building 25 foot from the property to the south which is residentially zoned. There is a possible drive through lane going around the building, the west end of the building fits within the setback but the north and south property line are not parallel, so the back corner of the building projects beyond the line. This building will not be set any further south than the 20,800 square foot building that is at the far east corner of the property, which is an existing foundation that a building is going to be built upon; because it is beyond the 300 foot overlay district, which allows it to be closer to the property line. The buildings will be relatively in line with each other for the whole piece of property. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance.

ACTION TAKEN.

Motion by Commission Member Softly to approve the variance subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: SOFTLY, DAVIS, JONES, THOMPSON, AND BETHEL.

VOTING NAY: NONE

ABSTAIN: SOFEY

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

Chairman Sofey took over as Chairman

PRELIMINARY PLAT

THE REQUEST OF R&S DEVELOPMENT & CONSTRUCTION CO., LLC (OWNERS) AND HELVEY AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 2100-2200 BLOCKS OF BETHANY ROAD, BEING 10.13 ACRES IN THE HENRY KATTENHORN SURVEY, ABSTRACT NO. 671, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT OF TWIN PECANS ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION

Billy Helvey, Helvey and Associates, 222 W. Main, Denison, Texas

Mr. Helvey appeared to represent the request and answer any questions. He explained the property is located in the City of Sherman's extra territorial jurisdiction in the 2100-2200 blocks of Bethany Road in east Sherman between Highway 82 East and Highway 56 East. The tract consists of 10.13 acres and the owner would like to plat the property into eight lots for residential development. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

PRELIMINARY PLAT –
TWIN PECANS ADDN.
2100-2200 BLK.
BETHANY RD. (ETJ)
(R&S DEVELOPMENT
& CONSTRUCTION
CO., LLC)

No other citizens appeared before the Planning and Zoning Commission to discuss the Preliminary Plat.

ACTION TAKEN.

Motion by Commission Member Thompson to approve the Preliminary Plat subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, DAVIS, THOMPSON, AND BETHEL

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

FINAL PLAT

THE REQUEST OF R&S DEVELOPMENT & CONSTRUCTION CO., LLC (OWNERS) AND HELVEY AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 2100-2200 BLOCKS OF BETHANY ROAD, BEING 10.13 ACRES IN THE HENRY KATTENHORN SURVEY, ABSTRACT NO. 671, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT OF TWIN PECANS ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION

FINAL PLAT – TWIN
PECANS ADDN.
2100-2200 BLK.
BETHANY RD. (ETJ)
(R&S DEVELOPMENT
& CONSTRUCTION
CO., LLC)

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No other citizens appeared before the Planning and Zoning Commission to discuss the Final Plat.

ACTION TAKEN.

Motion by Commission Member Thompson to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, DAVIS, THOMPSON, AND BETHEL

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

OTHER BUSINESS

No other business came before the Commission.

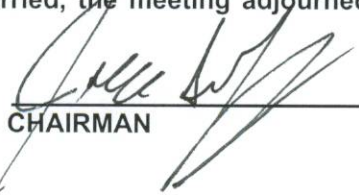
OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned
at 6:47 p.m.



SECRETARY



CHAIRMAN

ADJOURNMENT

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

103 East King Street
0.241 acres in the Samuel Blagg Survey, Abstract No. 56
Site Plan

Requested Action/Proposed Use:

Site Plan Approval for a restaurant

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Antonia P. Cruz (Owner), Cupid Homes, Ron Barton and Greg Pierson (Representatives)

Considerations:

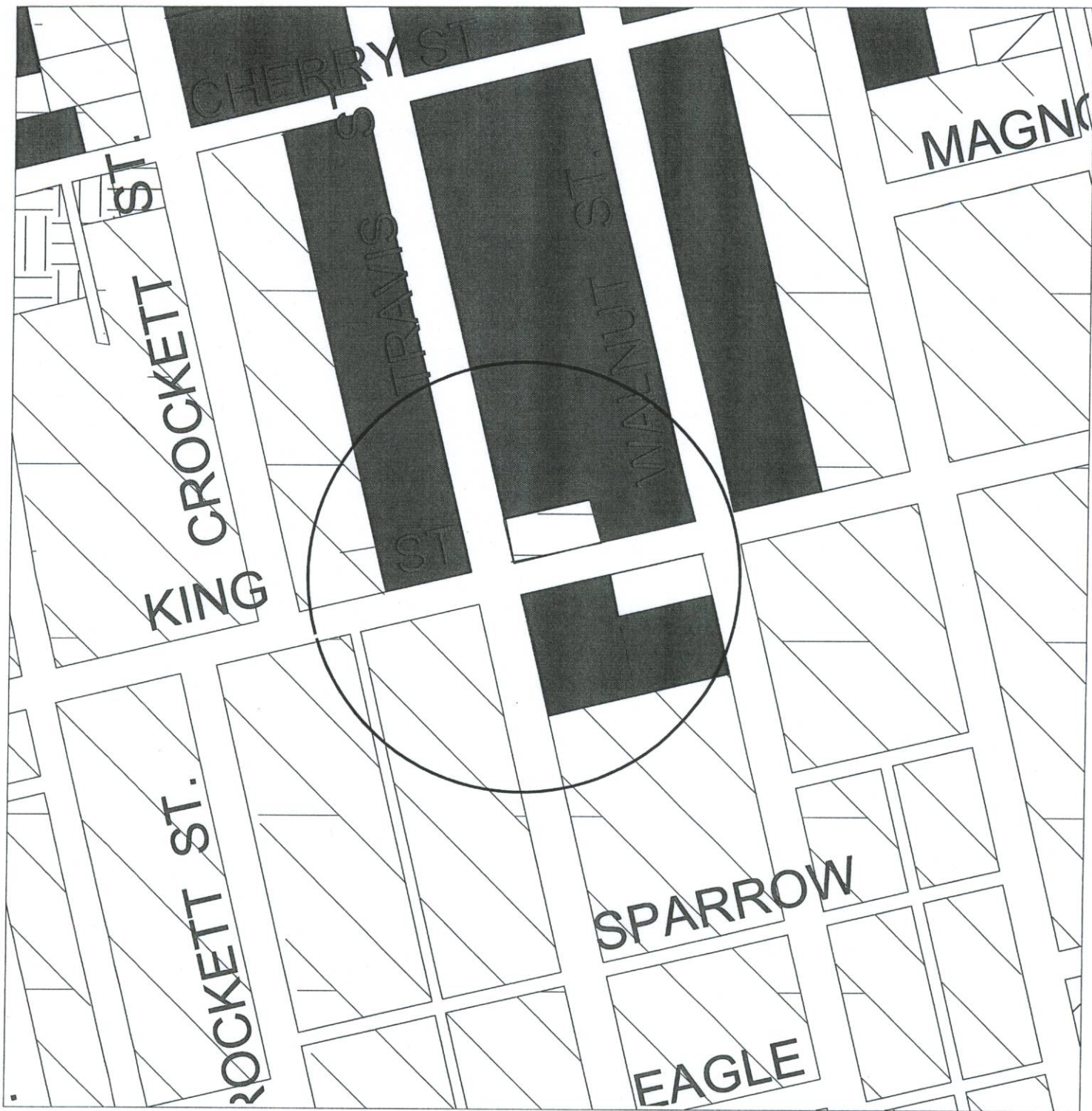
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



103 East King Site Plan

Department of Developmental Services





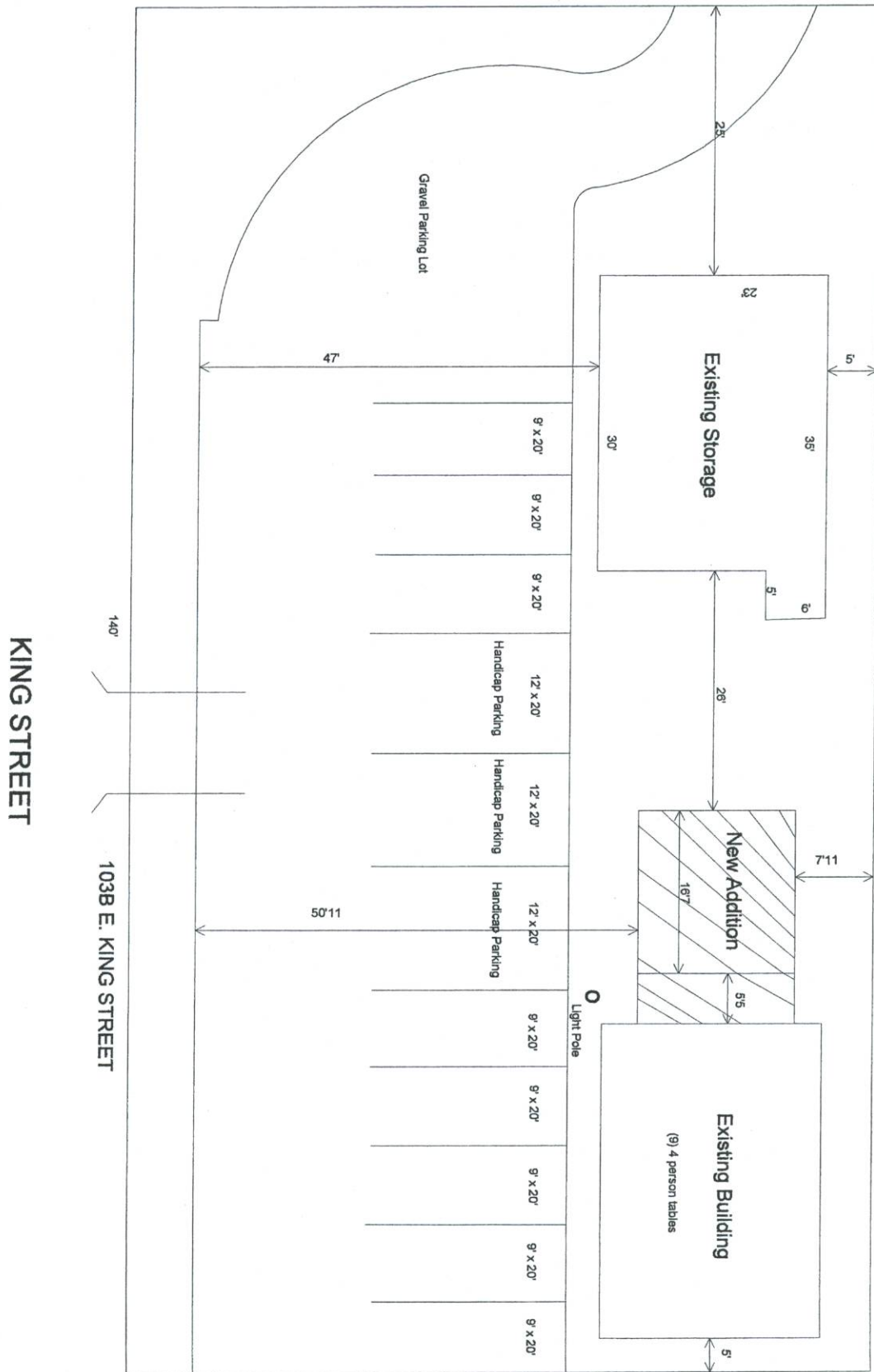
TRAVIS

EAST KING

Scale: 1 inch = 30.0 feet

© Copyright 2006, Pictometry International Corp.

TRAVIS STREET



KING STREET

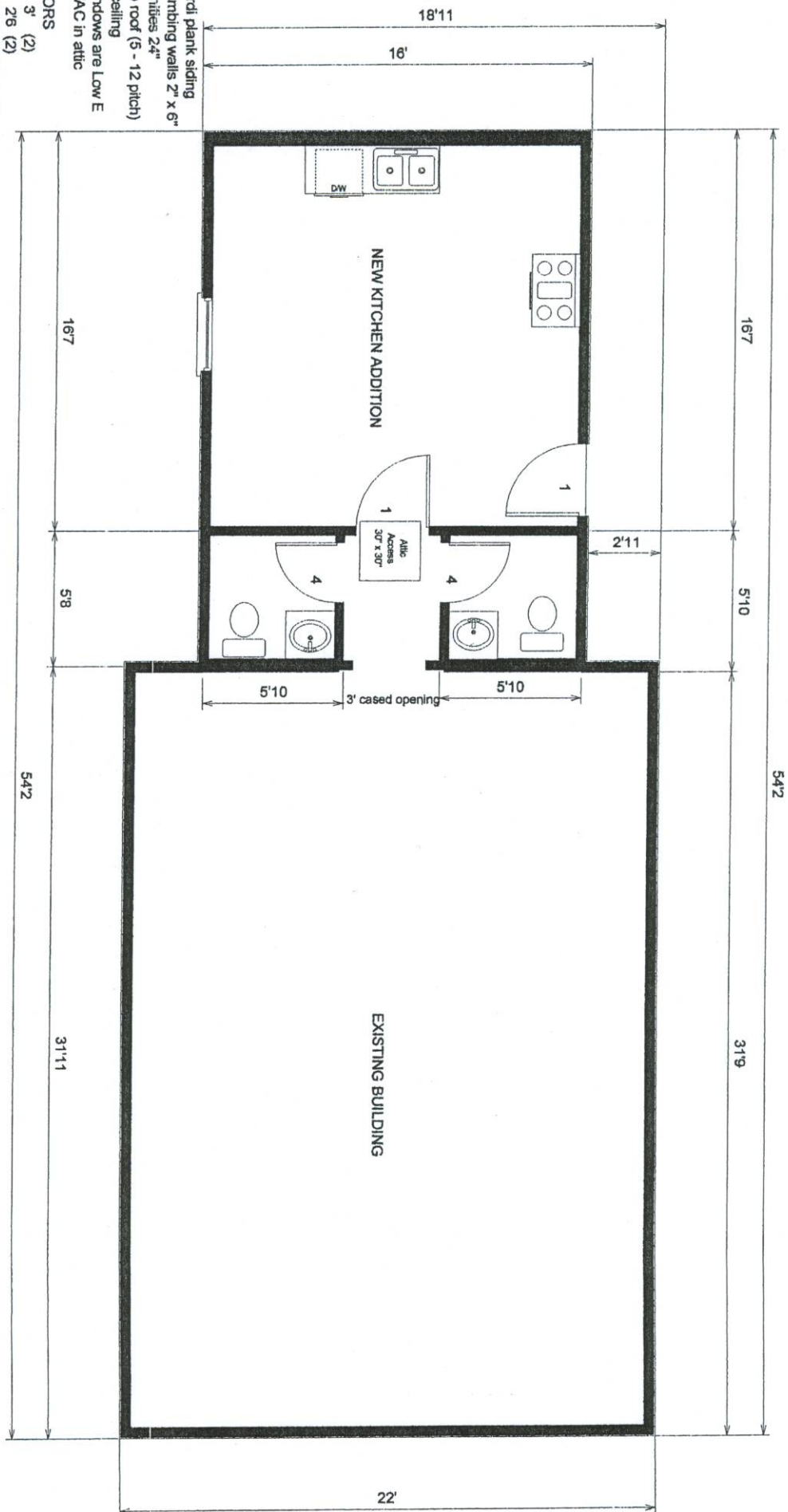
103B E. KING STREET

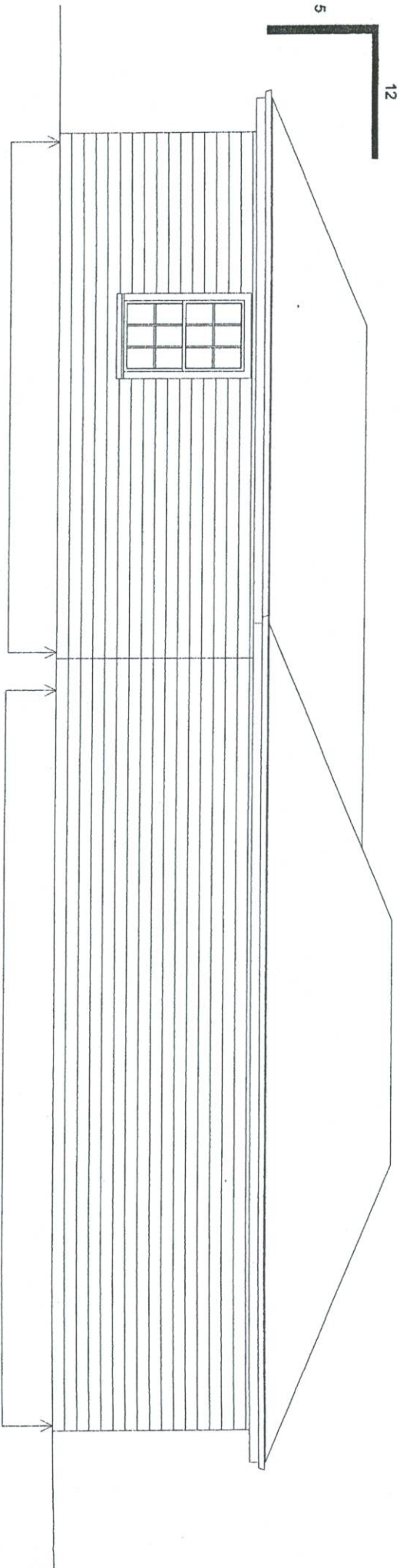
ALLEY

- Hardi plank siding
 - Plumbing walls 2" x 6"
 - Vanties 2x4"
 - Hip roof (5 - 12 pitch)
 - 8' ceiling
 - Windows are Low E
 - HVAC in attic
- DOORS
- 1— 3' (2)
 - 4— 2'6 (2)
- 3' cased opening (1)
- WINDOWS
- A— 3' x 5' (1)

NEW KITCHEN ADDITION: 352 SQ. FT.
SCALE: 1/4" x 1'

CUPID HOMESTM





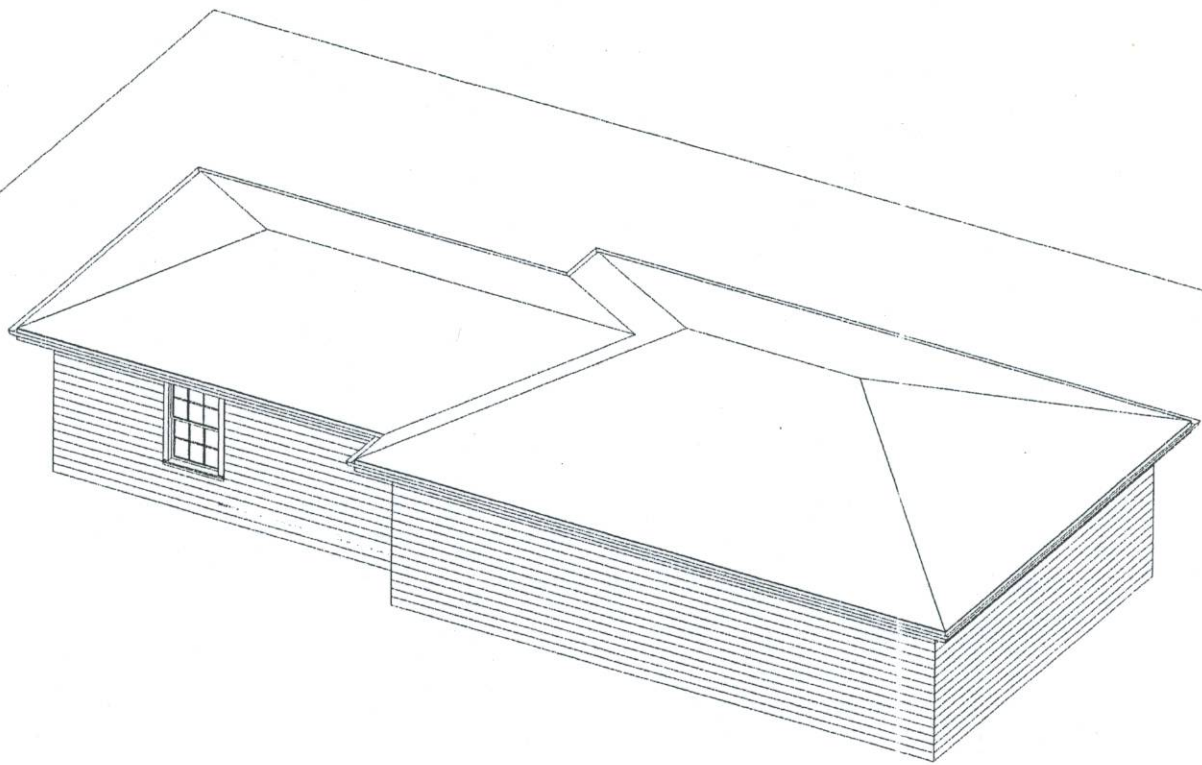
NEW KITCHEN ADDITION

TOTAL: 22' x 16'

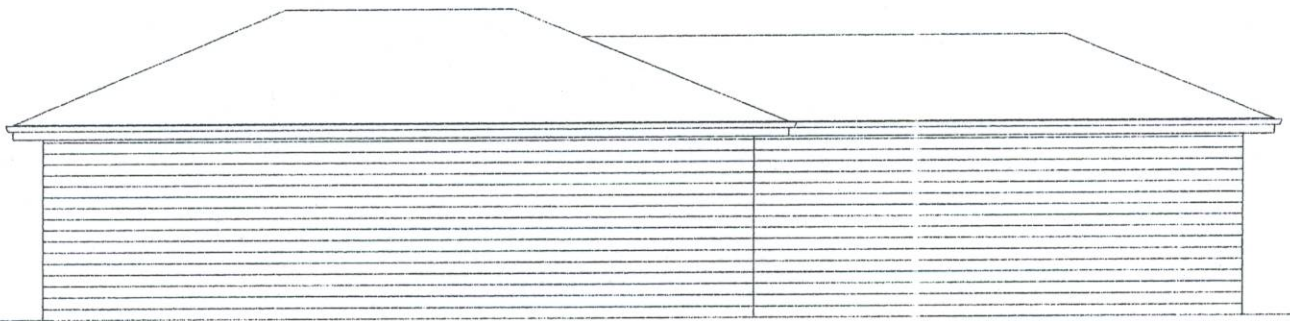
SCALE: 1/4" = 1'

CUPID HOMES™

FRONT ELEVATION



Front Elevation



REAR ELEVATION

STAFF REVIEW LETTER

October 11, 2007

Antonia P. Cruz
417 S. Rusk
Sherman, TX 75090

Cupid Homes
Ron Barton
Greg Pierson
715 S. Sam Rayburn East
Sherman, TX 75090

Dear Applicant,

The request for approval of a site plat concerning the property at 103 East King Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. The parking area and drive approaches must be asphalt or concrete.
2. The site plan shall reflect an existing 6" sanitary sewer. The new building addition may not be located over the sanitary sewer main.
3. The address shown on the drawing (103B) is an invalid address. The lot is addressed as 103 E. King.
4. The location of a screened trash receptor should be indicated.
5. Should this property be divided in the future, a plat will be required.
6. The new drive approach onto King Street will require a permit from the City of Sherman.
7. 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 and Zoning Commission

It is the policy of this Board not to 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.

Respectfully,



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

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

1700 Block of Gallagher Drive
Lot 2-A, Block 1, of the Replat of Lot No 2 of the Center at Gallagher Drive
Replat

Requested Action/Proposed Use:

Replat of Lot No 2 of the Center at Gallagher Drive

Adjacent Zoning:

C-2 (General Commercial) District and R-1 (One and Two Family Residential) District

Origination:

Phat Vo (Owner), Tate Construction (Developer) and Sartin and Associates, Inc. (Surveyors)

Considerations:

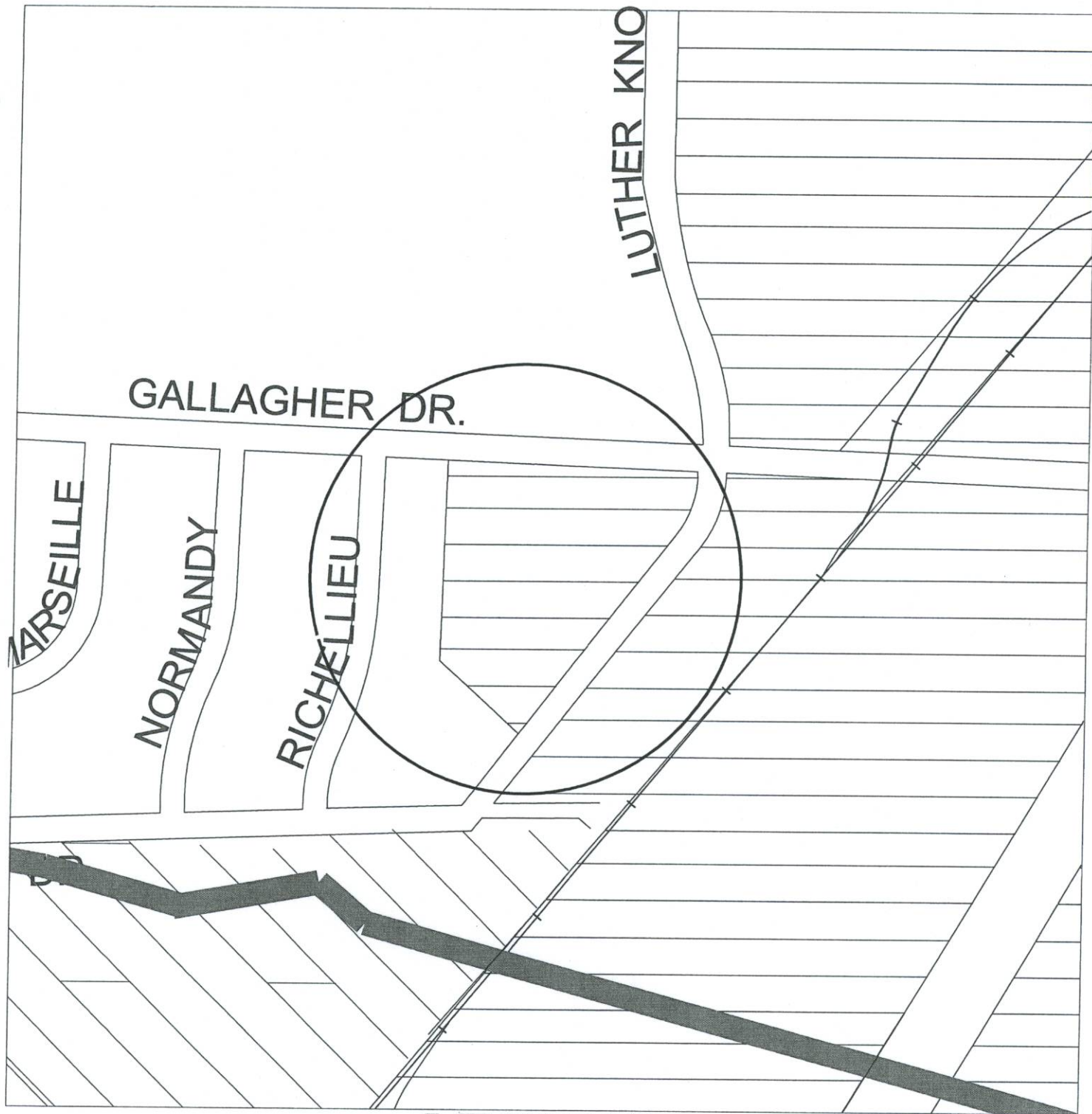
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1 RETAIL BUSINESS DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	CO OFFICE DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT

	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



1700 BLOCK GALLAGHER REPLAT

Department of Developmental Services





GALLAGHER DR

VERSAILLES

Scale: 1 inch = 130.0 feet

**STAFF REVIEW LETTER**

October 11, 2007

Phat Vo
1000 N. Mississippi Avenue
Atoka, OK 74525

Phat Vo
411 Haning
Howe, TX 75459

Dear Applicant,

The request for approval of a Replat of Lot No. 2 of the Center at Gallagher Drive concerning the property located in the 1700 Block of Gallagher Drive, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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 and when service will be available. (City will acquire)
2. Original tax certificates shall be furnished prior to recording of the plat.
3. All easements between lot lines shall be 20.0 feet in width.
4. Sidewalks are required to be constructed on all city streets.
5. The water line from Versaille Drive is required to be extended and connected to the existing water main on Gallagher. The water line shall be 8" since this is a commercial development.
6. The southern property line bearing shown on the drawing conflicts with the bearing in the field notes.
7. The detention pond located on Lot 2-B shall be protected by deed restrictions that have been approved by the City.
8. Any other changes made to the re-plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

It is the policy of this Board not to 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.

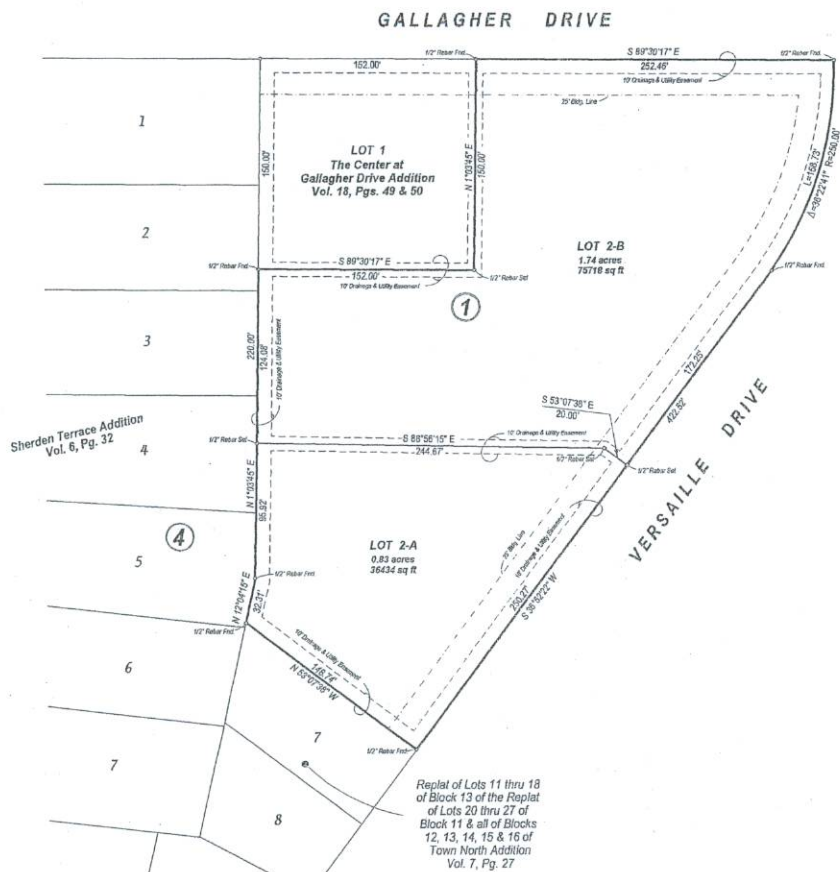
Page two
Replat of Lot No. 2 of the Center at Gallagher Drive
October 11, 2007

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", written over the word "Respectfully,".

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

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Tate Construction
	Sartin and Associates, Inc.	George Kalmon



REPLAT OF LOT NO. TWO OF THE CENTER AT GALLAGHER DRIVE

An Addition to the
CITY of SHERMAN, TEXAS



Scale: 1" = 50'

BEARING BASE
Record Bearing along Versaille Drive between
found monuments per plat of record in Volume 18,
Page 49, Plat Records, Grayson County, Texas.



Owner & Developer
Phat Vo

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph. (903) 897-8003 Fax: (903) 868-7970

SHEET 1 OF 2
CNTRGAL4.PCS

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

1700 Block of Gallagher Drive
Lot 2-A, Block 1, of the Replat of Lot No 2 of the Center at Gallagher Drive
Site Plan

Requested Action/Proposed Use:

Site Plan approval for a retail center

Adjacent Zoning:

C-2 (General Commercial) District and R-1 (One and Two Family Residential) District

Origination:

Phat Vo (Owner), Tate Construction (Developer) and Sartin and Associates, Inc. (Surveyors)

Considerations:

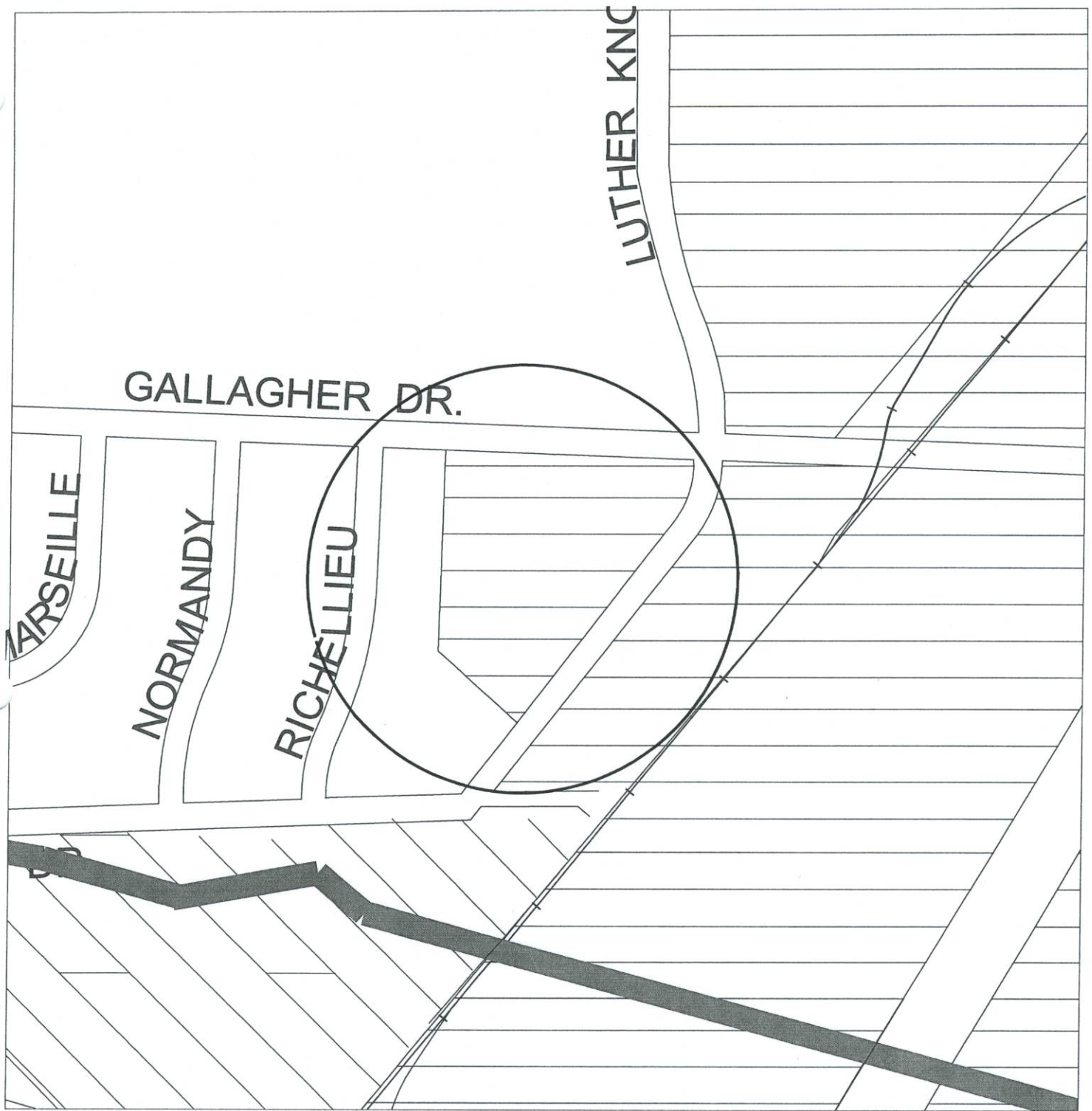
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1	BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL BUSINESS DISTRICT		O-1.2	OVERLAY DISTRICT - 1417
	C-2	GENERAL COMMERCIAL DISTRICT		CPO	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO	OFFICE DISTRICT		A&C	COLLEGE PARK OVERLAY
	M-1	LIGHT MANUFACTURING DISTRICT		CBD	ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5	MEDIUM MANUFACTURING DISTRICT			CENTRAL BUSINESS DISTRICT



1700 BLOCK GALLAGHER SITE PLAN

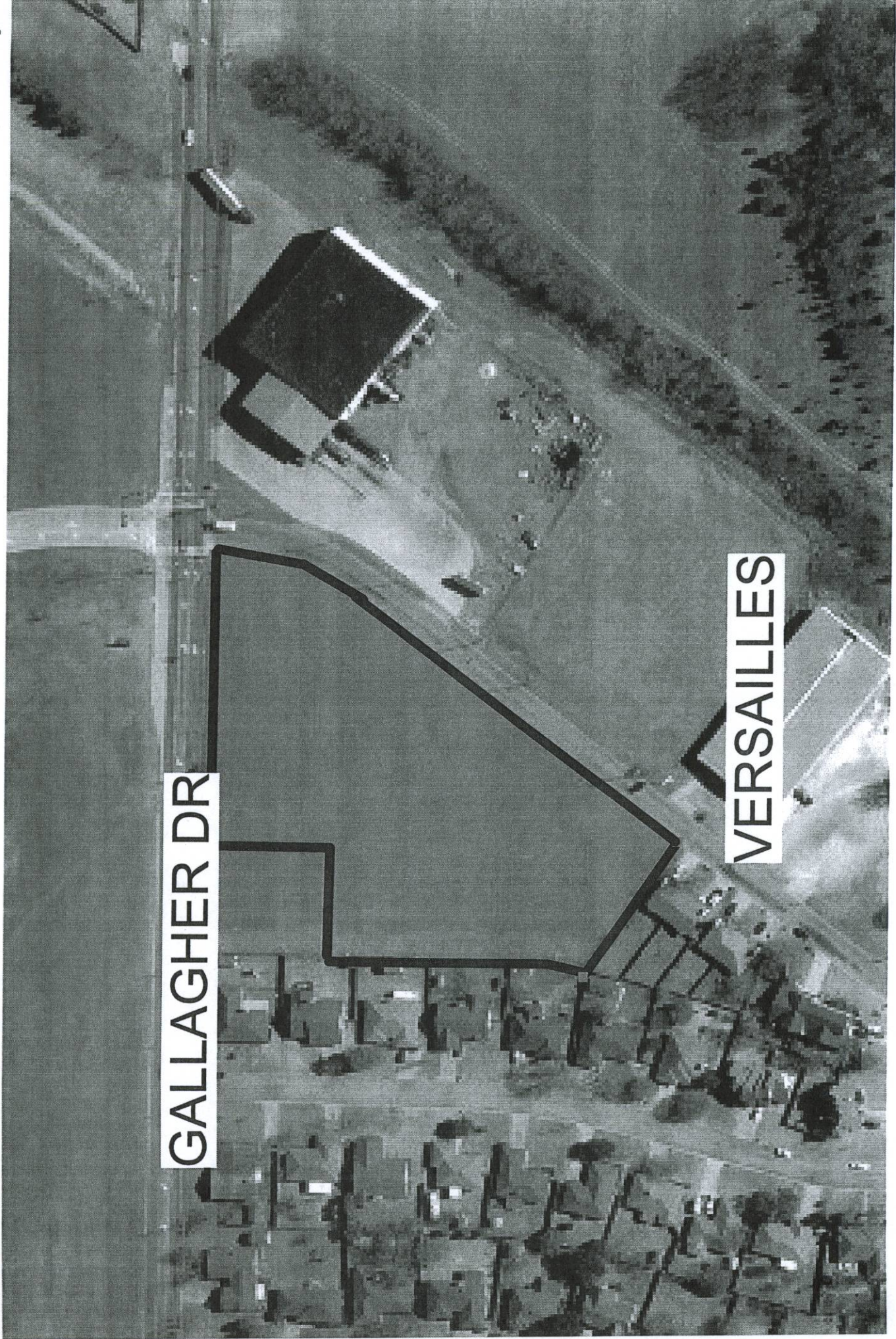
Department of Developmental Services





GALLAGHER DR

VERSAILLES



**STAFF REVIEW LETTER**

October 11, 2007

Phat Vo
1000 N. Mississippi Avenue
Atoka, OK 74525

Phat Vo
411 Haning
Howe, TX 75459

Dear Applicant,

The request for approval of a site plan concerning the property on Lot No. 2 of the Center at Gallagher Drive in the 1700 Block of Gallagher Drive, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. The detention pond location and construction shall be approved by the City Engineer. The detention pond located on Lot 2-B shall be protected by deed restrictions that have been approved by the City.
2. Sidewalk construction across the front of Lot 2A is required.
3. A waterline extension across the front of Lot 2A is required.
4. Screening is required adjacent to residential properties.
5. 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 and Zoning Commission

It is the policy of this Board not to 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.

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, City Manager
Mark Gibson, Director of Utilities and Engineering
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Fire Marshal's Office
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Tate Construction

City of Sherman
Planning and Zoning Commission
Board of Adjustments
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October 16, 2007
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Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

505 F.M. 1417 North (Heritage Parkway North)
2.8 acres in the G.W. McGlothlin Survey, Abstract No. 828
Specific Use Permit

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a geriatric psyche facility with inpatient and outpatient services, adult psyche, adult daycare, and medical facility in an R-1 (One and Two Family Residential) District and O-1.1 (FM 1417) Overlay District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

CAM Sherman II, LLC (Owner), Sterling Legacy Holdings (Prospective Buyer), and John Patterson (Representative)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

14

Objections Received:

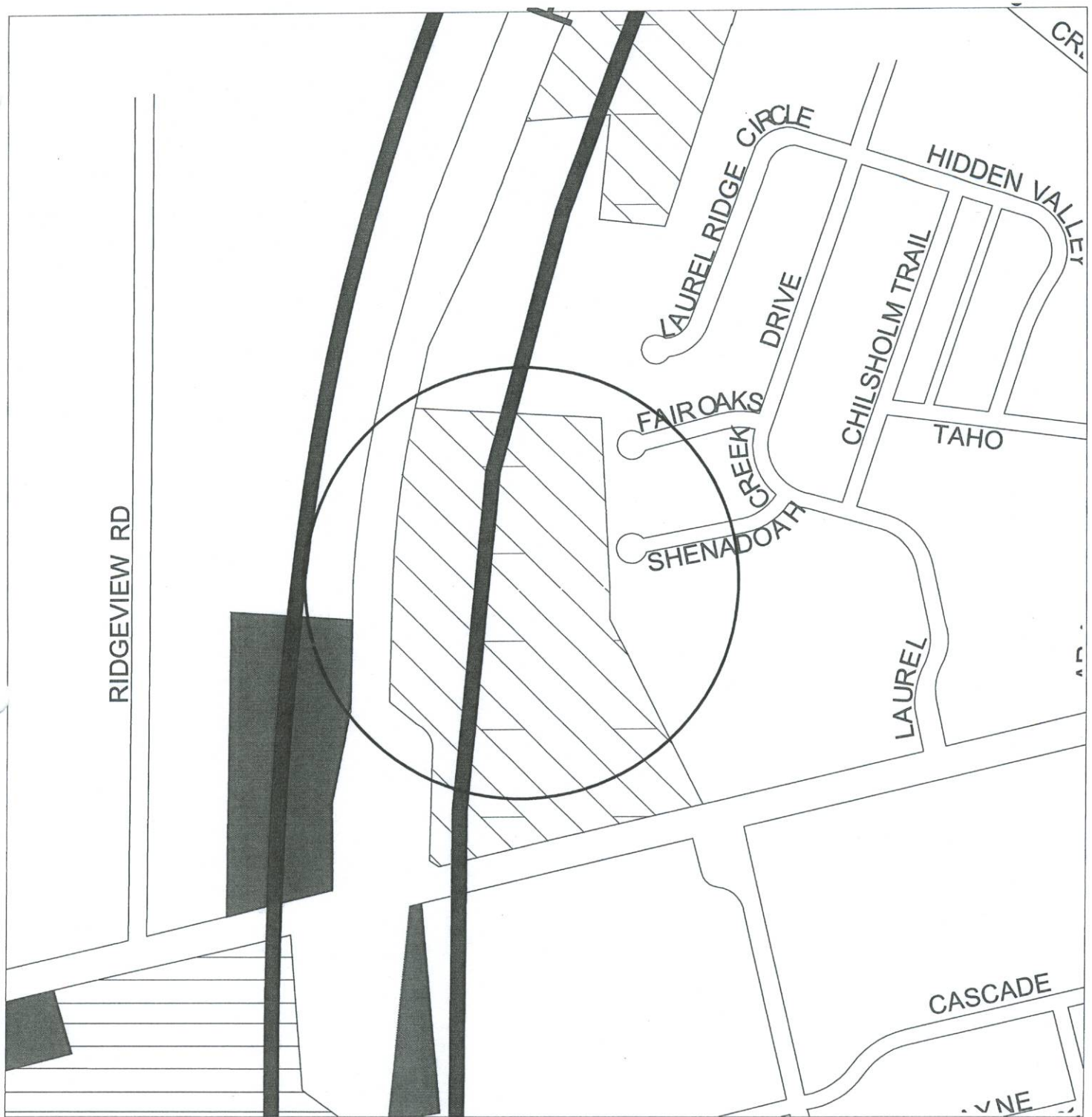
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 1417
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



505 FM 1417 N SPECIFIC USE PERMIT

Department of Developmental Services



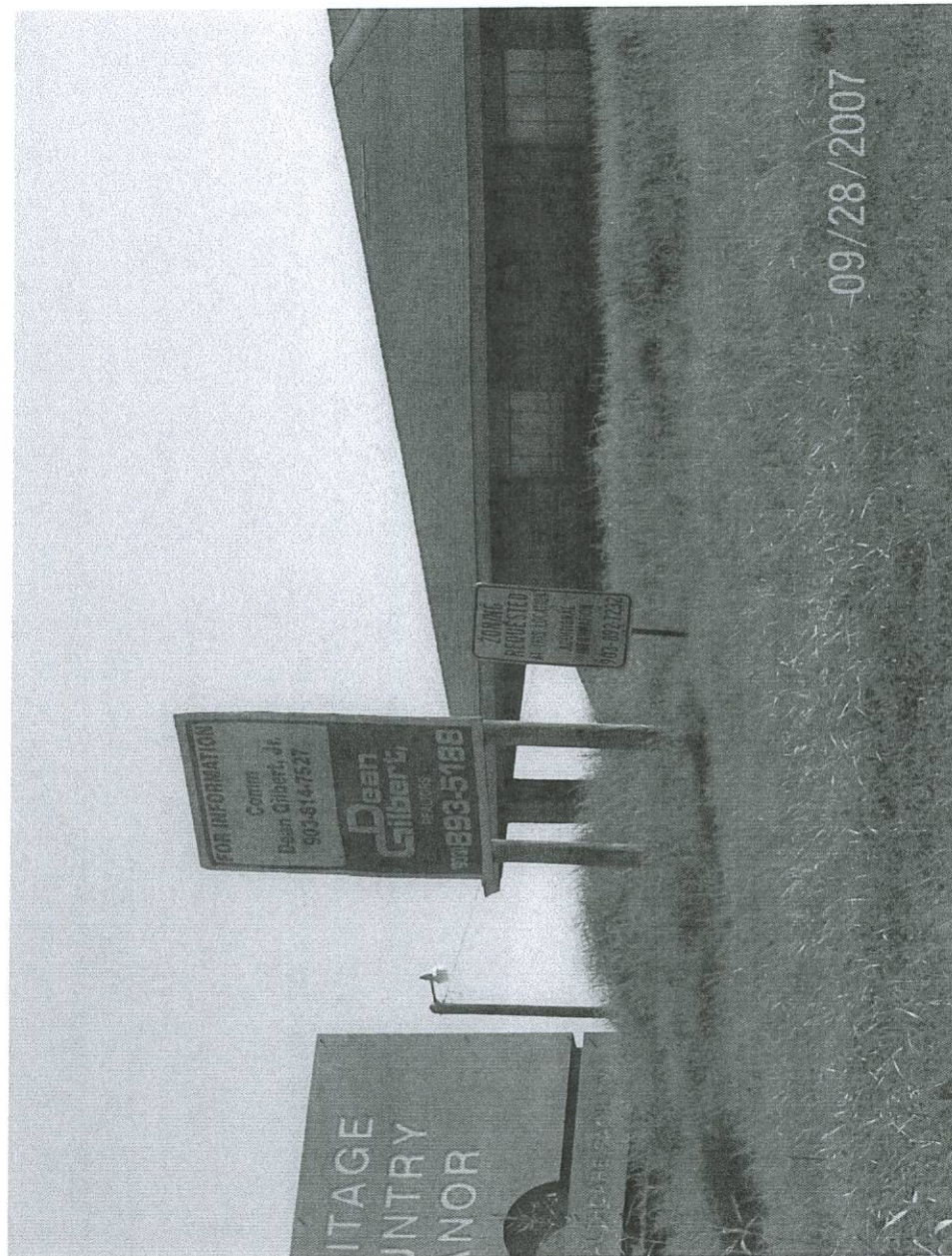


FM1417

(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 80.0 feet

505 F.M. 1417 N.



09/28/2007

TH

ADJACENT LOT
6" CITY MAIN

PAVED DRIVE

AREA: 36,400-SQ.FT.

PAVED DRIVE

20-KW LP. GAS
FUELED EMERG.
GENERATOR

6" CITY MAIN

LAUNDRY ROOM

ANTI-FREEZE LOOP

RESIDENT ROOMS

OPEN COURTYARD

RESIDENT ROOMS

OPEN COURTYARD

RESIDENT ROOMS

RESIDENT ROOMS

PAVED DRIVE

6" CITY MAIN

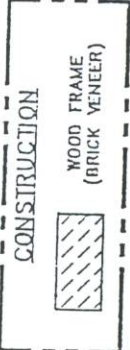
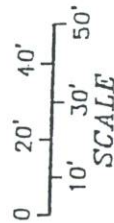
TH

APPROX. 100'

6' HIGH WOOD FENCE

TWO STORY HIGH
APARTMENT COMPLEX

APPROX. 150' TO
HIGHWAY 56
(HOUSTON STREET)



COUNTRY MANOR
CARE CENTER
SHERMAN, TEXAS

FIRE PREVENTION & ENGINEERING
BUREAU OF TEXAS
IRVING, TEXAS

LARRY K. BASS, INSP.

SDD-0000070

F.M. HIGHWAY 1417 NORTH

24" CITY MAIN CIRCULATING

50'

10" CITY MAIN

505

30'X30'
WOOD FRAME
PORTE COCHERE

ANTI-FREEZE LOOP

OFFICES

RESIDENT ROOMS

RESIDENT ROOMS

OPEN COURTYARD

RESIDENT ROOMS

ANTI-FREEZE LOOP

6" CITY MAIN

LAUNDRY ROOM

20-KW LP. GAS
FUELED EMERG.
GENERATOR

PAVED DRIVE

AREA: 36,400-SQ.FT.

PAVED DRIVE

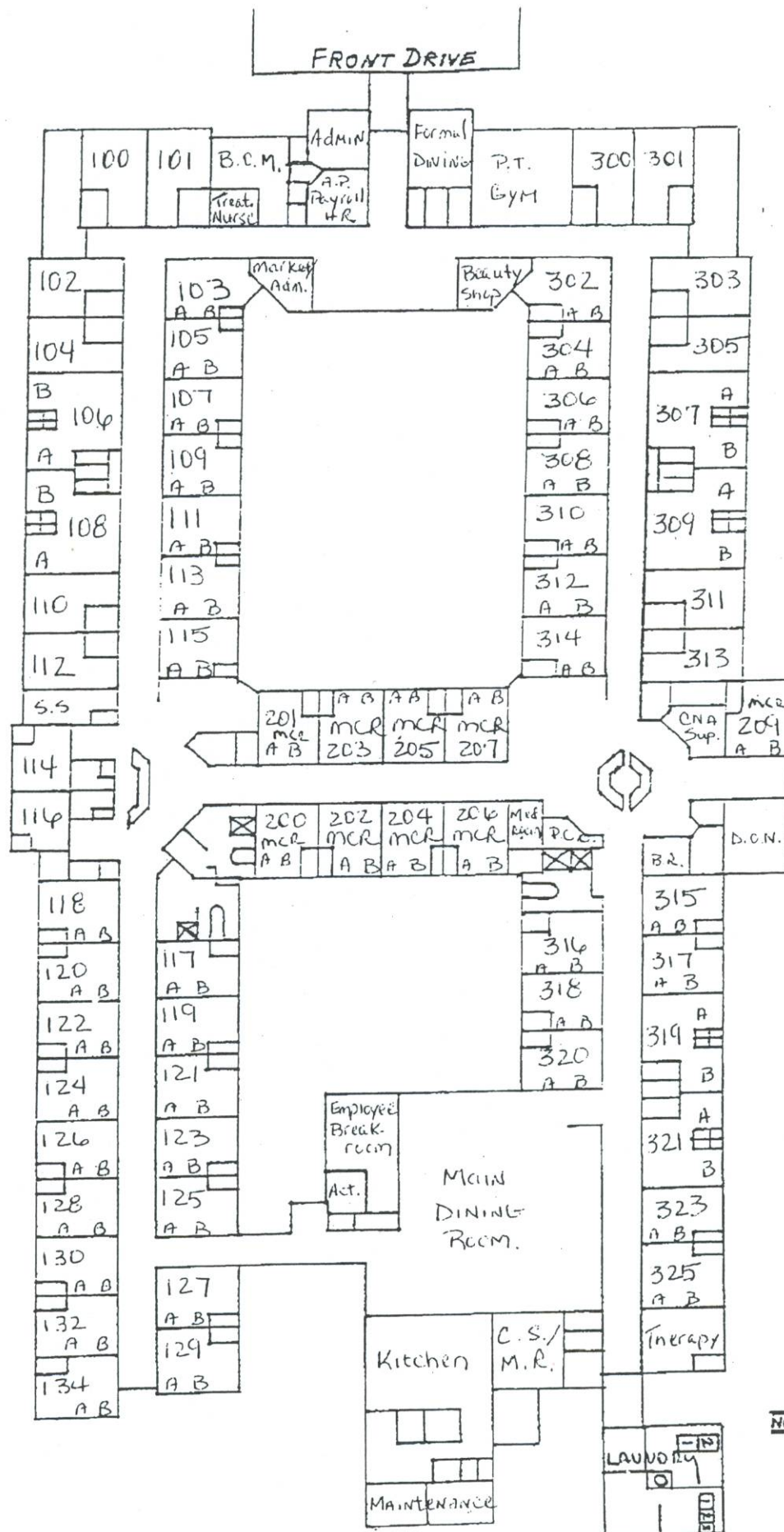
ADJACENT LOT
6" CITY MAIN

TH

250-GALLON LP. GAS
STORAGE TANK

PAVED DRIVE





Allegiance Health Management



“Pledging Allegiance to Excellence in Customer Service”

504 Texas Street, Suite 200 Shreveport, Louisiana 71101

Tel (318) 226-8202

Fax (318) 226-8205



Allegiance Health Management

Pledging Allegiance to Excellence in Customer Service

504 Texas St. Suite 200 Shreveport, La 71101

Phone (318) 226-8202 Fax (318) 629-0340

OVERVIEW

Allegiance Health Management (AHM) began operations in 2002 as a combined vision of providing superior post-acute healthcare services and maximizing profitability within urban and non-urban communities. Although AHM got its start as an operational manager for mid-major acute healthcare provider such as Community Health Care and Covenant Healthcare Systems, it has evolved from a manager into an owner and leader in the fields of psychiatric medicine and long-term acute care medicine.

AHM has experienced exponential growth since its inception in 2002, from what began as a operator of 3 psychiatric and 2 long-term acute care properties in Texas, Mississippi, and Louisiana to 33 outpatient psychiatric properties, 9 inpatient psychiatric properties, 1 long-term acute care property, 2 critical access and 2 acute care hospitals. Since opening in 2002, AHM has opened a total of 9 inpatient psychiatric programs and 1 Long Term Acute Care Hospital (LTACH) successfully.

ORGANIZATION

Allegiance Health Management supports a multi-layer management approach with senior management members having direct reporting functions from regional level employees. Regional employees have direct reporting functions from their local facilities.

Allegiance believes the local facilities' success is highly dependent on the quality of the operational and clinical expertise of the facility's management team. Although the local management team will have a significant amount of autonomy in the day-to-day operations of the facility, the team in conjunction with Allegiance's senior management team will develop and implement a market specific strategic operating plan. The plan will set forth revenue enhancements strategies and specific expense benchmarks to be accomplished within one to three years. Though Allegiance believes that significant progress can be achieved immediately upon implementing its management practices, the full operational and financial turnaround may

take as long as three years for operating facilities. Allegiance instills its philosophies and operational strategies in new programs prior to opening and throughout the initial start up period with extensive education and training. Allegiance will have its newly hired staff attend a operational program and observe the team and their performance. This allows for a lot of interaction and fosters team development. Allegiance will then bring primarily the Program Directors and Community Liaisons to the corporate office for detailed training and education in their roles. Once the program nears the initial opening we will have members from various programs in to assist and further develop the staff. Allegiance thoroughly believes in training and education on a continuing basis.

While the local management team is responsible for the day-to-day operations of the facilities, Allegiance's corporate staff will provide support services to each facility based upon the individual facility needs. The corporate services will include but are not limited to:

- Licensure attainment and unit/facility implementation
- Renovation plans
- Strategic Planning
- Marketing Programs
- Physician recruitment and retention
- Corporate, local, state and federal compliance
- State and Federal Regulation Interpretation
- Reimbursement advice
- Information systems
- Human resources
- Cash management and other financial support
- Legal support
- Nursing service and clinical support
- Reporting Procedures to host facilities and corporate partners

GERATRIC INPATIENT PSYCHIATRIC HOSPITALS

- A geriatric inpatient psychiatric hospital is a facility that provides mental health care services and wellness services to the senior adult population age 55 and older.

AHM's benchmark is geriatric psychiatric inpatient medicine. Before acquiring its own facilities, AHM was sought out and hired to provide expertise for acute care providers that did not have the ability and knowledge to operate in the behavioral health setting. AHM's goal and vision include locating under-served and under-utilized communities in which the elderly population must seek psychiatric care outside of its own medical community. Once a community is located through demographic studies, SWOT Analysis, and Competitor Analysis, AHM begins to formulate a strategic plan for facility development either through a lease acquisition or real-estate development.

AHM currently operates inpatient psychiatric hospitals and psychiatric units in Little Rock, Jacksonville, Dardanelle, Texarkana, Kilgore, Plainview, Ruston, and Greenwood.

GERATRIC PSYCHIATRIC INTENSIVE OUTPATIENT PROGRAMS

- An Intensive Outpatient Program (IOP) is a non-emergency, outpatient program that provides mental health care to senior adults not requiring a psychiatric inpatient admission. This program provides 3 hours of therapy by a licensed mental health professional daily.

AHM developed and implemented this division according to the vision of its founder to provide after-care and preventative medicine to senior adults not requiring an inpatient admission. Since extending its psychiatric continuum of care within the communities it serves, AHM has been recruited and hired to further extend the psychiatric continuum for large acute care companies; such as, Health Management Associates, Christus, Triad, Lifepoint and the Alabama Baptist System.

AHM currently operates 33 intensive outpatient programs in 9 states that include: Louisiana, Texas, North Carolina, Alabama, Mississippi, Florida, Arkansas, Oklahoma, and Georgia. This division expects to grow to 50 outpatient programs by the end of 2008.

LONG-TERM ACUTE CARE HOSPITALS

- A Long-Term Acute Care Hospital (LTACH) is an inpatient facility that provides services to those patients that have been critically ill or injured and require a longer length of stay than a typical patient requires in an acute care setting. These patients often have complex medical needs and require acute care hospitalization for a period longer than twenty-five days.

AHM's entry into this post-acute industry began similar to the other services mentioned above through managerial expertise for acute care providers. Since 2002, AHM has sold a Mississippi-based LTACH facility and successfully opened a 40 bed LTACH facility in Arkansas.

Expansion is on the horizon for this division with the addition of at least two more facilities in Texas and Mississippi.

CRITICAL ACCESS HOSPITALS

- A Critical Access Hospital (CAH) is a full service acute care facility of 25 beds or less that operates in a town, parish, or county that is designated as a rural area. This facility is located more than 35 miles from another hospital or is certified by the state as being a necessary provider of health care services to residents in the area.

AHM's newest division, Critical Access Hospitals, is the only product line that is considered an acute care service. This acute care division was constructed on the basic beliefs of our owner in solidifying healthcare in rural America. Although the healthcare catchment area is much smaller than the other post-acute services require, this cost based payment structure allows the hospital to make a profit margin while providing care for those individuals not living in larger medical hub communities.



Allegiance Health Management

Pledging Allegiance to Excellence in Customer Service

504 Texas St. Shreveport, LA 71101

Phone 318 226-8202 Fax 318 226-8205

Allegiance Health Management (AHM) is a C-Corp. that was formed in the fall of 2002.

AHM is a provider of critical access and post medical acute care services. Psychiatric services have been the main focus and will remain an area of growth. AHM owns two LTACH facilities in various stages of opening as of this date.

AHM is anticipating to exceed four million in profits for the second six months of 2006. Conservative projections for 2007 has AHM and subsidiaries generating slightly under \$120 million in revenue with a corresponding \$89 million in expenses and a profit of approximately \$31 million.

Rock Bordelon is the sole owner of Allegiance Health Management (AHM).

AHM's board members are as follows:

Rock Bordelon
Don Cameron
James Turgeon
Richard Merk
Kendall Corkern

Current locations, bed size and accreditation status of current operations.

Inpatient Psychiatric Facilities

Plainview Texas	20 beds	State Licensed
Kilgore Texas	20 beds	State Licensed
Texarkana Texas	15 beds	JCAHO Accredited
Ruston Louisiana	14 beds	State Licensed
Greenwood Mississippi	15 beds	JCAHO Accredited
Little Rock Arkansas	17 beds	JCAHO Accredited
Jacksonville Arkansas	18 beds	JCAHO Accredited
Dardanelle Arkansas	10 beds	State Licensed
Crossett Arkansas	10 beds	State Licensed



Allegiance Health Management

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504 Texas St. Shreveport, LA 71101

Phone 318 226-8202 Fax 318 226-8205

Outpatient Psychiatric Facilities

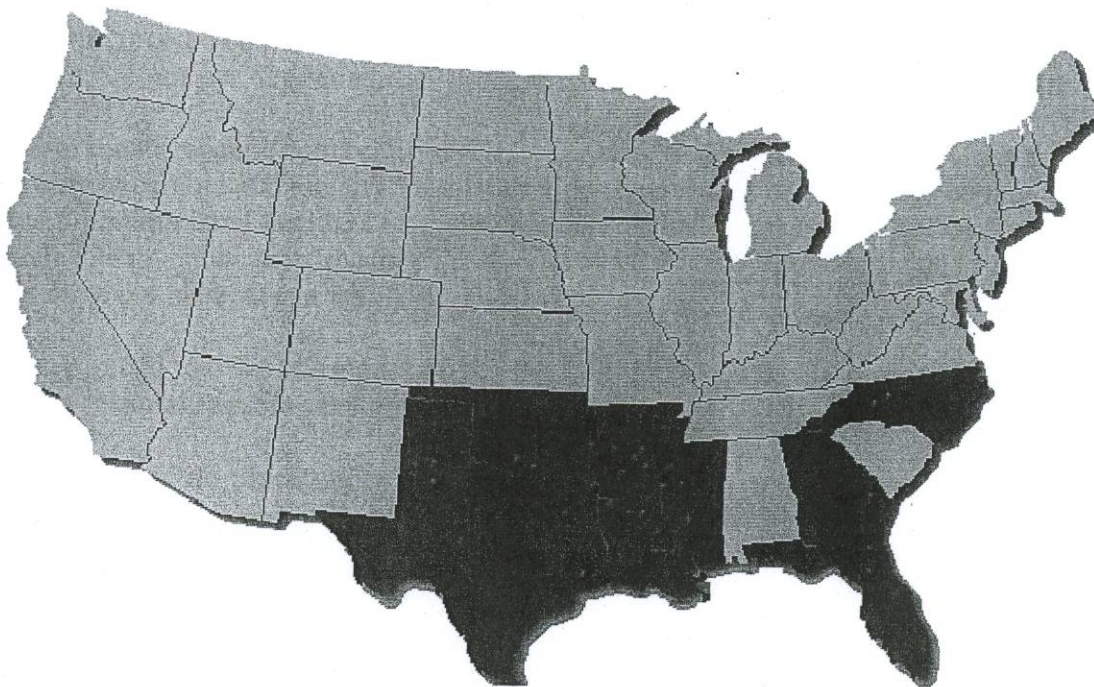
Little Rock Arkansas	JCAHO Accredited
Dardanelle Arkansas	State Licensed
Jacksonville Arkansas	JCAHO Accredited
Van Buren Arkansas	JCAHO Accredited
Crossett Arkansas	JCAHO Accredited
Hot Springs Arkansas	JCAHO Accredited
Stuttgart Arkansas	JCAHO Accredited
Lehigh Acres Florida	JCAHO Accredited
Milton Florida	JCAHO Accredited
Williston Florida	State Licensed
Statesboro Georgia	JCAHO Accredited
Arcadia Louisiana	JCAHO Accredited
Monroe Louisiana	JCAHO Accredited
Minden Louisiana	State Licensed
Ruston Louisiana	State Licensed
Springhill Louisiana	JCAHO Accredited
Greenville Mississippi	JCAHO Accredited
Greenwood Mississippi	JCAHO Accredited
Grenada Mississippi	JCAHO Accredited
Jackson Mississippi	JCAHO Accredited
Natchez Mississippi	JCAHO Accredited
Clarksdale Mississippi	JCAHO Accredited
Hattiesburg Mississippi	JCAHO Accredited
Cleveland Mississippi	JCAHO Accredited
Amory Mississippi	JCAHO Accredited
Statesville North Carolina	JCAHO Accredited
Mooresville North Carolina	JCAHO Accredited
Duncan Oklahoma	JCAHO Accredited
Durant Oklahoma	JCAHO Accredited
Beaumont Texas	JCAHO Accredited
Texarkana Texas	JCAHO Accredited
Lubbock Texas	JCAHO Accredited
Plainview Texas	State Licensed
Kilgore Texas	State Licensed

Long-Term Acute Care Hospitals

Allegiance Specialty Hospital of Little Rock

WHO WE ARE....

Allegiance Health Management is a post acute healthcare company headquartered in Shreveport, Louisiana. AHM is a leader in the specialty medical fields of long-term acute care hospitals, critical access hospitals, geriatric inpatient psychiatric services, and intensive outpatient psychiatric services. AHM's client portfolio includes Health Management Associates, Christus Health Systems, Triad, HealthSouth, Quorum, Community Health Systems, and LifePoint to name a few. AHM currently operates 33 programs/hospitals in 8 states.



Pledging Allegiance to Excellence in Customer Service.

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1-800-441-1234 • 1-800-441-1234 • 1-800-441-1234



"*Inspirations*"

Managed by Allegiance Health Management

"Inspirations" is an intensive outpatient psychiatric program assisting the geriatric population of our communities to return to emotional health. Our program is designed to provide outpatient therapeutic counseling services to those patients with mild to moderate psychiatric symptoms in a comfortable, home like and non-institutional environment. In the program, patients are provided with 3 interactive group sessions per day and individual sessions with a licensed professional counselor as their symptoms warrant. Most importantly, a psychiatrist visits the patients once per week for medication management and individual sessions, as deemed appropriate to manage our patients' care. All services provided by *Inspirations* are ordered and reviewed by our physician. *Inspirations* provides services to our patients for approximately 3 hours per day Monday- Friday. Presently, the program operating hours are 9am-12pm.

In addition to the therapeutic counseling services, we provide for therapeutic activities that allow patients an opportunity to explore and identify leisure activities that can serve as positive coping skills in an effort to improve their emotional health. These activities are provided in a group setting and include arts and crafts, music therapy, relaxation, reading, seasonal crafts and other age specific and fun activities. We also provide lunch to our patients in a family dining atmosphere.

Inspirations is proud to offer transportation to all of our patients without a means to attend programming. We have wheelchair accessible vans.

The program charges are billed under Medicare Part B and reimbursable as any other Part B Service to include deductibles and co-pays as outlined by Medicare. *Inspirations* and the business department of Highland Community Hospital accept Medicaid and other supplemental/secondary policies as means to cover the outpatient deductibles and co-pays. In cases where patients do not have supplemental/secondary coverage, we will work with the patient in an effort to collect the Medicare deductibles and co-pays.

These intensive outpatient services are considered by Medicare to be comparable to a doctor's appointment. This consideration allows patient's receiving other types of outpatient services to continue these services as well as participate in the outpatient program, *Inspirations*. For example:

1. The patient can be receiving home health services and attend programming at *Inspirations*.
2. The patient can be receiving outpatient physical therapy services while attending *Inspirations*.
3. The patient can even be seeing a psychologist or therapist and participate in the *Inspirations* program.
4. Patients cannot be in a skilled unit of a facility and participate in the *Inspirations* program as Medicare considers these services to be a duplication of services.

Please contact Inspirations at 352-528-0238 for further information on how we may assist you, your loved one and/or patient.

Inspirations Center Offers Counseling for Seniors

When you inspire someone, you move that person to action, and many times, you influence or prompt a change for the better. With the recently opened Inspirations Outpatient Counseling Center at CHRISTUS Hospital -St. Elizabeth, the hospital is hoping to inspire members of the senior community to better their lives by seeking help to deal with life's stresses.

"Historically, Southeast Texas has been underserved in mental health services. For years we've had an interest in improving patient access to these services, and now we are able to provide a great benefit to our community,"

said Tommy Okruhlik, a director at CHRISTUS Hospital -St. Elizabeth and St. Mary. "The Sisters of Charity have a long history of providing access to care in all specialties. This is One more program that helps to meet the vision and mission of CHRISTUS."

The center's goal is to provide support and assistance for people ages 55 and older for a variety of issues, including depression, loss of independence, grief and anxiety.

Inspirations offers individual and group therapy sessions, ranging in size from eight to 10 participants.

"We help them cope with the challenges of the aging process, such as loss, environmental changes and lifechanging events," Program Director Carol Kavanaugh said. "The purpose of this program is to broaden the basis of service and provide counseling to people who are suffering with life's problems. This is the only program of its kind in our community and we provide a much-needed service by giving individuals greater support on an outpatient basis."

Inspirations, which opened in April, offers morning and afternoon programs, each consisting of three sessions. By working in groups, patients are able to meet other people who are dealing with the same issues, which can aid in the recovery process and help them cope with feelings of isolation.

As an outpatient facility, the center provides an option for ailments that may not require hospitalization for treatment. In addition, Inspirations offers a free shuttle service to transport patients living within a 30-mile radius to the facility. It also provides a hot lunch, developed by the hospital's dietary staff.

The center's staff consists of licensed professional counselors and licensed clinical social workers who work under the supervision of Psychiatrist and Medical Director Dr. James Creed. Patients are referred to the center by their primary care physicians, staff members at assisted living or long term care facilities and by self-referral.

Inspirations is located in Suite 304 in Park Medical One on the St. Elizabeth campus. For more information about the center or to schedule an initial evaluation, call (409) 923-1600.



The Willows
of KILGORE
NURSING &
REHABILITATION

(903) 983-7775 • 1901 Whippoorwill • Kilgore, TX 75662

6-6-05

RE: Outpatient Activity Program (New Directions)

Dear Staff:

I would like to thank you all for being committed to helping others. Your willingness to be patient and caring towards our residents is greatly appreciated. I cannot express to others how much you have impacted our residents in such positive ways. Your team work has created a special program that I am proud our residents can participate in.

We have some residents who wake up each morning and keep a positive attitude since participating in your program. Before your program their outlook on life was not as positive. Your team has made our residents feel special, provided a sense of family, a way to help others, share with others, be with peers and mostly created a learning environment.

Thank you for wanting to help our residents and making a difference in their lives.

Sincerely,

Marla Sers LSW

October 25, 2005



Oakwood House

LICENSED ASSISTED LIVING
License #000956

To Whom It May Concern:

This letter is in reference to the staff of the Laird New Directions Outpatient Program. I wish to express my appreciation to Dr. Necessary, Cathy Farrow, Tina, Pam, and Teresa for all the hard work they put into making the lives of my residents at Oakwood House fuller each and every day. The difference that they are making in the personalities of the residents that I send daily to their program is incredible. The family members of these residents are amazed at the changes. Here is one example.

Ms. sister came to see her yesterday for the first time in 6 weeks. She hadn't been able to visit due to having back surgery. She couldn't believe the difference in her sister. She told me, "When people ask my how Ruby is doing, I tell them 'Ruby finally has a life now'." This is due to her moving into Oakwood House and to the therapy she is receiving at New Directions. She is certainly not the same withdrawn lady that I assessed and moved into Oakwood House several months ago. Ms. Ruby had lived with her mother until the mother had died many years ago. She hadn't ever had the opportunity to marry or have children, so she was very alone at this point. She lived by herself until her health got to the point that she couldn't tend to herself anymore. From there, she ended up in a nursing home where I found her. She suffered from deep depression, virtually no self-esteem, and had no friends outside of her family circle. When she came to Oakwood, she stayed in bed for the first week, asking for her meals in bed and refusing to leave her room. She got in a wheelchair and didn't get back up. She never spoke nor made eye contact. The first time she went to Kilgore, she was so worn out that she didn't go back for a couple of days, even though her Rx was for 3-5 times a week. She just didn't have the stamina to make it out of bed. That was Ms. Ruby then.

Ms. Ruby now waits up front every day for the girls to come and pick her up for group. She hardly ever misses a day, even when we have something "fun" going on here at Oakwood. She comes out for all meals. She takes part in activities (when she isn't in Kilgore!), and she will initiate and carry on a conversation with most anyone. Yesterday when she went out with her family, she used her walker for the whole outing. She is an encourager to the others in the Kilgore group, especially when some of them try to lay low a few days and not attend. I've heard her tell them that they were missed and that they ought to come back and try it again. This is Ms. Ruby now.

There are several other residents with stories similar to Ms. Ruby's. I refer many of our residents to this program because I believe in it so strongly. I know that it is changing lives. There is nothing that can replace the one on one attention that these people are giving these patients. Medication cannot do that. Hospitalization cannot do that. Programs in general cannot do that, but somehow this group is doing it and doing it very well. I just wanted to write this letter to let someone know what excellent work this group of people is doing.

Sincerely,

Becky Childress

Becky Childress,
Administrator Oakwood House

Tina,

9/13/05

Thank you so much
for your time and kindness -
We were very disappointed
that Phillip could not move
to Kilgore and be a part of
New Directions - Your facility
is exactly what he needs -
He will remain in Palestine
for now - maybe someday
he can enjoy your wonderful
place - You were so sweet
to visit with us - There needs
to be more "Tinas" in this world.



Your kindness is greatly appreciated

Love,

Jane W. Jie
Charles Reed

Positions/Jobs to hire for Intensive Outpatient Program (IOP)
(based on 40 patients attending daily)

Medical Director
Program Director
Office Manager
Community Educator
LVN
4 Therapists
4 Drivers
2 Mental Health Techs

Positions/Jobs to hire for Inpatient Geropsych Program
(based on 20 patients per day)

Medical Director
Program Director/CEO
Nurse Manager/CNO
Community Educator
Clinical Screener
6 RNs
4 LVNs
14 CNAs / Mental Health Techs
Unit Clerk
Social Worker
Therapist
Office Manager

Dwain Dodson
County Judge
Yvonne Mayo
Court Administrator

County Of Hale State Of Texas

(806) 291-5214
Fax 296-7786

500 Broadway, #240
Plainview, TX 79072-8050

October 15, 2007

To Whom It May Concern:

I highly recommend Allegiance Behavioral Health Center of Plainview for your health services. Hale County has worked with this organization for several years. They are good community citizens that provide a needed service for this area. They are very professional and do outstanding work. Once again, I highly recommend you take advantage of their services.

Sincerely,



Dwain Dodson
County Judge



October 25, 2005

Oakwood House

LICENSED ASSISTED LIVING
License #000956

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Sincerely,

Becky Childress

Becky Childress,
Administrator Oakwood House

Freddie is recovering from a broken hip. He had a partial replacement. It has been hard on him cause he couldn't understand why he couldn't get up. He is at Carillon House and we are pleased with the care he's receiving.

All of you were so kind and we appreciated all your work getting Freddie straightened out with his medicine, etc. Thank you

Have a great
Vegas trip!
Enjoy your Southwest peanuts.

Joan:
Becky:
Sugar!

To everyone on the ~~fourth~~ fourth floor...

I will never forget how important you all are and continue to be for our community as healers! From the janitors, the cooks, the secretaries, the nurses and the doctors - how truly important and "special" each of you are and continue to be. May each of you continue this work with peace + love that you all personally and remember I stand humbled before you with much gratitude always. Love!

**THE HOUSING AUTHORITY
OF THE CITY OF HATTIESBURG**

POST OFFICE BOX 832
HATTIESBURG, MISSISSIPPI 39403-0832
(601) 563-1881

September 21, 2007

Mr. Ryan Ladner, Program
Inspirations-Wesley Medical Center
105-C Asbury Circle
Hattiesburg, MS 39402

Dear Ryan:

On behalf of the residents of the Hattiesburg Housing Authority, we thank you for attending our three (3) resident meetings during the month of September, 2007 and explaining to our residents the concept, qualifications and procedures of "Inspirations". At each of our sites; Hope Drive, Briarfield and Robertson Place, the residents were excited with your program and have expressed considerable interest. We will continue to refer those interested individuals to you. "Inspirations" brochures will be maintained at each of our sites.

Again, your time and concern for our residents is very much appreciated and we look forward to a long and productive relationship.

Feel free to contact me or any member of our staff should you need our assistance.

With regards,



Milan Hoze

cc: Ms. Evelyn Jordan, Briarfield Residents
Ms. Marie Hibbler, Hope Drive Residents
Ms. Rose Smith, Robertson Place Residents

Thank you Dr. G.
And all your staff
for being so kind
To my husband.
It takes special
People!
Ella

...for being
so thoughtful
to ~~me~~ Harold

Thank you so much for your
love and acceptance of us! And
Thank you for the beautiful gift.
Your words in the card were very
encouraging to us - Thank you for
your kindness. We appreciate each
of you, and we thank the Lord for
your labor of compassion on the
4th floor. May the Lord bless & use
each of you! - Bro.

Dearest Friends,
I thank you
for all you did
for me during the
time I spent at

Alligiance Care Center.
Your kindness, knowledge
and love helped bring
me through a very
difficult time!
Love and best wishes to all!
Monte

4th Floor Allegiance!

This is just a short note to thank
you all for the beautiful flowers, &
the elegant, fun & personable that you
gave me!

I will truly miss all of you...
each one of you has impacted my life!
You all have big hearts and you
do wonderful things with our patients!
I will miss working with you!

Love, Laura

9/13/05

Tina,

Thank you so much
for your time and kindness -
We were very disappointed
that Phillip could not move
to Kilgore and be a part of
New Directions - Your facility
is exactly what he needs -
He will remain in Palestine
for now - maybe someday
he can enjoy your wonderful
place - You were so sweet
to visit with us - There needs
to be more "Tinas" in this world



Your kindness is greatly appreciated

Love,

Jane Willie
Charles Reed



The Willows
of KILGORE
NURSING &
REHABILITATION

(903) 983-7775 • 1901 Whippoorwill • Kilgore, TX 75662

6-6-05

RE: Outpatient Activity Program (New Directions)

Dear Staff:

I would like to thank you all for being committed to helping others. Your willingness to be patient and caring towards our residents is greatly appreciated. I cannot express to others how much you have impacted our residents in such positive ways. Your team work has created a special program that I am proud our residents can participate in.

We have some residents who wake up each morning and keep a positive attitude since participating in your program. Before your program their outlook on life was not as positive. Your team has made our residents feel special, provided a sense of family, a way to help others, share with others, be with peers and mostly created a learning environment.

Thank you for wanting to help our residents and making a difference in their lives.

Sincerely,

Marla Sers LSW

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

4521 North Travis Street
being 11.049 acres in the John Jennings Survey, Abstract No. 647
Zone Change

Requested Action/Proposed Use:

Zone Change and Site Plan Approval for an apartment complex under Ordinance No. 2280, Section 12 from an R-1 (One and Two Family Residential) District to an R-2 (Multi-Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Patrick & Barbara Clark (Owner), Kent Smith (Representative) and Teague, Nall and Perkins (Engineer)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

24

Objections Received:

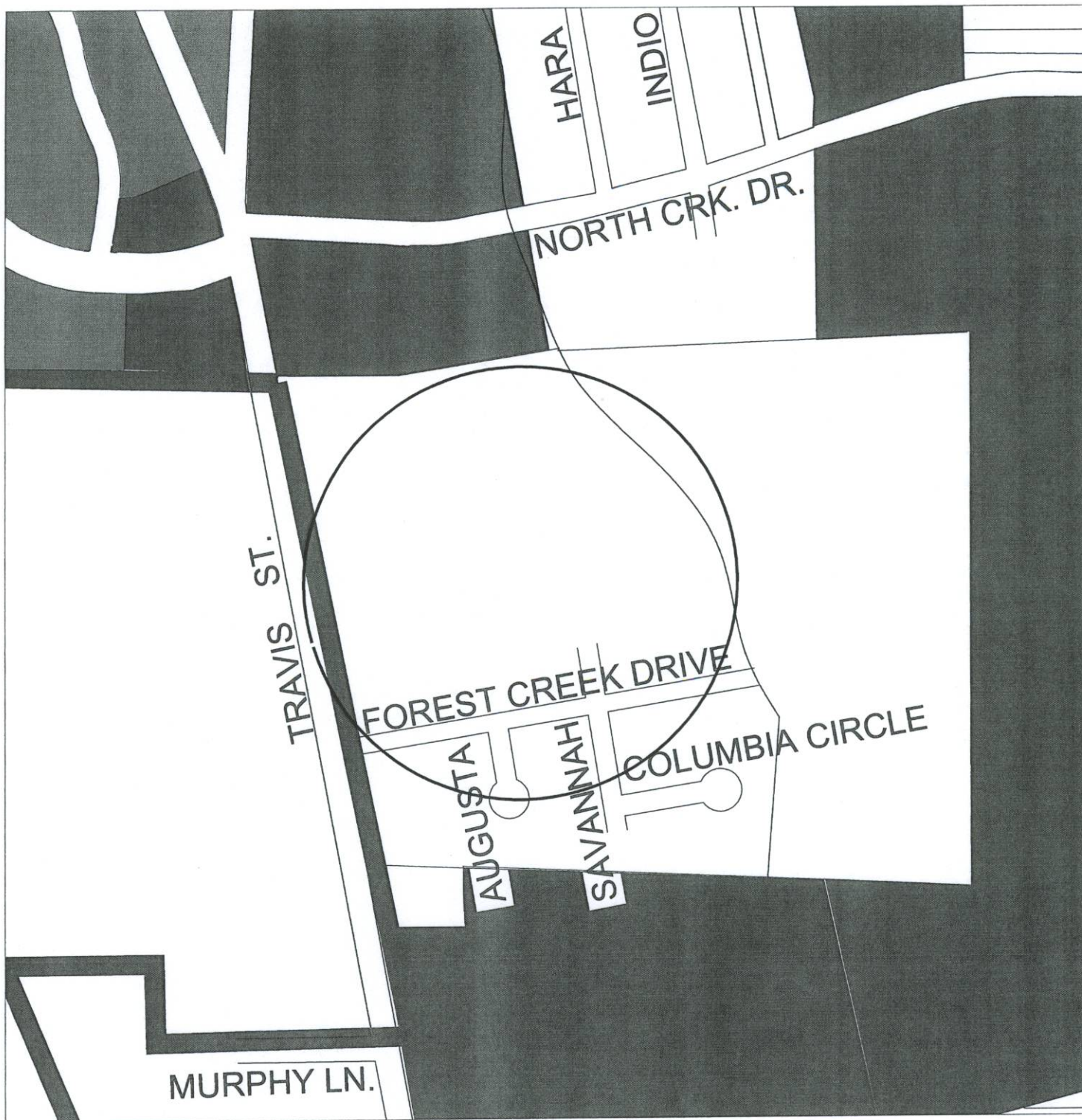
6

Attachments:

Location map
Photographs
Site Plan
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1 RETAIL BUSINESS DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	CO OFFICE DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT

	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	OVERLAY DISTRICT - 75 & 82
	O-1 OVERLAY DISTRICT - 1417
	O-1.1 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	O-1.2 OVERLAY DISTRICT - 1417
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



4500 BLK NORTH TRAVIS ZONE CHANGE

Department of Developmental Services



TRAVIS

FORREST CREEK

Scale: 1 inch = 150.0 feet

(c) Copyright 2006, Pictometry International Corp.

4521 N. Travis



Hi Neighbors,

We are requesting the City of Sherman to grant a zoning change to allow the creation of an upscale gated apartment home community on the land that lies just north of Forest Creek Dr.

We are also requesting that you, our neighbors, make recommendations and ask any questions regarding the project to make it the best it can be.

The basics are the following:

- 1.) There will be approx. 150 (or less) apartment homes that will be a combination of 2 bdrm/2 bath and 1 bdrm/1 bath units with "French" patio door
- 2.) There will be a 6' ornamented masonry wall surrounding the building complex. As many of the mature trees and shrubs that can be salvaged will remain
- 3.) In keeping with any upscale project, the exteriors, wall, and covered parking will reflect the quality of any adjacent or surrounding homes
- 4.) One story buildings will be built inside the wall along the southern border of the property adjoining Forest Creek to ensure adjacent homeowners complete privacy. Buildings with more than one story will be located toward the middle & northern portion of the property
- 5.) In order to eliminate any additional traffic on your street, all entry and exit to the community will be from Travis St. except for an access gate @ Savannah Dr. to be used only by fire, police, and emergency services
- 6.) There will be a lush tropical style swimming pool; there will **not** be an activity center, tennis or basketball courts, playgrounds, swings, etc.
- 7.) The minimum household income to qualify for leasing will be \$25,000/yr. and no government sponsored housing assist programs will be accepted
- 8.) The approx. 5 acres that lies at the eastern end of the property will not have any buildings on it and by preserving trees, cleaning undergrowth and debris will create a park-like setting; most likely, with a hiking/bike trail
- 9.) Alternative projects for this property are possible; however, unfortunately, they do not result in comparable quality in either appearance or residents
- 10.) The vast majority of work on the community e.g. building, landscaping, maintenance, etc. will be done by Sherman companies
- 11.) The management company will give priority consideration to all qualified candidates referred by residents of the Forest Creek subdivision and Travis St. neighbors, and will provide you dinner for 4 at one of the local restaurants if your referral leases a home.. a thank you

**Please call Kent Smith @ (903) 327-5700
(9/26-9/29 & 10/8-10/13) with any questions or
recommendations.**

**STAFF REVIEW LETTER**

October 11, 2007

Patrick & Barbara Clark
5294 South Edmonds Drive
Carson City, NV 89701

Kent Smith
5330 Bent Tree Forest, Ste. 922
Dallas, TX 75248

Dear Applicant,

The request for approval of a site plan concerning the property at 4521 North Travis Street, being 11.049 acres in the John Jennings Survey, Abstract No. 647, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. The property owners will have to comply with all R-2 (Multi-Family Residential) District requirements of the zoning ordinance.
2. On site detention is required for all properties one acre or greater.
3. Fire lanes shall be indicated.
4. All parking and driving surfaces shall be HMAC or Concrete.
5. Screening is required adjacent to residential development. A 6 foot masonry perimeter wall surrounding the development is required for R-2 (Multi-Family Residential) District zoning.
6. A plat of the property is required prior to development.
7. The site plan is being considered as conceptual only. An actual site plan is required prior to any development.
8. An additional 30 foot of right-of-way along FM 131 is being required by TxDOT. This right-of-way can be dedicated on the plat.
9. The entrance onto Savannah Drive shall be an emergency entrance only and not to be used for everyday traffic.
10. The drive approach onto FM131 shall be located as close to the north property line as possible as per TxDOT requirements.
11. TxDOT requirements regarding turn lanes shall be followed.
12. Water and sewer pro-rata charges are required to be paid prior to utility taps being made.
13. All improvements are to be outside of the floodplain/floodway.
14. Any other changes made to the site plan prior to the final fulfillment of the conditions of

Page two
4521 North Travis
October 11, 2007

staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

It is the policy of this Board not to 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.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

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

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Teague, Nall and Perkins
	TxDOT	

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

Roy & Kimberly Whisenant
201 Forest Creek Dr.
Sherman, Texas 75092

OCT 5 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 16, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of Patrick & Barbara Clark (Owners), Kent Smith (Representative) and Teague, Nall and Perkins (Engineers) concerning the property located at 4521 North Travis Street, being 11.049 acres in the John Jennings Survey, Abstract No. 647

The request is as follows:

Zone Change and Site Plan Approval for an apartment complex under Ordinance No. 2280, Section 12 from an R-1 (One and Two Family Residential) District to an R-2 (Multi-Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

We ask that the zone change request be dis-Approved
for the following reasons. Potential Flooding & water retention
problems. Traffic congestion on N. TRAVIS & Forest Creek Dr.
Potential for crime increase. Lastly a certain devaluation of
Property Value. Their plan is not a good one for this area
it is too close & too tight. PLEASE SAY NO.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

10-4-7



OCT 9 REC'D

Woodrow and Claudia Darnell
304 Forest Creek Dr.
Sherman, TX 75092
(903) 821-5597

October 8, 2007

Mr. Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, TX 75091

Dear Mr. Shadden,

This is in reference to the request for Zone Change/Site Plan Approval for an apartment complex under Ordinance No. 2208, Section 12, from an R-1, One and Two Family Residential District to an R-2, Multifamily Residential District, for the property located at 421 North Travis St., being 11.049 acres in the John Jennings Survey, Abstract No. 647.

As concerned citizens of Sherman and specifically as "downstream" residents of the above-mentioned location, we feel that if this proposed project is permitted, it would adversely affect the ability of the North Creek Watershed area to handle floodwaters.

Allowing an additional 150 households, concentrated into a single access point, with their concomitant traffic impact on this area, and the limited ability of FM Hwy 131 (Travis St.) to absorb the current, proposed, and already approved increases (i.e. North Creek Dr., Austin Meadows Development, Proposed Apartment Complex further to the North, etc.) would make for unacceptable congestion and safety issues.

Sincerely yours,


Woodrow and Claudia Darnell
Homeowners,

WCD:cnd

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007 Janet Hutchison
4509 N. Travis
Sherman, Texas 75092

OCT 9 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 16, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

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The request is as follows:

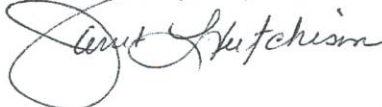
Zone Change and Site Plan Approval for an apartment complex under Ordinance No. 2280, Section 12 from an R-1 (One and Two Family Residential) District to an R-2 (Multi-Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

I oppose the zone change to allow an apartment complex. I'm disabled and the traffic in front of my house on Travis street is already too heavy & too fast. I'm scared to go to my mailbox & have to wait for someone to bring my mail. Getting in & out of my driveway is another challenge. The noise is another consideration. Even at night its noisy.
Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

Thomas & Robin Miller
313 Forest Creek Dr.
Sherman, Texas 75092

OCT 9 REC'D

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Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

1. Concern for additional flooding
2. Increase of traffic on Travis & Forest Creek
3. Decrease in Value of homes
4. Potential for crime and pedestrian traffic
5. Increased noise

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SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

Bernice Meyers
304 Forest Creek Dr.
Sherman, Texas 75092

OCT 9 REC'D

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The request is as follows:

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As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

I have moved. Please send a notice
to Woodrow and Claudia Darnell
at the above address.

I would have not been in favor of this
due to flooding and traffic.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



10/4/07

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

Duwayne White
309 Forest Creek Dr.
Sherman, Texas 75092

OCT 9 REC'D

10-4-2007

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 16, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of Patrick & Barbara Clark (Owners), Kent Smith (Representative) and Teague, Nall and Perkins (Engineers) concerning the property located at 4521 North Travis Street, being 11.049 acres in the John Jennings Survey, Abstract No. 647

The request is as follows:

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P.O. Box 1106
Sherman, Texas 75091-1106

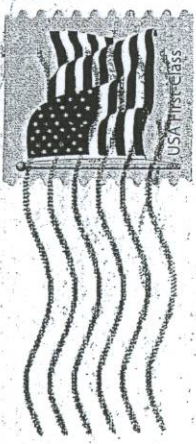

Secretary, Planning & Zoning Board

I wish to be placed on record as opposing the rezoning of 4521 North Travis. ① This will cause excessive flooding ② Increase traffic in area ③ reduce value of single family properties. ④ Removing trees will destroy the beauty of the area. ⑤ Crime in the area will increase. Thank you Duwayne White

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NORTH TEXAS P&DC
TX 750 2 T
15 OCT 2007 PM



SCOTT SAADEN
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, TX 75091-1106

11 OCT 2007 PM

75091-1106

SHERMAN



PLANNING AND ZONING BOARD
INSPECTION DEPARTMENT
Telephone No. (903) 892-7229
FAX No. (903) 892-7274

October 1, 2007 This Property is outside 200'

OCT 16 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 16, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

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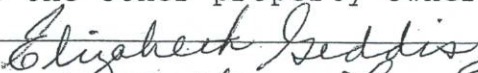
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Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

~~As a property owner, I protest the change in zoning stated above to an apartment complex. I turned down a house in another neighborhood because it was too close to an apartment complex. Change in zoning would de-value our property and be a detriment to our neighborhood. I protest the zoning change. I hope the other property owners in the area will also protest.~~


4908 Hara Ln., Sherman TX 75092

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SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

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October 1, 2007

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Secretary, Planning & Zoning Board

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OCT 12 REC'D

I have several concerns about the housing that has been proposed north of Travis street.
They are as follows:

- (1) If 150 units are built and occupied, then there is the potential for increased traffic on Travis street.
- (2) There is a potential for crime in our neighborhood.
- (3) Although my home has not experienced the flooding problems, my neighbors have great concerns over increased flooding.

Thank you for reading this and giving my concerns careful consideration.

Susan Morrow
104 Forest Creek Drive
Sherman, TX 75092

A handwritten signature in cursive script that reads "Susan J. Morrow". The signature is written in dark ink and is positioned below the typed name and address.

This Property is outside 200'

Mr. & Mrs. Robert Wagner
308 Colonial Circle
Sherman, Texas 75092

NORTH TEXAS PRDC

TX 750 4 T

10 OCT 2007 PM



*Mr. & Mrs. Robert Wagner
Secretary, Planning & zoning Board
P.O. Box 1106
Sherman, TX 75091-1106*

75091+1106



SHERMAN



**PLANNING AND ZONING BOARD
INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007 This Property is outside 200'

OCT 12 REC'D

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Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

As property owner of the adjacent neighborhood of Forest Creek, we are very concerned with the above mentioned zoning change. The increased traffic alone would be a nightmare & dangerous for our grandchildren. We also had considerable flooding during the last rains from the creek that runs through that property (ours)

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if it is paved over it would increase the flood danger
First of all it will reduce our property values considerably
Please do not do this reasoning.

Thank You

Mr. & Mrs. Robert Wagner

Ms. Doris L. Cox
228 Northcreek Drive
Sherman, TX 75092-4058



NORTH TEXAS PBDC

TX 75092-4058

13 OCT 2007 PM



Scott Shadden
Secretary, Planning & zoning Board
P.O. Box 1106
Sherman, TX 75091-1106

This Property is outside 200'

75091-1106



SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone No. (903) 892-7229
FAX No. (903) 892-7274

October 1, 2007

OCT 15 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 16, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

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Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

I can't believe the zoning board would consider this proposal. This area is already congested and this spring the creek on North Creek Dr flooded & water was within my neighbors garage by 1 foot.

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*Doris L. Coy
228 North Cr. Drive*

P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206

This creek needs to be maintained!

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

James & Carol Brown
113 Forest Creek Dr.
Sherman, Texas 75092

OCT 12 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 16, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

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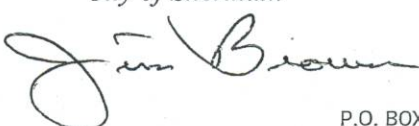
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Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

I'm concerned about the increased chances
of flooding. we already had flooding on 6/18/07 & 7/10/07.
also, I'm concerned with increased traffic in our neighborhood.
Sometimes, even now, its difficult getting on to TRAVIS. I'm concerned
about devaluation of our property & increased crime in our neighborhood.

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P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007 Fine Family Trust
101 Forest Creek Dr.
Sherman, Texas 75092

OCT 12 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 16, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

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Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

My wife & I are very concerned and upset about the proposed change in the zoning restrictions to allow an apartment complex be built on our door steps. We are concerned about the risk of additional flooding, traffic hazards, potential for crime in our neighborhood & probable devaluation of our property.

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SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

Jean Cary
105 Forest Creek Dr.
Sherman, Texas 75092

OCT 12 REC'D

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P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

① I am concerned about the possible increased flooding at the east end of Forest Creek Dr. ② Devaluation of property and homes. I have yet to see that these "upscale" projects have added any value to existing neighborhoods. (I have been a Sherman home owner since 1947.)

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③ Increased traffic. - Sherman Town Center has brought more than Travis St (131) can handle safely, an apt. complex would add to the burden.
④ crime + pedestrian traffic would surely increase.

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

Donald & Carolyn Vickrey
308 Forest Creek Dr.
Sherman, Texas 75092

OCT 12 REC'D

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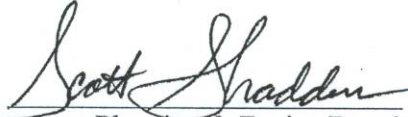
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Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

(See Attached)
(3 pages)

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We oppose the proposed zoning change on the property located at 4521 N. Travis. We are not anti-development and realize the land will be developed. However, rezoning to allow an apartment complex is not the best use for this land and does not blend with the single family developments in the immediate vicinity. The North Travis corridor is developing into an area with many of the newer single family subdivisions located in the city of Sherman such as Forest Creek, North Creek and Austin Landing.

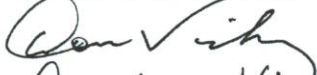
Allowing this 150-unit apartment complex in addition to the 200-unit complex planned north of Knollwood will have several immediate and extended negative impacts on the these quality single family neighborhoods. These type developments have been shown to lower property values of adjacent single family housing, increase pedestrian and auto traffic, increase property crimes, and put increased pressure on already crowded school systems.

A major impact that will directly result from allowing this development will be a dramatic increase in storm water runoff from acres of parking lots into the East Fork of Post Oak Creek. Post Oak Creek already overflows its banks immediately downstream from this proposed development when high rain events occur.

The City of Sherman has stated they will provide maintenance for the city's storm drainage system and areas where they have easements along drainages. Changing zoning to allow increased runoff resulting in downstream flooding could be construed as negligent and will result in increased maintenance costs and potential liability for the city of Sherman.

Sherman needs quality, newer single family subdivisions. Developers have spent time and money to locate several along the North Travis corridor. Please do not discourage more quality development in this area by allowing this zoning change.

Thank You for Your Time,



Don Vickrey

Carolyn Vickrey

308 Forest Creek Dr.

Sherman, TX 75092

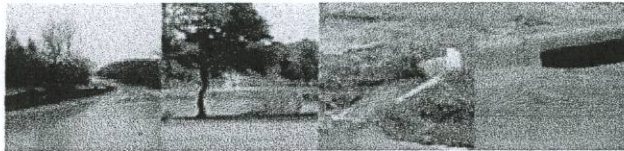
Storm Water & Drainage

Texas SmartScape™

Please Don't Feed the Storm
Drain™

Construction site runoff
control

Storm Water and Drainage



PUBLIC SERVICES | 405 N. RUSK | SHERMAN TX 75090 | 903-813-8866 | FAX 903-891-3175 | [E-MAIL](#)

Drainage and Storm Water Management

The City provides maintenance for the city's storm drainage system, which includes bridges, culverts, closed storm drains and those areas where the city has drainage easements.

Work accomplished in this area includes the removal of accumulated sediment and debris and the repair of concrete structures and pipe.

Rules for creek maintenance

Citizens often have questions about grass and weed mowing in ditches and creeks. Under state law and city ordinance, the City is not responsible for routine maintenance of creeks, streams, ditches, or drainage easements.

The City will evaluate these areas to see whether conditions pose a threat to property from flooding. If conditions warrant, the City may trim weeds, grass and trees to reduce imminent flooding potential. Under city ordinance, depositing brush and trash in streams, ditches or drainage easements is illegal. Property owners are asked to help maintain ditches and drainage easements, as they are, in most cases, private property.

Please report problems such as illegal dumping, blocked water flow or suspected pollution problems to the City. Call the City's Action Line 300 at 903-892-7300 if these problems are noticed.

Storm Water Pollution Prevention

New federal and state regulations require action by the City of Sherman to minimize pollution carried by storm water runoff.

Many people do not realize that most storm drains transfer water directly to local streams and ponds, rather than to a water treatment system. Storm water discharges are generated by runoff from land and impervious areas such as paved streets, parking lots, and building rooftops during rainfall and snow storms. Often, the runoff contains pollutants in quantities that could adversely affect water quality.

Additional pollutants come from people disposing of lawn clippings, used motor oil or hazardous chemicals in storm drains, which puts these materials straight into Sherman's waterways.

Mandated by Congress under the Clean Water Act, the NPDES Storm Water Program is a comprehensive national program that requires the implementation of controls that prevent harmful pollutants from being washed by storm water runoff into local water bodies such as Post Oak Creek.

The City of Sherman has prepared a plan to comply with these rules. The local program will include providing public education and involvement, detecting and eliminating illicit discharge in storm drains, managing construction site runoff and runoff in the built environment, and preventing pollution. For information call 903-813-8866.

To report potential water pollution issues, please contact 903-892-7256 or 903-892-7286 during normal business hours (Monday - Friday, 8 a.m. to 5 p.m.), or call 903-892-7258 after hours, during holidays, and on weekends.

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OCT 15 REC'D

SCOTT SHADDEN,

**WE BOUGHT OUR HOUSE 20 YEARS AGO, LONG BEFORE IT WAS
CONSIDERED A FLOOD ZONE. EVERY 2 TO 3 YEARS WE RECEIVE
ENOUGH RAIN IN A DAY TO COME CLOSE TO FLOODING OUR
NEIGHBORS HOMES ACROSS THE STREET AND IT BLOCKS OUR EXIT
OR ENTRANCE TO OUR HOUSE. BUT THIS LAST RAIN IN EARLY
SUMMER DID ENTER OUR NEIGHBORS HOME ACROSS THE STREET
AND ONLY LACKED AN INCH COMING INTO OUR BACK DOOR. SO
WITH THIS DEVELOPMENT IT WILL NO LONGER BE IF, BUT WHEN.
IS THERE NOT A BETTER LOCATION?**



**THANKS, MIKE & GINA ADAMS
317 FOREST CREEK
903-819-7923**

THANKS MIKE & GINA ADAMS

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 1, 2007

Michael & Gina Adams
317 Forest Creek Dr.
Sherman, Texas 75092

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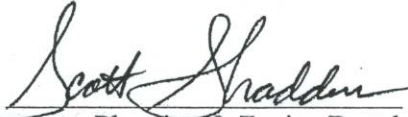
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Secretary, Planning & Zoning Board

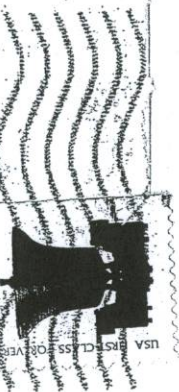
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BULLY
301 FOREST CREEK DR.
SHEKMAN, TX 75092

NORTH TEXAS RAIL

TX 750 3 L

09 OCT 2007 PM



SCOTT SHADEN
GEORGETOWN, PLANNED ZONING BOARD
P.O. BOX 1106
SHEKMAN, TX. 75091-1106

75091+1106



SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone No. (903) 892-7229
FAX No. (903) 892-7274

October 1, 2007

OCT 12 REC'D

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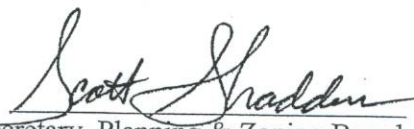
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The request is as follows:

Zone Change and Site Plan Approval for an apartment complex under Ordinance No. 2280, Section 12 from an R-1 (One and Two Family Residential) District to an R-2 (Multi-Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

Increased Flooding

Increased traffic through our neighborhood

Devaluation of OUR Property & homes

Increased CRIME and Pedestrian traffic

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

OCT 12 REC'D

Dana M. Handy
4412 Savannah Drive
Sherman, TX 75092
(903) 892-4098

October 10, 2007

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, TX 75091-1106

Re: Zone Change and Site Plan Approval for an apartment complex under Ordinance No. 2280 Section 12 from an R-1 (One and Two Family Residential) District to an R-2 (Multi-Family Residential) District.

Dear Mr. Shadden:

This is to respectfully request that the Planning and Zoning Board thoughtfully consider the adverse ramifications of rezoning this parcel of land.

As a single parent living in the area just to the south of the apartment complex proposed on this site, I am vehemently opposed to this zoning change. Since purchasing my home in this neighborhood in 1999, I have found Forest Creek Addition to be a peaceful, safe, and quiet neighborhood. If this zoning change is made and apartments are built on the adjacent property, Forest Creek will no longer be a peaceful, safe and quiet neighborhood.

If the committee moves forward and grants this request to rezone the land and apartments are built, many unwanted, harmful and adverse results will likely occur. Those include but are not limited to:

- 1) Flooding – This area is immediately beside (just up-hill from) a creek. If this area is paved over with concrete to build apartments and an adjoining parking lot, this will cause additional flooding in the vicinity of my neighborhood. There is nowhere for the excess water to go. In fact, the land over where the proposed apartments will be built contains a pond. Obviously, this pond now serves to catch excess water. All these factors are going to exacerbate the flooding conditions and make our homes and neighborhood unsafe.

Mr. Scott Shadden

October 10, 2007

Page 2

- 2) **Increased Traffic and Safety Concerns** – 150 apartment units will translate to a likely 300 additional vehicles in the immediate area of Forest Creek. The developer has proposed an “emergency only” access gate on Savannah Drive (directly to the left of my front yard!) which will filter traffic west on Forest Creek to Travis. Forest Creek will become a high-traffic area, despite the fact that the back exit is proposed to be an “emergency only” exit. What will stop someone who lives on the south side of the complex from pulling out of the exit that is closest to their apartment? Nothing! Traffic through the Forest Creek Addition will increase drastically, putting my child’s life and safety at risk (as well as other children that reside in that neighborhood.)

Additionally, the streets of Forest Creek and Travis will be negatively impacted from the additional traffic. All traffic from the neighborhood and the apartments will be funneled onto Travis, an already busy street. Furthermore, the width of Forest Creek is simply not sufficient to accommodate the increased two-way traffic that will result.

It should also be noted it is likely to be 2-4 years before any improvements on Travis can be addressed. Travis, an already busy street, is going to become a traffic nightmare. Traffic has already increased with the addition of Sherman Town Center. With the addition of the new housing area “Austin Landing” and these proposed apartments, potential for traffic back-ups and resulting accidents will greatly increase.

Residents of Forest Creek already have to wait at length for traffic to clear before being able to pull out on Travis. With the addition of approximately 300 cars, the resulting traffic is destined to become a nightmare and most assuredly will result in increased traffic accidents in this vicinity.

- 3) **Potential for crime will increase** – The statistics speak for themselves. Crime is higher in multi-family housing than in single family homes.

In addition, the apartments’ location will create pedestrian traffic through our streets which potentially could contribute to the crime rate in our neighborhood. Savannah will likely become a thoroughfare to the complex being built to the south of Forest Creek

- 4) **Devaluation of my property** – As a result of the increased traffic, probability for crime, increased flooding and general appearance of the neighborhood, our property values are very likely to dramatically decrease.

Mr. Scott Shadden
October 10, 2007
Page 3

For all the above reasons, I respectfully request the Planning and Zoning Committee please seriously consider turning down this request for a zoning change.

Thank you for your kind attention to this very urgent matter.

Sincerely,


Dana M. Handy

4413 Augusta Circle
Sherman, TX 75092
Wednesday, October 10, 2007

OCT 15 2007

City of Sherman, Texas
Attention: Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, TX 75091-1106

Dear City of Sherman:

ATTENTION: Scott Shadden:

This certified letter is to address the issue of a request of Patrick and Barbara Clark (Owners), Kent Smith (Representative), and Teague, Nall and Perkins (Engineers) concerning property located at 4521 North Travis Street, being 11.049 acres in the John Jennings Survey, Abstract No. 647.

The request is as follows: Zone Change and Site Plan Approval for an apartment complex under Ordinance No. 2280, Section 12 from an R-1 (One and Two Family Residential) District to an R-2 (Multi-Family Residential District).

I wish to have the following views presented to the Board as a zoning change will have a negative impact on our neighborhood (Forest Creek/Moorman-Moore Addition). Any change in zoning from the one and two family residential to the allowance of development that creates increased rainwater run-off will increase the potential for flooding damage in our neighborhood. The drainage creek, which passes through our addition, has overflowed across Forest Creek several times yet those incidents were nothing compared to the rising waters of this past June. The enclosed photocopies give evidence of the endangerment of residents who couldn't even leave their homes nor could they have been reached in the event of personal emergency. A family with two young children evacuated their home on Colonial Drive for floodwaters surrounded their home and the cul-de-sac was filled with knee-deep floodwaters. These occurrences were in June, yet another rainfall almost created the same situation just a few weeks later. Granted, the June 18th storm was unusual, bringing loss of life on Texoma Parkway, individuals rescued from cars and trees on Lamberth St., and flooding of Hwy. 75 and the Center Street area where two nursing homes were evacuated. The drainage creek, which passes through Forest Creek, not only surrounded and flooded homes in our neighborhood but it also flows into the tributaries that contributed to the flooding in the previously mentioned locations.

Increased development in the North Creek addition. the Austin Landing area west of North Travis Street/ Hwy. 131, and the recently opened northern Sherman Town Center businesses have already influenced increased storm drainage through our neighborhood. Drainage from the Austin Landing development passes from the west and under North Travis and nearby, even possibly, onto the proposed apartment complex site. Also, there is an existing pond in the wooded area just north of Forest Creek. This pond is not indicated on the proposed site plan that we received from Kent Smith (Representative) nor is there any indication in the plan to compensate for the existing pond. Another drainage tributary just west of the North Creek converges with the drainage from the Austin Landing area along with a tributary directly behind Sherman Town Center. The tributary behind Sherman Town Center does not flow into the existing detention pool beside Books-a-Million. The joined tributaries flow through the Forest Creek neighborhood. Also, the site plan shows no indication of any sort of storm drainage control in order to avoid down-stream flooding. In fact, I was personally told via phone conversation with Kent Smith (Representative) that the apartment complex site is not located in an identified floodplain area. The homes in the Forest Creek area were not identified as being in a floodplain area when they were first built in the 1980's. It is my

understanding that only when the city conducted studies, the most recent in 1998, as found on the City of Sherman website, floodplains were identified in the Forest Creek Addition. Please notice, floodplain identification came after allowances to build homes in the Moorman-Moore Addition. I'm of the understanding that another study is currently in place; however, allowances have been to permit new construction prior to the completion of the current study in action. Could it be that the proposed apartment site would eventually become identified as floodplain? Could it be that the city planners become more proactive in considering zoning changes, especially in areas already prone to flooding?

Researching the City of Sherman website gave evidence in a "City Drainage Study" adopted in December 2002 that any development in the **northwest quadrant of Sherman** "increases the volume of water carried downstream, as more undeveloped land is replaced by impervious surface such as roads, parking lots, and rooftops that shed water faster and potentially contribute to flooding downstream. Our neighborhood is located downstream from all these developments: North Creek, Austin Landing, Knollwood, and the northernmost area of Sherman Town Center and other proposed apartment sites to the north. This additional apartment complex with roadways, parking areas, sidewalks, and rooftops will increase "the volume of water carried downstream."

Not only, will water volume be increased but also potential pollutants will enter the water drainage system. Creek maintenance is critical to our area! During the June flooding and following months, upstream sediments and bush blocked two of the four culverts passing under Forest Creek. Two potentially hazard-creating pipelines identified as "Caution: High Pressure Water Line, Chevron, USA, Inc. and "Caution: Oil Line, Low Pressure, Chevron, USA, Inc. are located alongside the drainage way. The caution signs can be seen in the photocopies beside the shrub which is surrounded by waters. There was even a gas line leakage in the drainage area and odorous fumes were evident. I personally called the gas company regarding the fumes. Oil contaminants have been removed from the creek. During times of rising waters, trash of all sorts has been washed into the neighborhood. These are only the visible contaminants. Fertilizers grass clippings, motor oil and herbicides can easily increase pollutants in the drainage way from a multi-family complex.

Further research gave evidence of Sherman's drainage ways and floodplains. A quote from The City of Sherman 1998 Comprehensive Plan, specifically under the heading of "Factors Influencing Flooding" follows: "The ultimate public and private sector costs of disrespecting floodplains can be tremendous. Each drainage way is a system that cannot be readily altered in one area without influencing both upstream and downstream storm water flows. The result of inappropriate alterations can be costly and endanger lives. Proper planning and protection of flood prone areas will result in that preservation of environmental and open space corridors and a public facility to carry storm water. Development by the private sector within the floodplains defined by the Federal Emergency Management Administration (FEMA) is a misuse of the city's environmental assets." Again, perhaps the proposed apartment complex is not currently identified as a floodplain area; however, future development to the northwest of the area could eventually place parts of the complex in a floodplain. That's what has happened and is happening to our neighborhood for I was told by Scott Shadden via phone conversation that I might want to consider purchasing flood insurance. Our home wasn't endangered in June nor has it been endangered previously. Yet when a city engineering department representative looks at maps and states that I might want to get flood insurance, **it is distressing!** **This is our retirement home!** Many of the residents in this neighborhood are retired or nearing retirement yet there are families with young children, too. Please think of the residents in this neighborhood and downstream residents and businesses when considering any zoning changes from one/two residential to multi-family.

Not only is flooding an issue of concern, traffic is also. The proposed apartment site has two entrances: one off Travis and a "proposed emergency entrance only" which enters the complex via Savannah Street. The Savannah entrance, as proposed, will create hardship on residents with rear-entry garages for the proposed apartment complex fence and gate will be adjacent to the drives. Traffic on Travis/Hwy 131 has increased drastically since we moved into the neighborhood. With a 55 mph posted speed limit on Travis, trying to exit Forest Creek is life-endangering as is the intersection leading to

Wal-mart. The entrance to the apartment complex to the north on Travis followed by the North Creek, Austin Landing, Knollwood intersection will further endanger life and property.

There are other issues I'd wish to mention but these two are the most valid reasons to leave the property zoned as R-1 One and Two Family Dwelling. Development that endangers life and property is not tolerable. Peoples' lives and properties should not be placed in danger by development that inadequately controls flooding and normal traffic flow. It is better to be proactive than reactive. Please deny the request to change the zoning on the said property.

Sincerely,




Frank and Priscilla Bowers
4413 Augusta Circle
Corner of Augusta Circle and Forrest Creek

Enclosure



Woodrow and Claudia Darnell
304 Forest Creek Dr.
Sherman, TX 75092

OCT 12 REC'D

(903) 821-5597

Mr. James Shankels
Engineer, Planning & Zoning Board
P.O. Box
Sherman, TX 75091-1106

Dear Mr. Shankels,

This is in reference to the request for a zone change from R-1 to R-2 on the property located at 4521 North Travis Street, being 11.049 acres in the John Jennings Survey, Abstract No. 647.

Enclosed please find several photos of the flooding that occurred "downstream" from this property. Specifically a photo of the culvert that is supposed to handle the rainwater in this area.

As you may or may not know, if this re-zoning request is approved, there will be an additional 5 +/- acres of paved parking area bordering the flood plain south of the North Creek Subdivision.

It is our understanding that this will possibly increase water runoff and channel even more water into the area. There is a tank on the watershed/floodplain part of the property that kept water in it during the last 10 - 15 years.

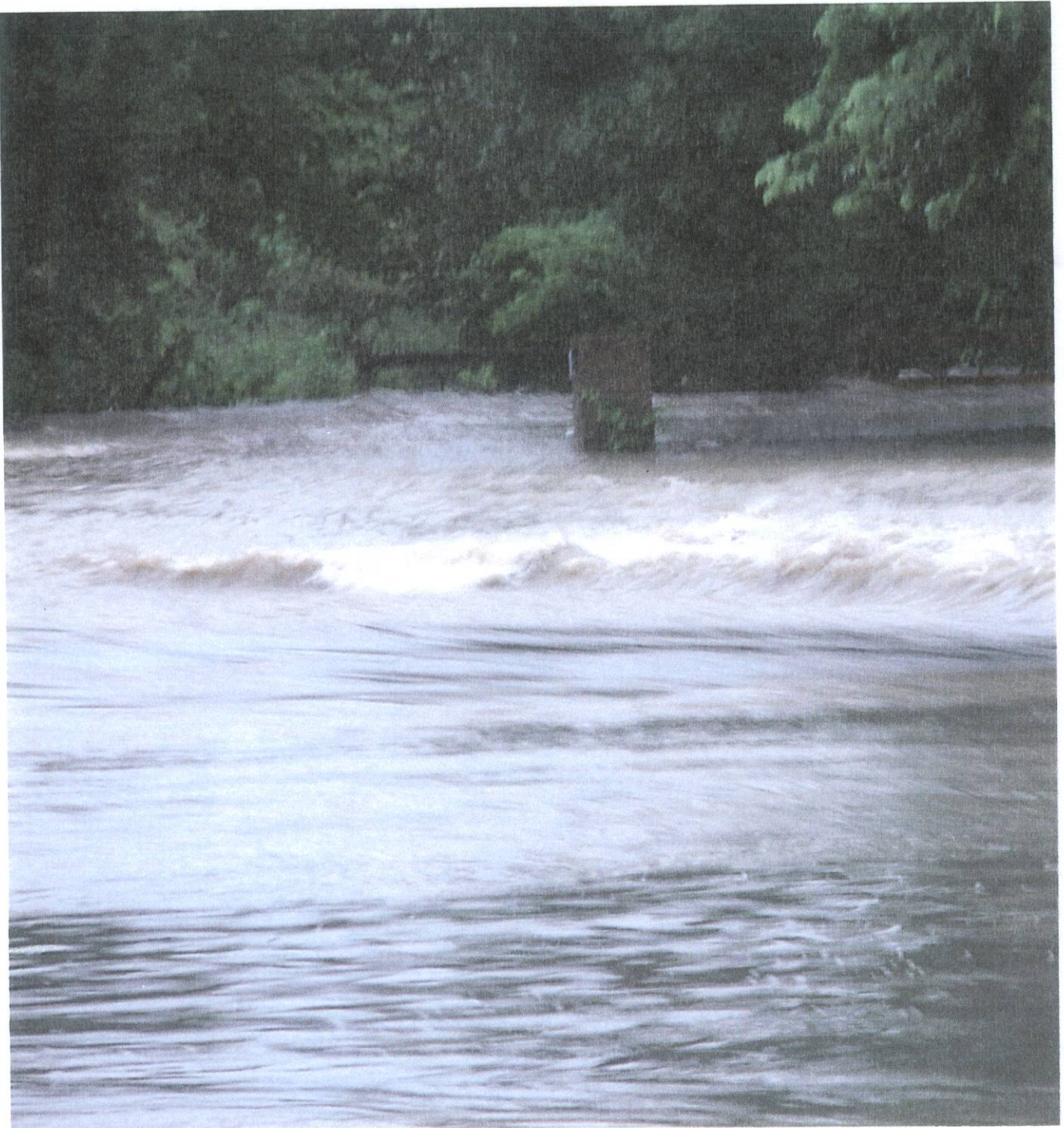
Since keeping single family homes in the area would eliminate much of the proposed paving, we request that consideration be given to other projects that could be built on this property that would not have as much of an impact for the environment.

Sincerely yours,



Woodrow and Claudia Darnell
Homeowners

WCD:cnd





10/9/2007

Formal Statement for P&Z Meeting – October 16, 2007

(To be read by Woody Darnell)

There are a number of reasons why the residents of Moorman Moore addition are vehemently opposed to the rezoning of the property in question.

These are:

- 1) Flooding potential (Loss of life and loss of property)
- 2) Increased traffic (Safety Concerns)
- 3) Homes were purchased with intent to live in an area zoned for one and two family residential housing.
- 4) Potential for crime in the neighborhood
- 5) Probable devaluation of property

A more in-depth examination of each of the above concerns:

1) Flooding:

If the proposed apartments are permitted, dangerous flooding will be an issue. **Most assuredly the direction and rate of water flow will be affected.**

The site, as it stands now, includes a pond and 11.049 acres covered with soil. Once the pond is filled in, the trees cut down, and the area covered by pavement and buildings, the water will have nowhere to go but into our streets and homes.

There is no provision in the site plan for water retention or detention. If these apartments are built, the existing flood problems will be greatly exacerbated.

The building's site plan has made NO PROVISION to address these issues. THIS IS UNACCEPTABLE! The neighborhood will not **tolerate** any more flooding.

This is a safety issue and, given the recent deaths that have occurred from flooding throughout the city, it potentially becomes a matter of life and death. I trust the committee won't take this concern lightly.

The City has been provided many still photos of the flooding that recently occurred in the Moorman Moore addition as well as letters from homeowners documenting damage from the flooding.

2) Increased Traffic (Safety Concerns)

Roy will provide additional accident info).

All traffic from the neighborhood and the apartments will now be funneled onto Travis, an already busy street.

We are concerned for the safety of our families and children in the surrounding neighborhoods. 150 apartment units will translate to a likely 300 additional vehicles in the immediate area of the Moorman Moore addition.

Although Mr. Smith, acting as agent for the sellers, has proposed an "emergency only" access gate on Savannah Drive which will filter traffic South onto Forest Creek then to Travis..

The Moorman Moore addition, specifically Forest Creek, will become a high-traffic area. Despite the fact that the back exit is proposed to be an "emergency only" exit, there will be nothing to stop someone from pulling out of that.

Traffic through the Moorman Moore Addition will increase drastically, putting our children's lives at risk.

This is not a risk we are willing to take!

Furthermore, the width of Forest Creek Dr. is simply not sufficient to accommodate the increased two-way traffic that will result.

All the streets of the Moorman Moore addition, and Travis will be negatively affected by the additional traffic.

TX DOT representatives tell us that it will be 2-4 years before any improvements on Travis can be addressed. Travis, an already busy street,

would become a traffic nightmare. Traffic has already increased with the addition of Sherman Town Center, North Creek and Austin Landing (which is just across Travis from North Creek).

PLUS with the addition of these proposed apartments, potential for traffic back-ups and resulting accidents will increase tremendously. Residents of the Moorman Moore addition already have to wait at length for traffic to clear before being able to pull out on Travis.

With the addition of approximately 300 cars, the resulting traffic is destined to become a nightmare and most assuredly will result in increased traffic accidents in this vicinity.

3) We Purchased homes and intended to live in an area zoned for one and two family residential housing

When homeowners in the Moorman Moore addition purchased their homes, it was with the intent to live in a neighborhood zoned for one and two family residential housing. North Creek and Moorman Moore were made up of single family homes. Homeowners did not intend to purchase a property located next to multi-family residential dwellings.

The residents of the Moorman Moore addition should not be forced into living next to an area re-zoned for multi-family residences.

4) Potential for crime (Joe Cooper, 109 Forest Creek, will further
address this issue in a moment)

The statistics speak for themselves. Crime is higher in high-density, multi-family housing.

One of our residents has statistical information he will to share with you on this in a moment.

The apartments' location will create pedestrian traffic through our neighborhood which potentially could contribute to the crime rate in our neighborhood. Savannah will likely become an access point to the planned apartment community.

5) Devaluation of our property

As a result of the increased traffic, probability for crime, increased flooding and general appearance of the neighborhood, our property values are very likely to dramatically decrease.

In summary, the John Jennings Survey, Abstract No. 647, is currently zoned for 1 and 2 family dwellings.

We are NOT against development of this property, but we ARE greatly opposed to any zoning change which would result in a substantial change in the character of our neighborhood.

We would find it acceptable for this 11.049 acres to be developed AS IT WAS ORIGINALLY INTENDED and zoned, R-1.

Roy Whisenant will briefly speak about accident statistics in this vicinity

Joe Cooper will briefly speak about statistics on crime in apartments .

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

5200 Block of Texoma Parkway
6.39 acres in the D. Shelp Survey, Abstract No. 1097
Final Plat

Requested Action/Proposed Use:

Final Plat of Childs Addition

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

James Childs and Shirley Stafford (Owners) and Sartin and Associates (Surveyors)

Considerations:

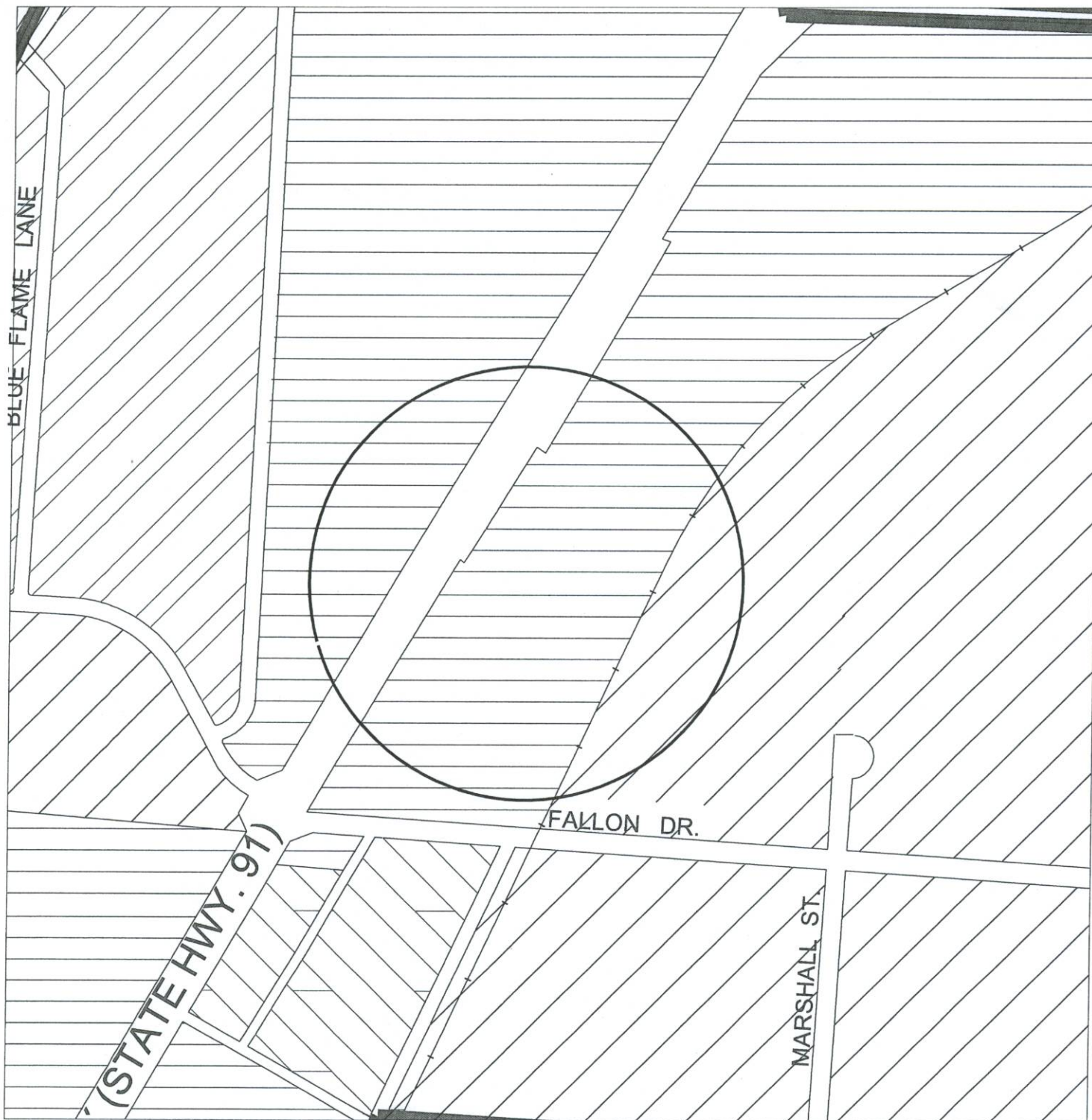
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



5200 BLK TEXOMA PKWY FINAL PLAT

Department of Developmental Services



TEXOMA PKWY

Scale: 1 inch = 100.0 feet

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**STAFF REVIEW LETTER**

October 11, 2007

James Childs
211 W. Lamar
Sherman, Texas 75090

Dear Applicant,

The request for approval of final plat of 6.39 acres in the D. C. Shelp Survey, Abstract No. 1097 concerning the property located in the 5200 Block of Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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 and when service will be available. (City will acquire)
2. Original tax certificates shall be furnished prior to recording of the plat.
3. Tie existing easement to plat with measurements.
4. Distance numbers override each other on the east side and the west side property line descriptions.
5. Water and sewer pro-rata charges will be due for utilities prior to tapping the mains.
6. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

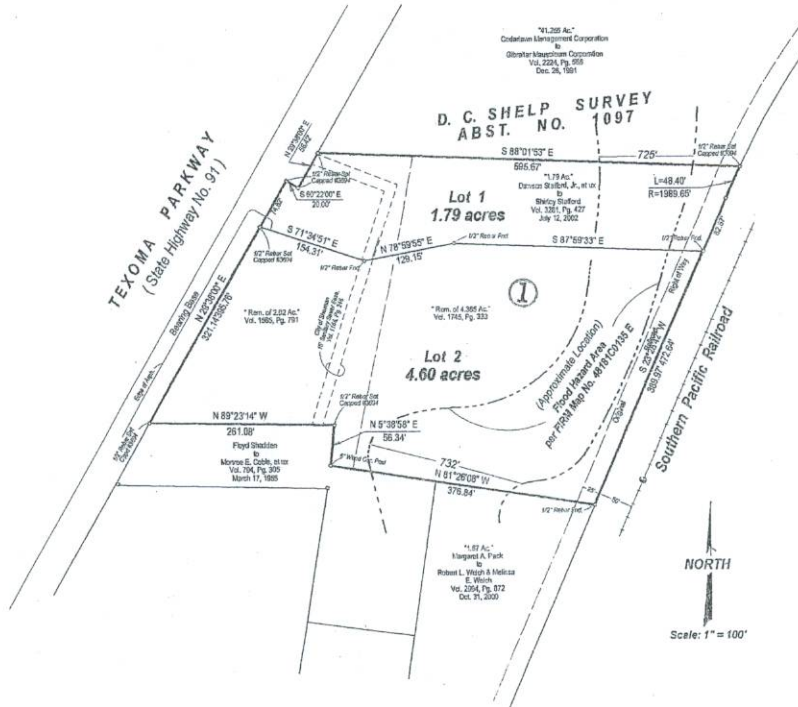
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

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

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Sartin and Associates, Inc.

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



CHILDS ADDITION to the CITY of SHERMAN GRAYSON COUNTY, TEXAS

Owner & Developer

James Childs
Shirley Stafford



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 897-8003 Fax: (903) 868-7970

SHEET 1 OF 2
CHILDSAD.PCS

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

333 and 401 U.S. Highway 82 East
Lot 1, Block 1 of Wal-Mart Addition, Section I
Replat

Requested Action/Proposed Use:

Final Plat Lot 1A and Lot 1B, Block 1, Wal-Mart Addition, Section I, being a Replat of Lot 1, Block 1 of Lot 1 & 2, Block 1, Wal-Mart Addition, Section I

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Wal-Mart Stores, Inc. (Owner) and CEI Engineering Associates, Inc. (Engineer/Surveyor)

Considerations:

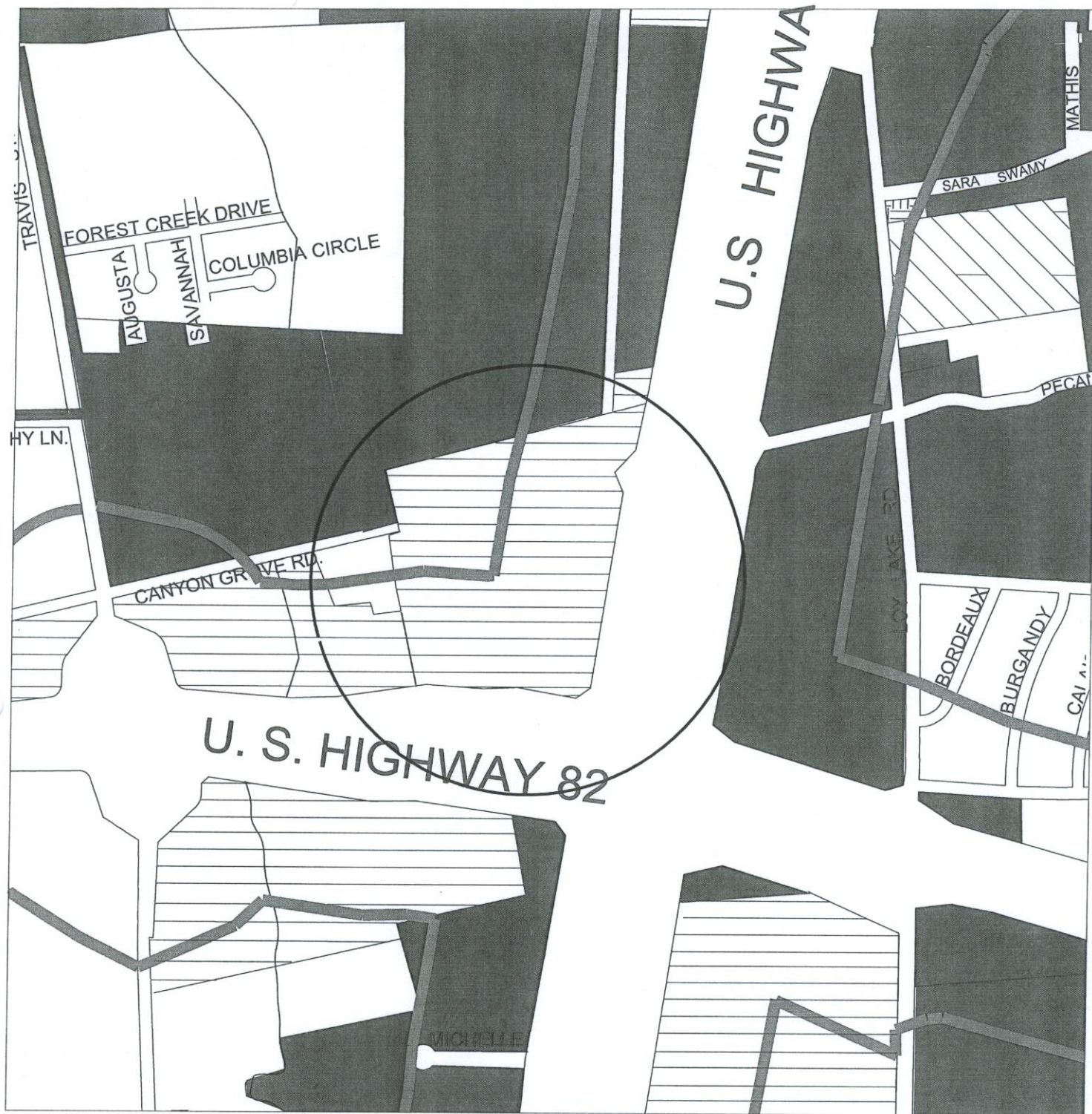
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1 RETAIL BUSINESS DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	CO OFFICE DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT

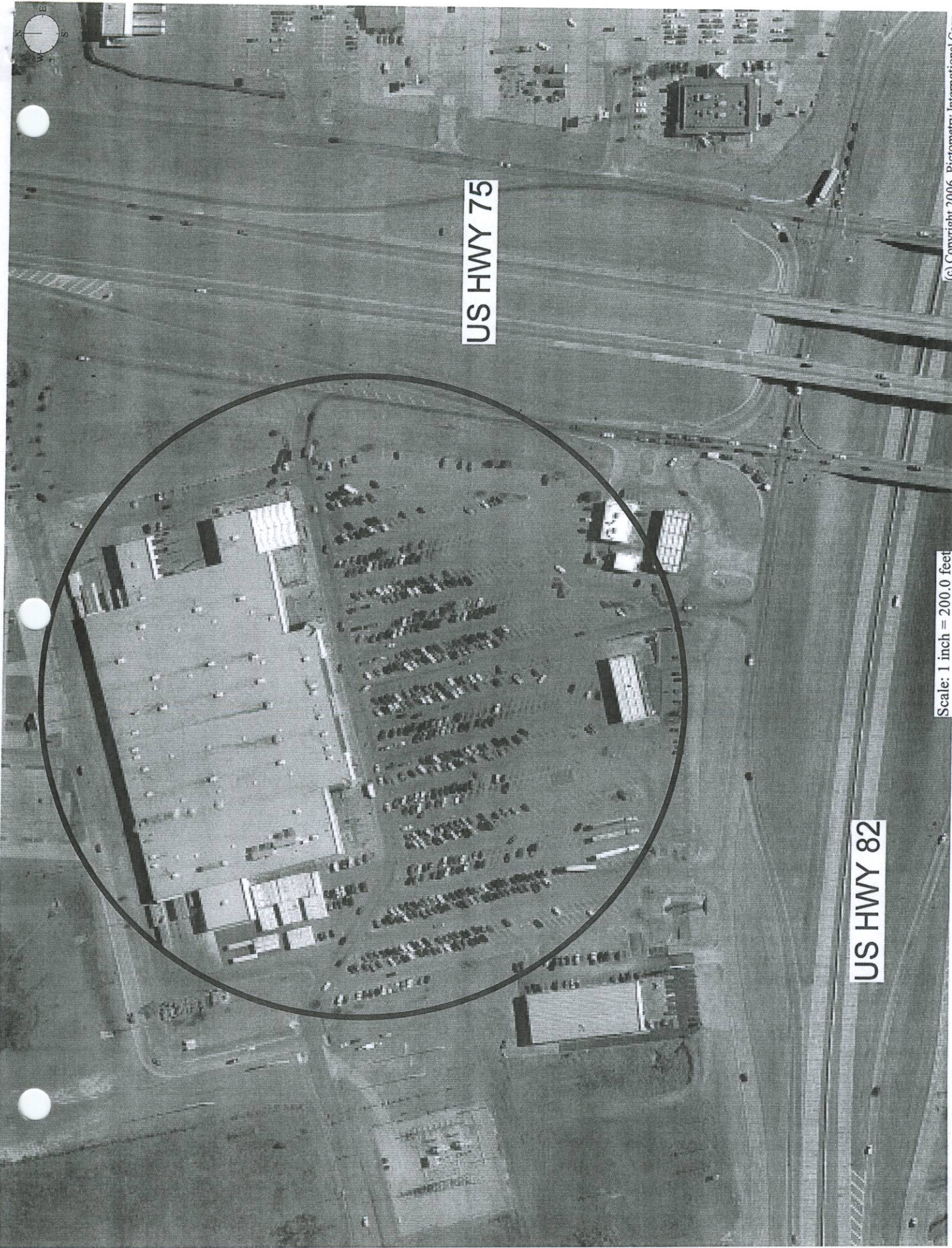
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	OVERLAY DISTRICT - 75 & 82
	OVERLAY DISTRICT - 1417
	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



333 and 401 US Hwy 82 East REPLAT

Department of Developmental Services





US HWY 75

US HWY 82

Scale: 1 inch = 200.0 feet

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**STAFF REVIEW LETTER**

October 11, 2007

Wal-Mart Stores Inc.
701 S. Walton Blvd.
Bentonville, AR 72716

CEI
303 LBJ Freeway, Ste. 1250
Dallas, TX 75234

Dear Applicant,

The request for approval of a Replat of Lot 1 of Wal-mart Addition concerning the property located at 333 and 401 U. S. Hwy. 82 East has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. The total acreage shown on the plat title is incorrect.
2. Place a note on the plat to refer to original plat for distances and location of all easements.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Original tax certificates shall be furnished prior to recording of the plat.
5. Any other changes made to the re-plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

It is the policy of this Board not to 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.

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

333 and 401 U.S. Highway 82 East
Lot 1, Block 1 of Wal-Mart Addition, Section I
Site Plan

Requested Action/Proposed Use:

Site Plan approval for an addition to Murphy Oil

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Wal-Mart Stores, Inc. (Owner) and CEI Engineering Associates, Inc. (Engineer/Surveyor)

Considerations:

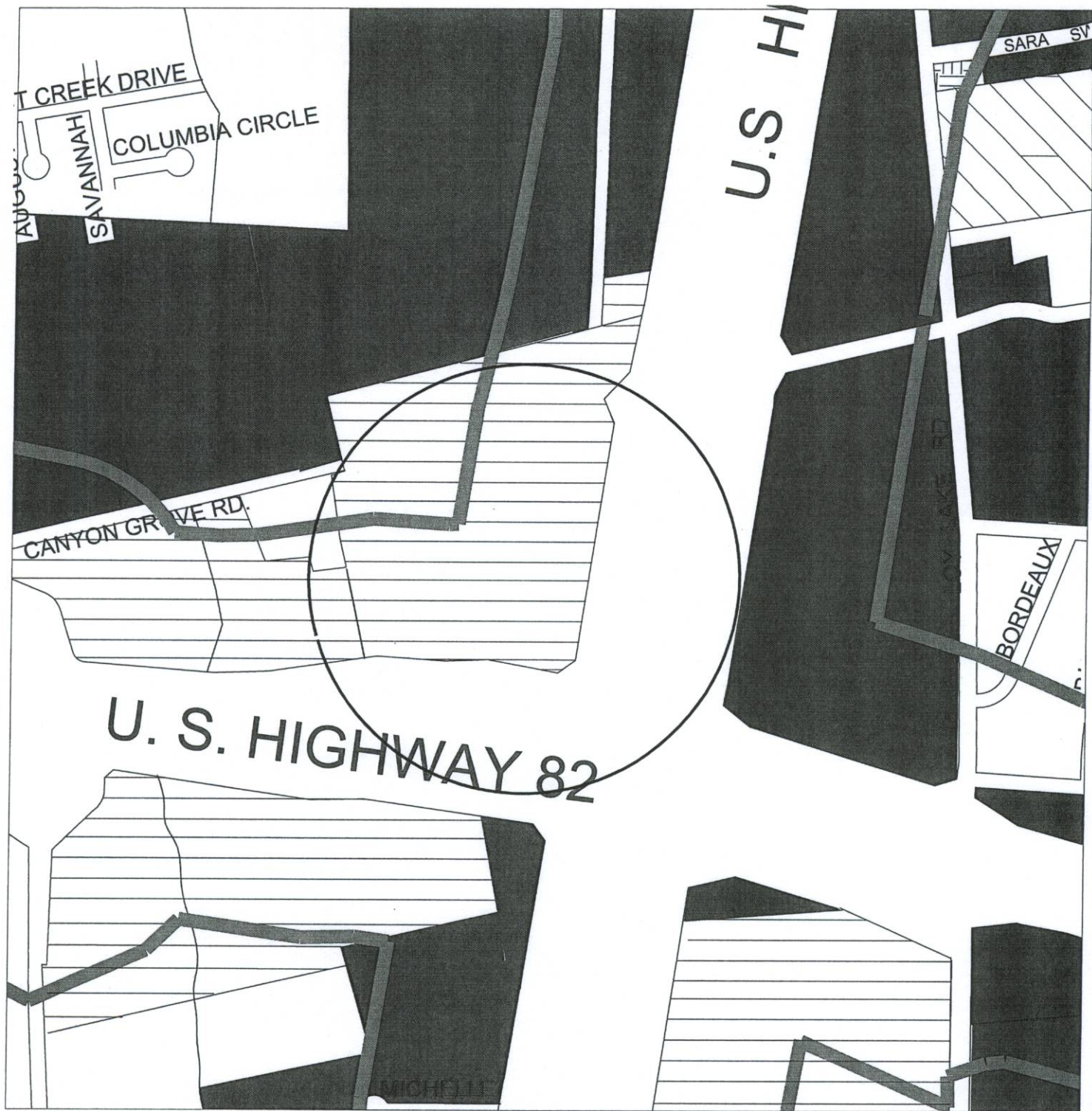
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

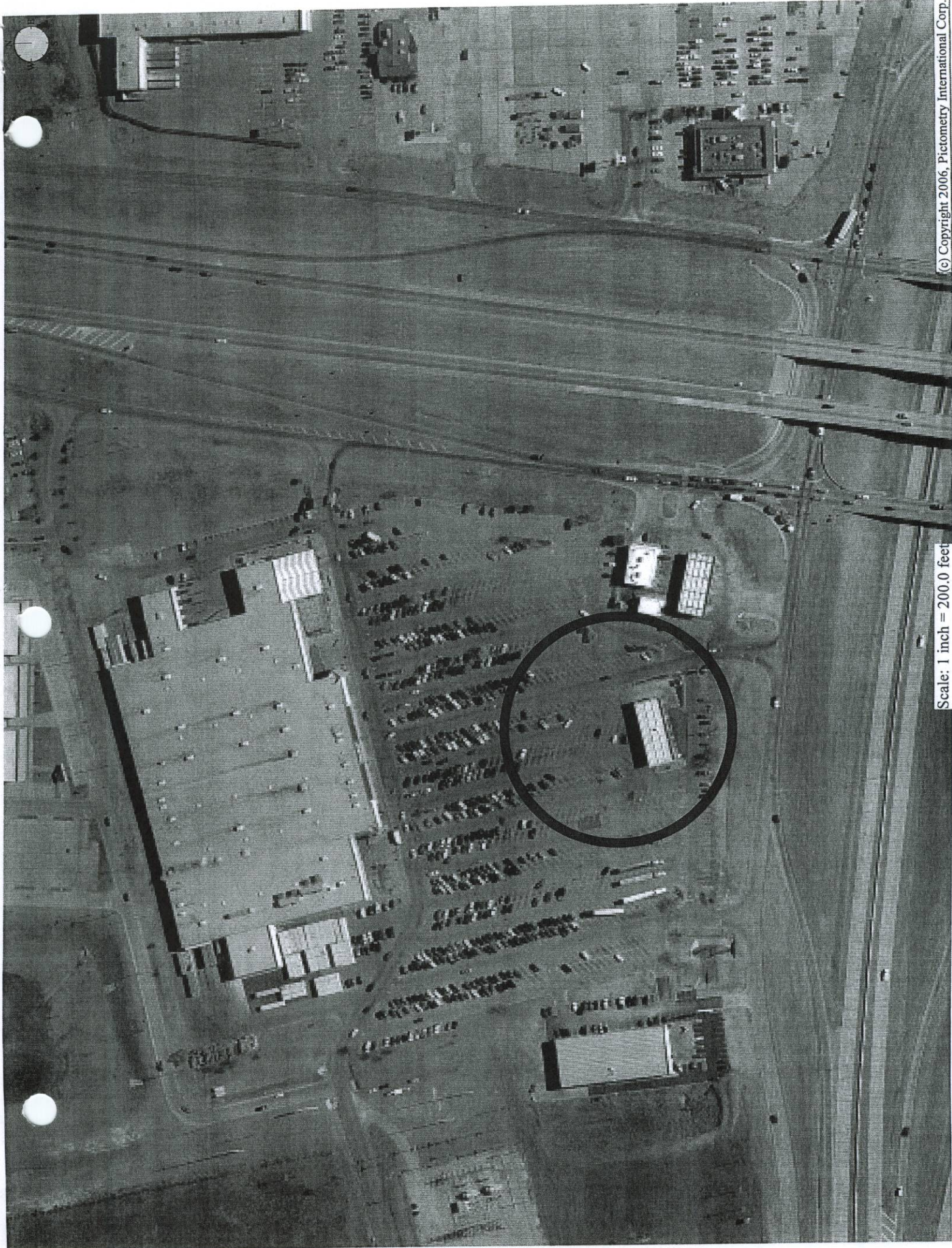
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA LOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



333 & 402 US HWY 82 E SITE PLAN

Department of Developmental Services





**STAFF REVIEW LETTER**

October 11, 2007

Wal-Mart Stores Inc.
701 S. Walton Blvd.
Bentonville, AR 72716

CEI
303 LBJ Freeway, Ste. 1250
Dallas, TX 75234

Dear Applicant,

The request for approval of a site plan for 333 U. S. Highway 82 East has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. No new drive approaches will be allowed.
2. 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 and Zoning Commission

It is the policy of this Board not to 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.

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	

MURPHY OIL U.S.A. INC.
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71731-7000

CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FRYING, SUITE 1500
DALLAS, TEXAS 75244
TEL: (214) 498-1200
FAX: (214) 498-1200
JON. NO. 1435210

SHERMAN, TEXAS
WAL-MART SUPERCENTER #947
401 EAST HWY 82
COMPOSITE SITE PLAN
REV. 2
DATE: 08/21/97
LWT: [blank]
PRN: [blank]
PM: [blank]
DES: [blank]
DRW: [blank]
M.T: [blank]

CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FRYING, SUITE 1500
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SHEET NO. C-1

NOTES

1. PROPOSED LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 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425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 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2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157,



TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377

LEGEND

[illegible]

PROPOSED

BOUNDARY LINE
RIGHT OF WAY LINE
CONSTRUCTION FENCE (SEE ACD SHEET Y0-48 & Y0-5)

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADIUS SHALL BE 2" AS SHOWN TYPICAL. ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLER OUT OR SPECIFIED HEREON ALL CURB AND GUTTER DRAINAGE TO THE SIDEWALK SHALL BE INSTALLED PER ASD SHEETS 10-49 AND 10-5.
- PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING UNDER THE ASPHALT PAVING LOT AREA AND ALL APPROPRIATE NOTES.

D. CONTRACTOR SHALL RELOCATE ALL UTILITIES FOR RELOCATED LIGHT RAIL.

- [illegible]

SITE NOTES

- 180 MATCH EXISTING PAVEMENT ELEVATIONS
22 UNDERGROUND STORAGE TANK (1-12,000 GAL TANK)
58 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70A PROPOSED DIESEL DISPENSER (PER JOED PLANS)
70B PROPOSED DIESEL DISPENSER (PER JOED PLANS)

BUILDING SETBACK:

BUILDING SETBACK IS NOT REQUIRED

PAVEMENT SAWCUT WITHIN NEW DISPENSER AREA NOTES:
CONTRACTOR SHALL REFER TO ACD PLANS FOR LOCATION
AND PAVING FOR THE NEW DISPENSER FOR PAVEMENT SAW

GENERAL PAVING NOTES

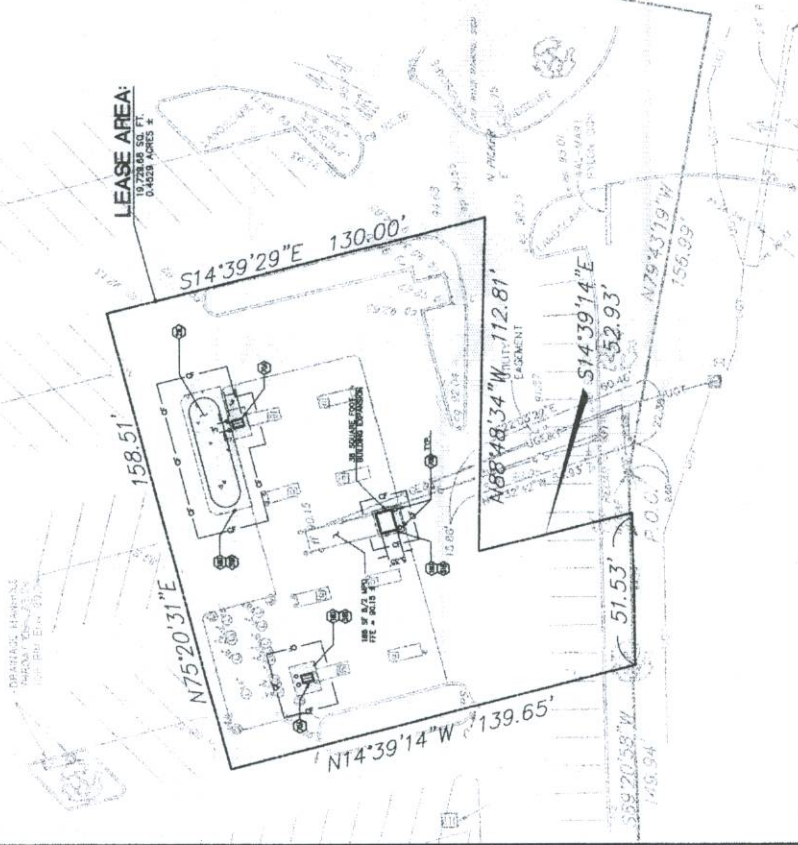
- A. CONCRETE ON ASPHALT UPHOLSTERY SHALL BE DIED TO MATCH SURROUNDING ASPHALT.
- B. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON, ALL CURBS AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED FOR 400 SHEETS 10'-48" AND 10'-3".

PAYING DETAILS

NOTE: SEE SHEET TD-4 AND TD-6 FOR PAVING DETAILS, SPECIFICATIONS AND
CONSTRUCTION SEQUENCE

10" CONCRETE PAVING

6^o CONGRESSO ITALIANO



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

1002 South Travis
1.377 acres, being all of Lots 18, 19 and 20 of M.B. Moore's Addition
Replat

Requested Action/Proposed Use:

Replat of Lot 18, 19 and 20 of M.B. Moore's Addition

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Paul Andrew Huggins (Owner), Teague, Nall, and Perkins (Engineers), and Underwood Drafting and Surveying (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

111

Objections Received:

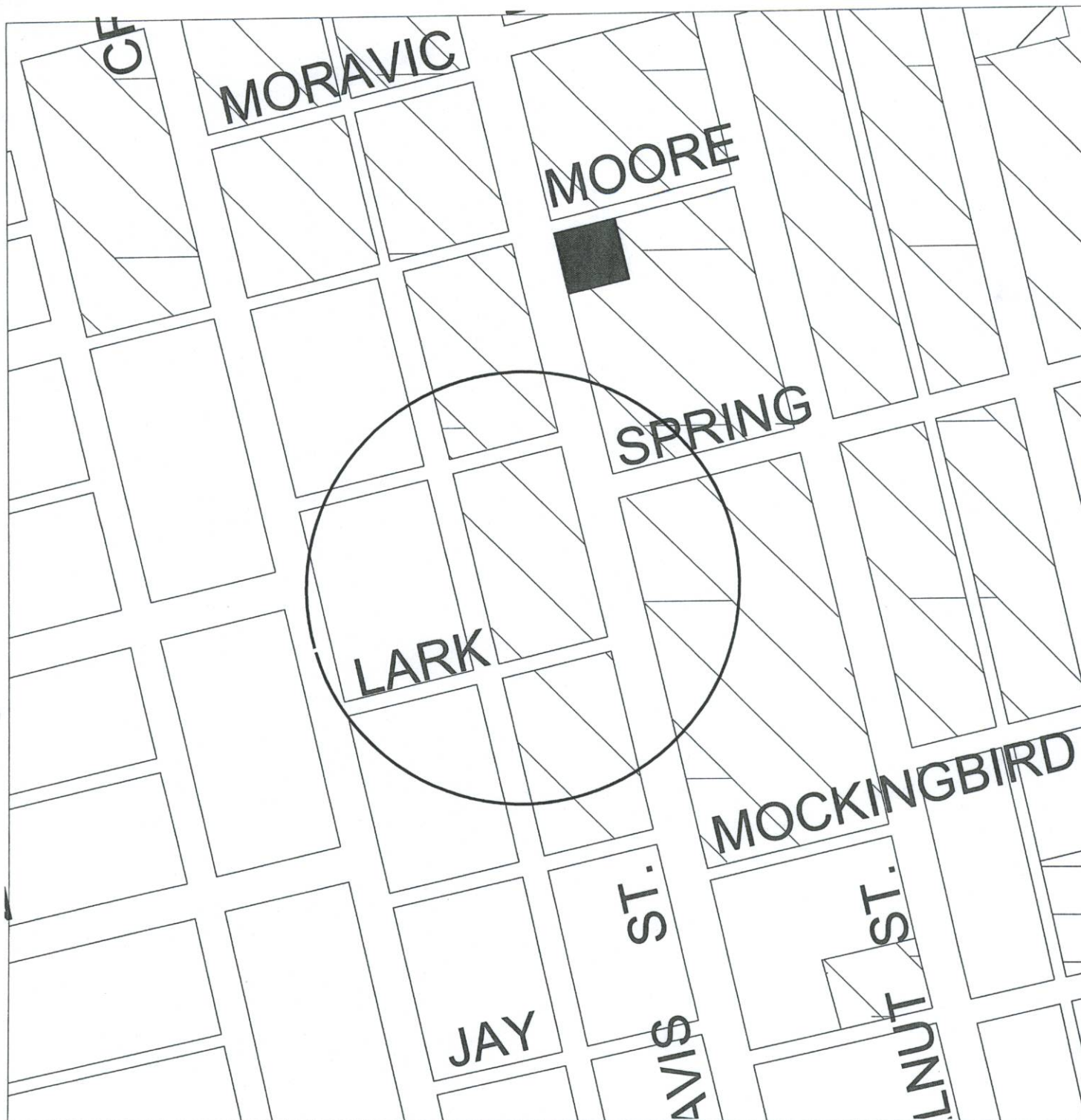
1

Attachments:

Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA LOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



1002 SOUTH TRAVIS
REPLAT

Department of Developmental Services





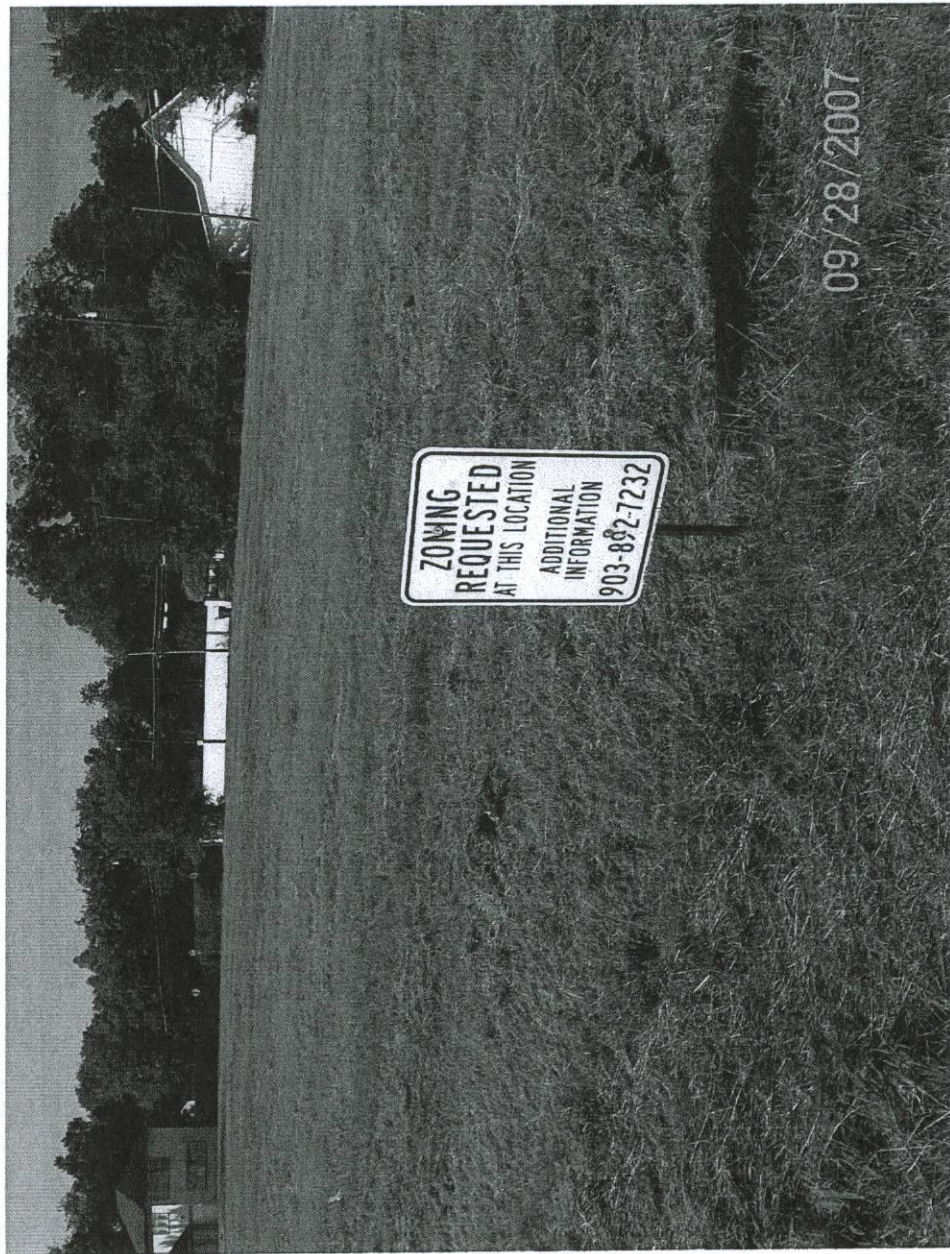
SPRING

TRAVIS

Scale: 1 inch = 60.0 feet

(c) Copyright 2006, Pictometry International Corp.

1002 S. Travis



**STAFF REVIEW LETTER**

October 11, 2007

Paul Andrew Huggins
P.O. Box 160
Box Hill Vic 3128
Australia

Dear Applicant,

The request for approval of replat of all of Lots 18, 19 and 20 of M.B. Moore's Addition concerning the property located at 1002 South Travis has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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 and when service will be available. (City will acquire)
2. Original tax certificates shall be furnished prior to recording of the plat.
3. Any other changes made to the re-plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

It is the policy of this Board not to 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.

Respectfully,

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

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Teague, Nall and Perkins
	Underwood Drafting & Surveying	

LAW OFFICES OF
KENNEDY & MINSHEW, P.C.
P. O. BOX 758
320 N. TRAVIS STREET, SUITE 207
SHERMAN, TEXAS 75091-0758

OCT 9 REC'D

JACK G. KENNEDY *
ROBERT W. MINSHEW
ANGELA D. NORRIS

TELEPHONE (903) 868-0545
FAX (903) 868-0548

*ALSO ADMITTED TO PRACTICE IN OKLAHOMA

October 5, 2007

Planning and Zoning Board
City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106

Re: Sherman Preservation League

Gentlemen:

We represent the Sherman Preservation League to whom a notice was sent on October 1, 2007, concerning a public hearing on October 16, 2007, in which the property known as 1002 South Travis is to be replatted. Our client has spent a great deal of time and effort in preserving the property at 915 South Crockett Street which is immediately to the west of the property for which replatting is requested. We also understand that the purpose of the replatting is so that apartments can be built on the property.

For several years an apartment complex was on this same property which created a great deal of problems for the neighborhood including the property of the Sherman Preservation League. Many undesirable tenants inhabited the area and the property was allowed to fall into disrepair. It was finally torn down several years ago which was in and of itself an improvement in the neighborhood. Our client hates to see another apartment complex built in this quiet residential area since there are so many areas on FM1417 at the edge of town where apartments thrive. Since the apartment complex was torn down at 1002 South Travis the whole neighborhood has been much quieter, less crime, and property values of the owners of the adjacent and nearby properties have increased due to the absence of that apartment complex.

Please register this as an objection on the behalf of the Sherman Preservation League to any apartment complexes being built on this property. Perhaps we have no standing to object to the replatting of the property but the owners might consider that three (3) lots and three (3) single family homes in this area might be a better fit for this quiet, historic, residential neighborhood than apartment complexes which tend to deteriorate and attract the wrong type of resident.

Planning and Zoning Board
October 11, 2004
Page 2

Very truly yours,

KENNEDY & MINSHEW, P.C.

By: 
Robert W. Minshew

RWM/th

cc: Sherman Preservation League
P.O. Box 159
Sherman, Texas 75091-0159

FINAL PLAT OF
LOT 18R, A REPLAT OF
LOTS 18, 19 AND 20 OF
M.B. MOORE'S ADDITION, AN ADDITION
TO THE CITY OF SHERMAN, TEXAS
BEING 1.377 ACRES SITUATED IN THE
SAMUEL BAGG SURVEY, ABST NO. 56
GRAYSON COUNTY, TEXAS

Daniel Dominick
1018 S. Walnut Street
Sherman, TX 75090
(903) 870-0036

OCT 15 REC'D

October 15, 2007

Dear City Council Members,

I am writing concerning the property at 1002 S. Travis Street, about 300 feet from my house. I understand that the present action being considered is re-platting the property into one lot; I also understand that doing so is in preparation to build apartments on the single new large lot. Please consider that apartment buildings in a neighborhood do not raise property values, quite the opposite. Please consider that apartment buildings will increase traffic and noise. Those of us in this neighborhood who are restoring old homes and trying to save Sherman's historic homes and historic neighborhoods need help from our city council. We are trying hard to build a safer and better owner-occupied neighborhood and rental properties have a truly deteriorating and discouraging effect. If apartments are allowed it may just chase more families like our out of this part of town.

Presently there are apartment buildings on Travis. Please do not allow more to clog our street with traffic, add noise to our block, and drag our property values lower and lower. The decisions made in the past to allow those apartments that do exist should not forever doom our neighborhood to more.

I wish that I could attend the meeting and speak in person; as director of the Sherman Symphony Orchestra with rehearsals on Tuesday nights, this is impossible.

Thank you for hearing my voice and concerns.



Daniel Dominick

Music Director, Sherman Symphony Orchestra
Associate Professor of Music, Austin College

FAXed to Patsy Reeves
Administrative Secretary
Developmental Services Department
City of Sherman

FAX (903) 892-7274

Lander & Genna Bethel
1002 S. Crockett
Sherman, Texas 75090
lander@cableone.net
gbethel@austincollege.edu

October 16, 2007

Planning and Zoning Commission
City of Sherman
220 W. Mulberry
Sherman, Texas

Dear Planning and Zoning Commissioners,

As residents of the Historic Homes District of Sherman, we are very concerned about the negative impact of the possible construction of an apartment complex that would be permitted by the re-platting of several lots near 1002 S. Travis Street.

This neighborhood, which has been described as an architectural jewel for the variety of historic homes on Crockett, Travis and Walnut Streets, has suffered many serious setbacks in recent years including burglaries, abandoned houses, random shootings, one serious injury from a shooting incident, and a number of residences identified as drug houses. We believe the construction of an apartment complex in the heart of this neighborhood will contribute to further decline and a serious decrease in the value of single family residences. We urge you to reject this request for a re-plat of these lots in order to help the residents of our neighborhood continue the hard work of preserving its unique nature and improving its safety and value.

Thank you for your consideration.

Respectfully,



Lander L. Bethel
Genna M. Bethel

Reeves, Patsy

From: Jacqueline [jasch.kl@verizon.net]
Sent: Tuesday, October 16, 2007 4:44 PM
To: Reeves, Patsy
Subject: replatting on S. Travis

I am a resident living on S. Travis St and received the notice about the replatting of the empty lot. I was under the impression that this was a notice and that the issue couldn't be contended. However, we've been receiving notices from members of the community which suggest otherwise. I realize that this will most likely come too late to be included in today's meeting, but if there is a possibility that residents have a say in the matter, I would like to include my opinion. This area of town has been designated an historic area, but another apartment building will do nothing to enhance that description (I would already say that the historic nature has been compromised). The city has argued for higher property taxes in this area saying that this is a desirable and historic area. Allowing yet another apartment building, which Sherman does not need as it cannot fill the rental spaces within the downtown area, does nothing to support that.

Jacqueline Klassen
918 S. Travis St

10/17/2007

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2000 Block of West Taylor
part of Block 1 and the West 150 feet of Block 2 of Western Hills Addition, Section 5
Site Plan

Requested Action/Proposed Use:

Site Plan approval for an Office/Retail Center

Adjacent Zoning:

C-1 (Retail Business) District, R-1 (One and Two Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

Spavinaw Development (Owner) and David Baca (Architect)

Considerations:

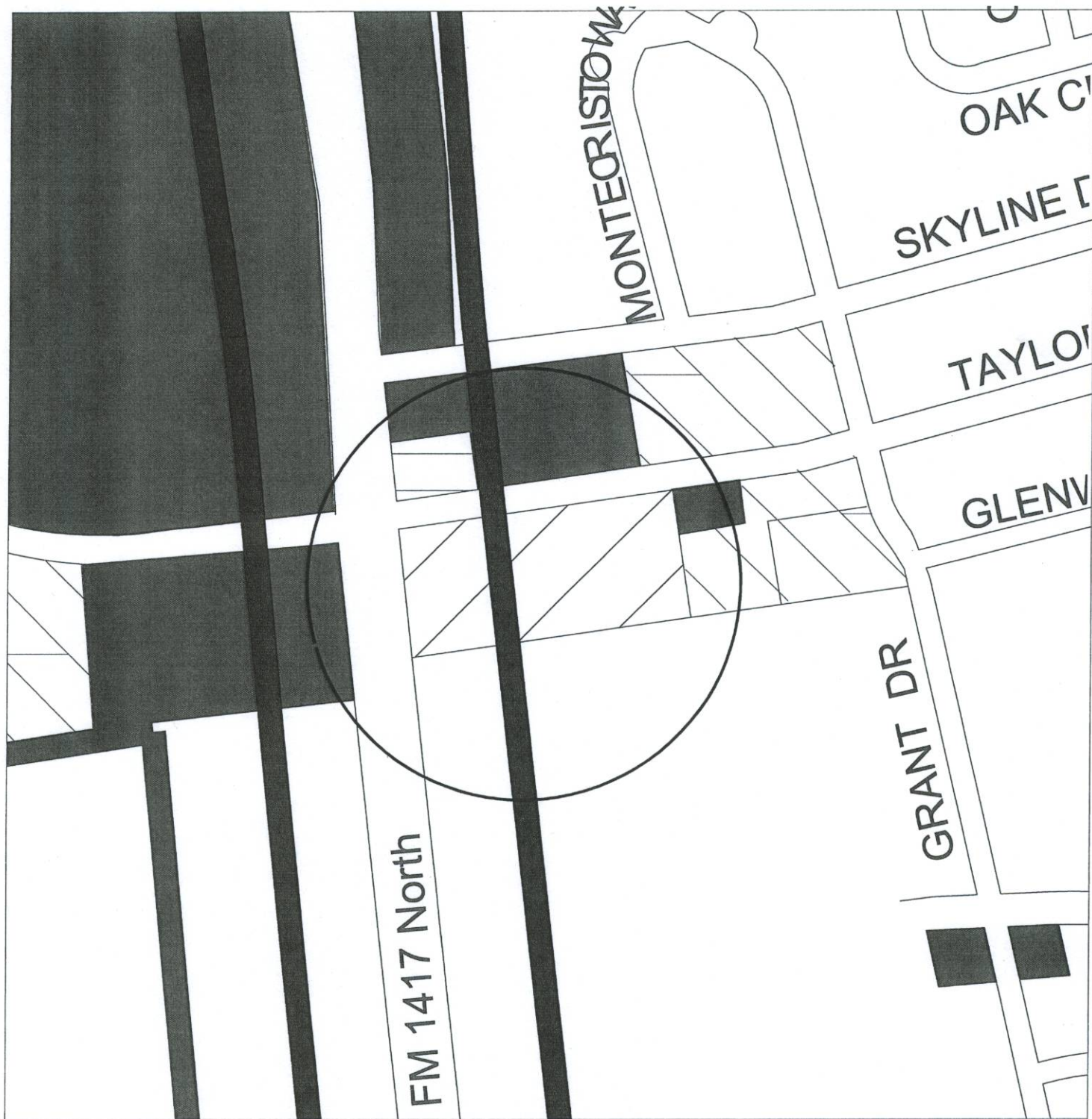
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

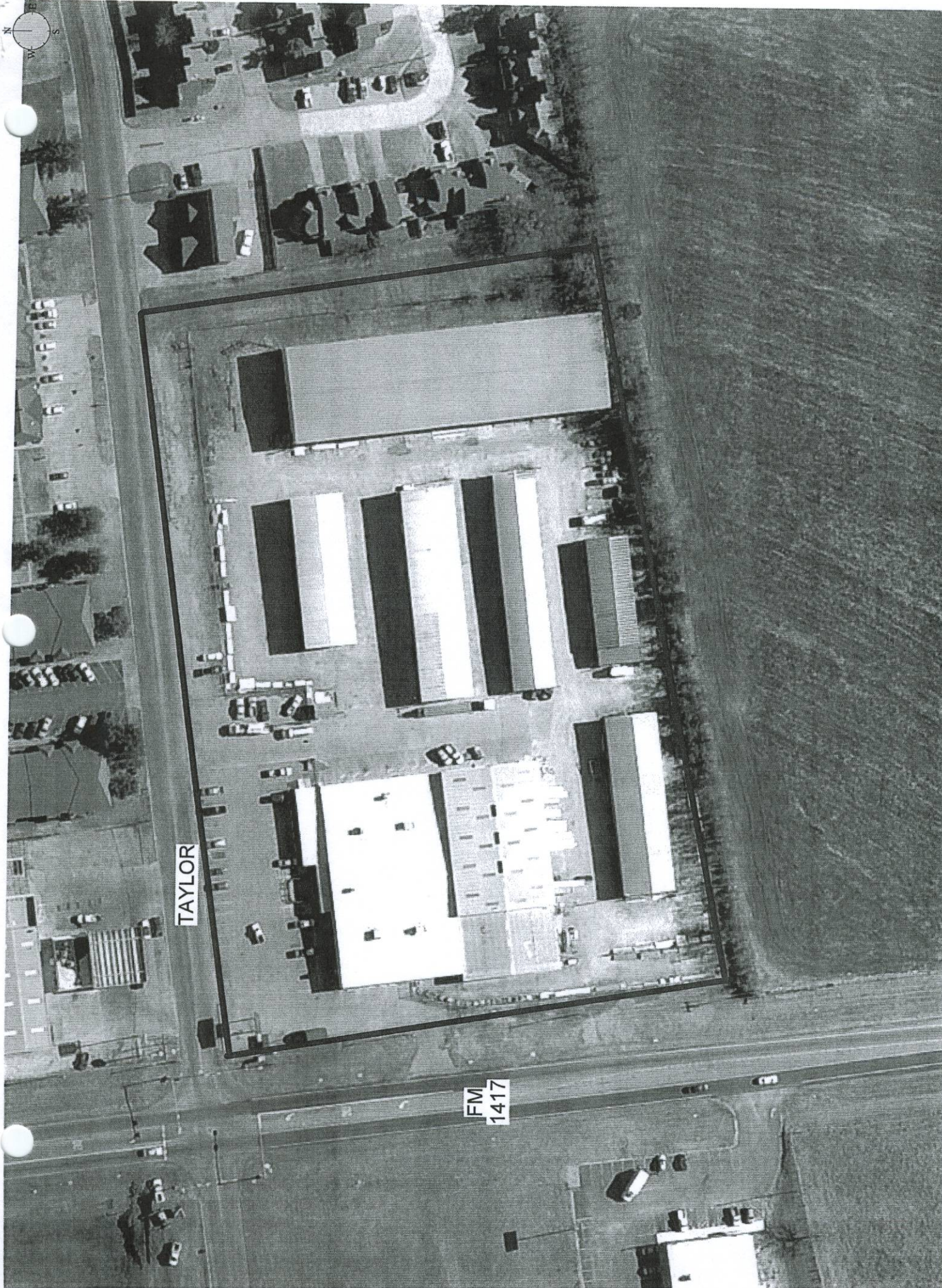
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



2000 BLK WEST TAYLOR Site Plan

Department of Developmental Services





Scale: 1 inch = 100.0 feet

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**STAFF REVIEW LETTER**

October 11, 2007

Spavinaw Development
PO Box 1298
Sherman, Texas 75091

David Baca
1000 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicant,

The request for approval of a site plan concerning the property in the 1700 Block of F.M. 1417 North (Heritage Parkway) and the 2000 Block of West Taylor Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. Property shall be platted into one lot.
2. Sidewalks shall be constructed along Taylor.
3. Remove old drive approach on Taylor Street on eastern side of property.
4. The drainage pathway along the east boundary of the property onto Taylor Street shall not be blocked.
5. 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 and Zoning Commission

It is the policy of this Board not to 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.

Respectfully,

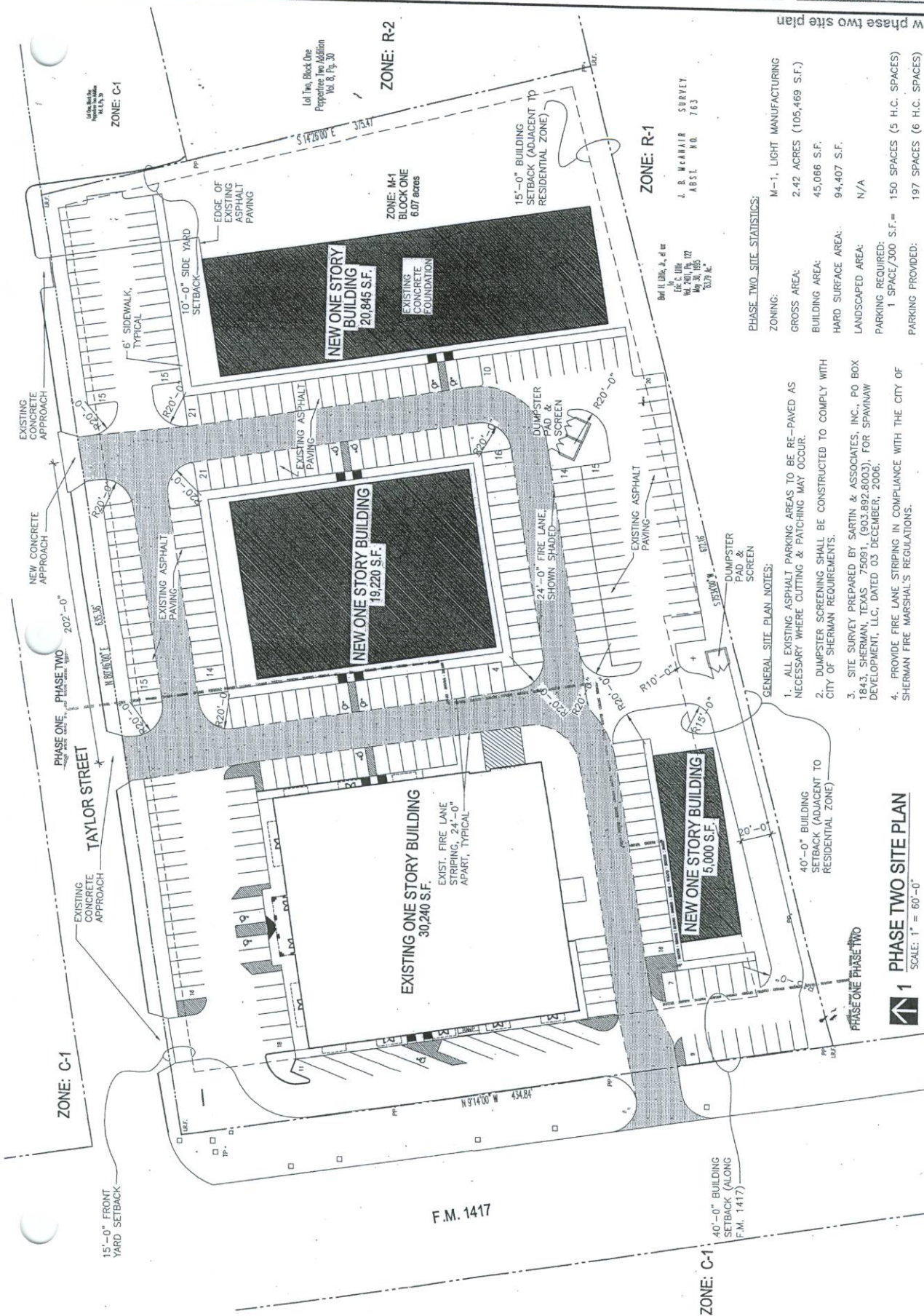
Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, City Manager
Mark Gibson, Director of Utilities and Engineering
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Fire Marshal's Office
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
David Baca

new phase two site plan



PHASE TWO SITE STATISTICS:	
ZONING:	M-1, LIGHT MANUFACTURING
GROSS AREA:	2.42 ACRES (105,469 S.F.)
BUILDING AREA:	45,066 S.F.
HARD SURFACE AREA:	94,407 S.F.
LANDSCAPED AREA:	N/A
PARKING REQUIRED:	150 SPACES (5 H.C. SPACES)
	1 SPACE/300 S.F.=
PARKING PROVIDED:	197 SPACES (6 H.C. SPACES)

GENERAL SITE PLAN NOTES:

1. ALL EXISTING ASPHALT PARKING AREAS TO BE RE-PAVED AS NECESSARY WHEN CUTTING & PATCHING MAY OCCUR.
2. DUMPSTER SCREENING SHALL BE CONSTRUCTED TO COMPLY WITH CITY OF SHERMAN REQUIREMENTS.
3. SITE SURVEY PREPARED BY SARTIN & ASSOCIATES, INC., PO BOX 1843, SHERMAN, TEXAS 75091, (903.892.8003), FOR SPANAW DEVELOPMENT, LLC, DATED 03 DECEMBER, 2006.
4. PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS.

PHASE TWO SITE PLAN
SCALE: 1" = 60'-0"

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2000 Block of West Taylor
being part of Block 1 and the West 150 feet of Block 2 of Western Hills Addition, Section 5
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.8.1, Subsection 5(b)(ii) to allow a 25 foot setback adjacent to residential in lieu of the required 40 feet from an R (residential) zoned property for single story buildings not exceeding thirty (30) feet in height in an M-1 (Light Manufacturing) District and O- 1.1 (F.M. 1417) Overlay District.

Adjacent Zoning:

C-1 (Retail Business) District, R-1 (One and Two Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

Spavinaw Development (Owner) and David Baca (Architect)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

9

Objections Received:

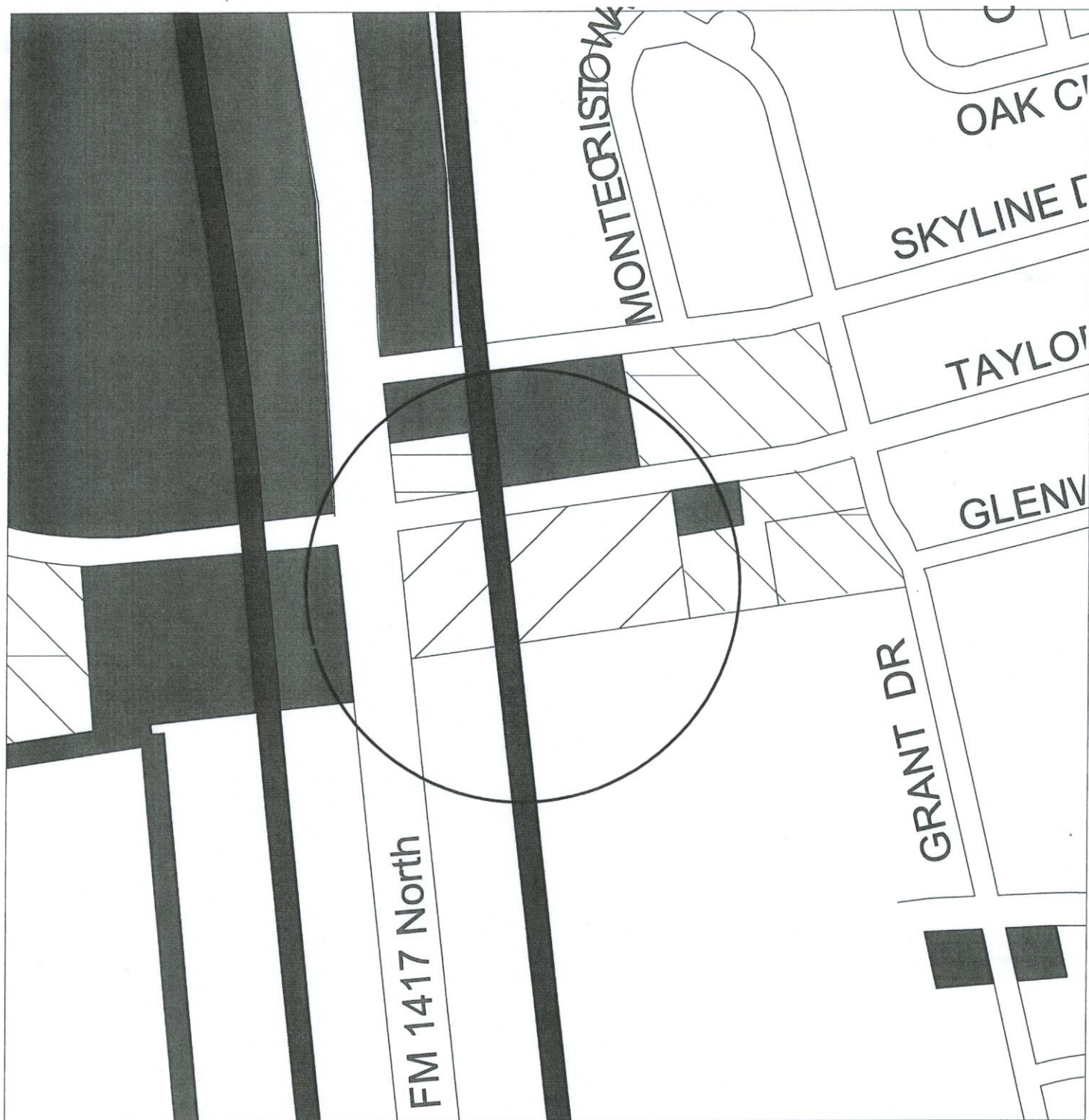
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Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

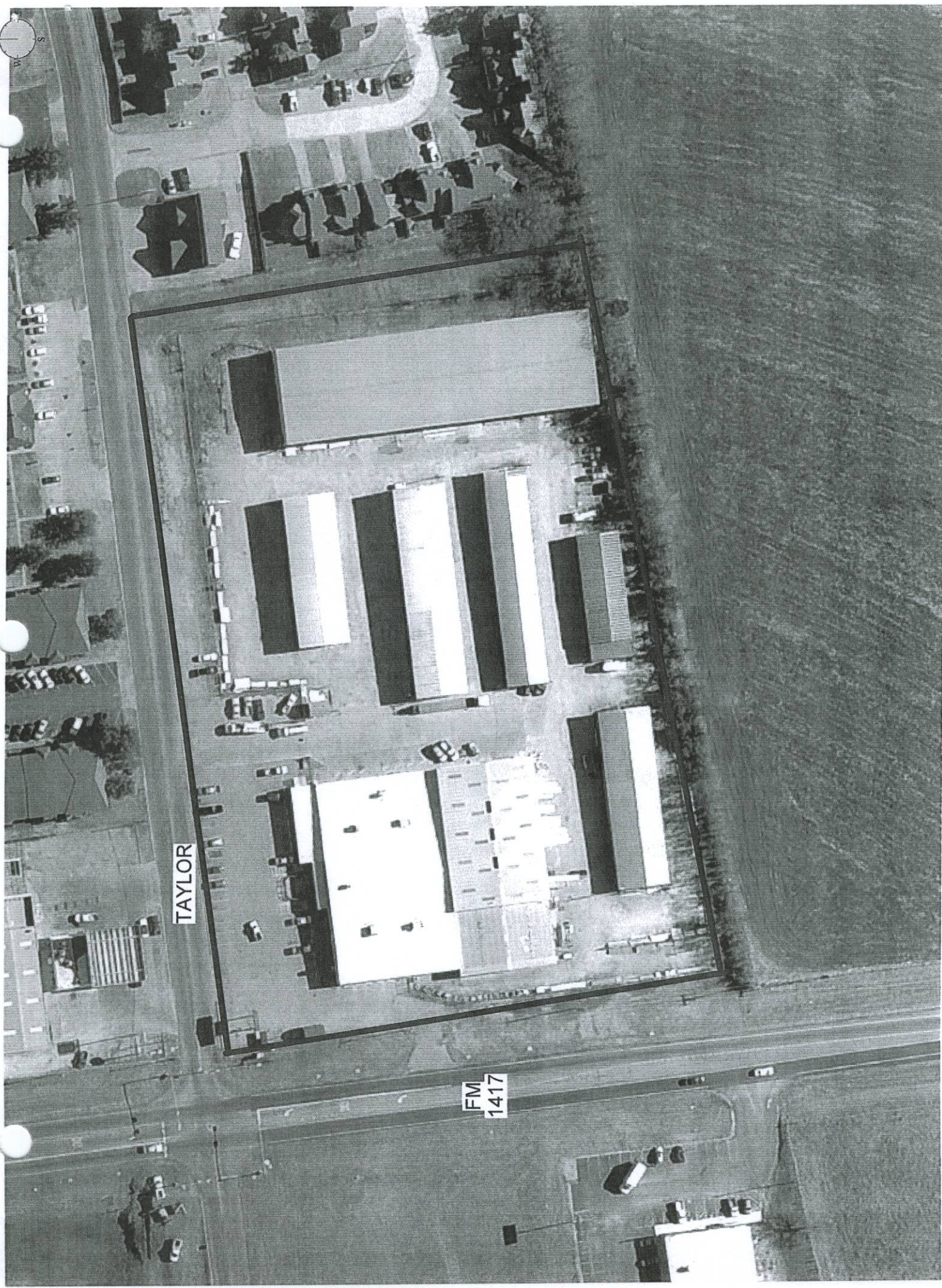
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA LOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



2000 BLK WEST TAYLOR VARIANCE

Department of Developmental Services





TAYLOR

FM
1417

Scale: 1 inch = 100.0 feet

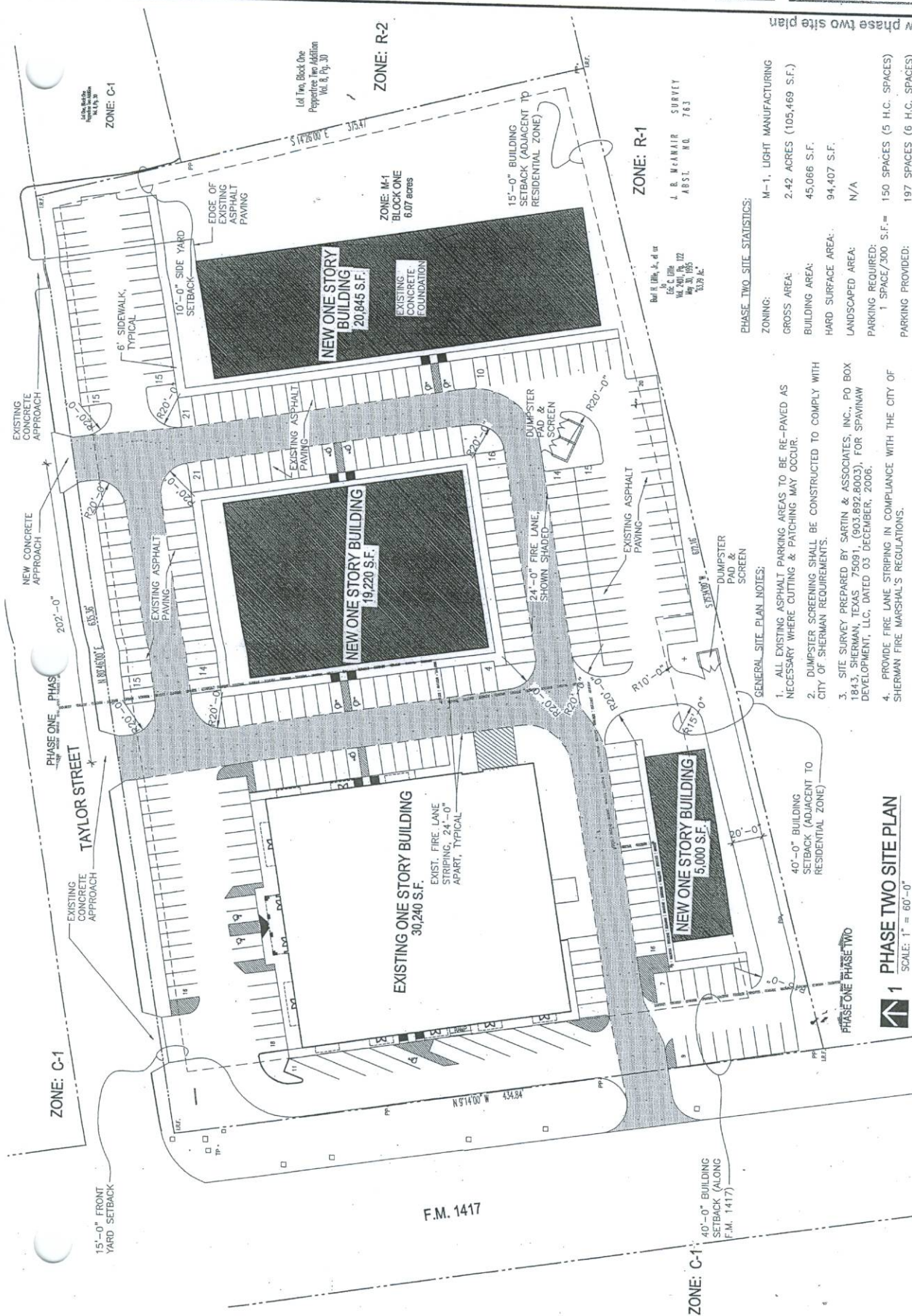
(c) Copyright 2006, Pictometry International Corp.

1705 F.M. 1417 N.



Heritage Crossing

new phase two site plan



PHASE TWO SITE STATISTICS:

ZONING: M-1, LIGHT MANUFACTURING

GROSS AREA:	2.42 ACRES (105,469 S.F.)
BUILDING AREA:	45,066 S.F.
HARD SURFACE AREA:	94,407 S.F.
LANDSCAPED AREA:	N/A
PARKING REQUIRED:	150 SPACES (5 H.C. SPACES)
PARKING PROVIDED:	197 SPACES (6 H.C. SPACES)

7- GENERAL SITE PLAN NOTES:

1. ALL EXISTING ASPHALT PARKING AREAS TO BE RE-PAVED AS NECESSARY WHERE CUTTING & PATCHING MAY OCCUR.
2. DUMPSTER SCREENING SHALL BE CONSTRUCTED TO COMPLY WITH CITY OF SHERMAN REQUIREMENTS.
3. SITE SURVEY PREPARED BY SARTIN & ASSOCIATES, INC., PO BOX 178143, SHERMAN, TEXAS 75091, (903.892.8003), FOR SPAVINAW DEVELOPMENT, LLC, DATED 03 DECEMBER, 2006.
4. PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS.

1
↑

SCALE: 1" = 60'-0"

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2100-2200 Blocks of Bethany Road
being 10.13 acres in the Henry Kattenhorn Survey, Abstract No. 671
Preliminary Plat

Requested Action/Proposed Use:

Preliminary Plat of Twin Pecans Addition in the City of Sherman's extra territorial jurisdiction.

Adjacent Zoning:

NA

Origination:

R&S Development & Construction Co., LLC (Owners) and Helvey and Associates (Surveyors)

Considerations:

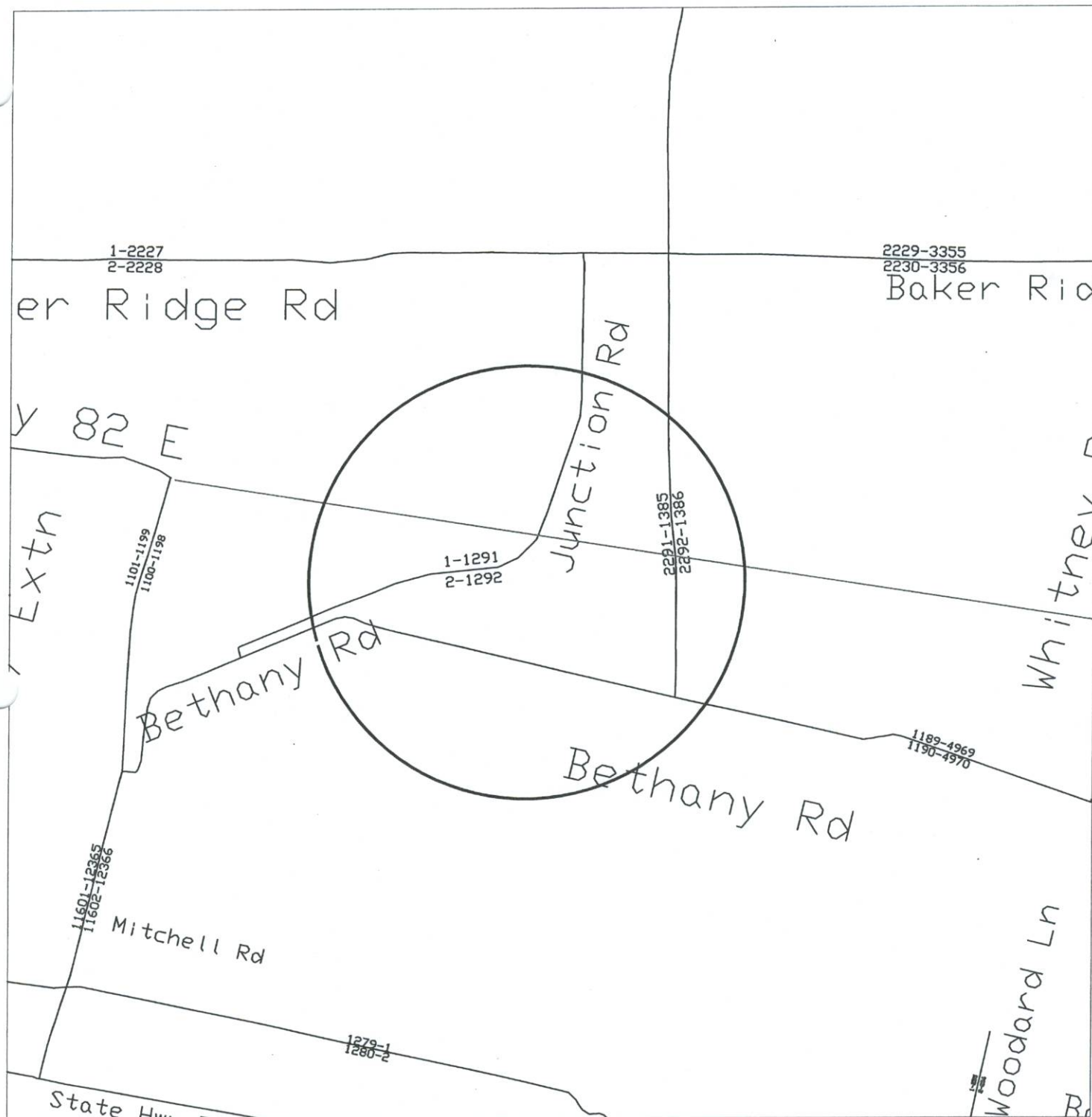
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

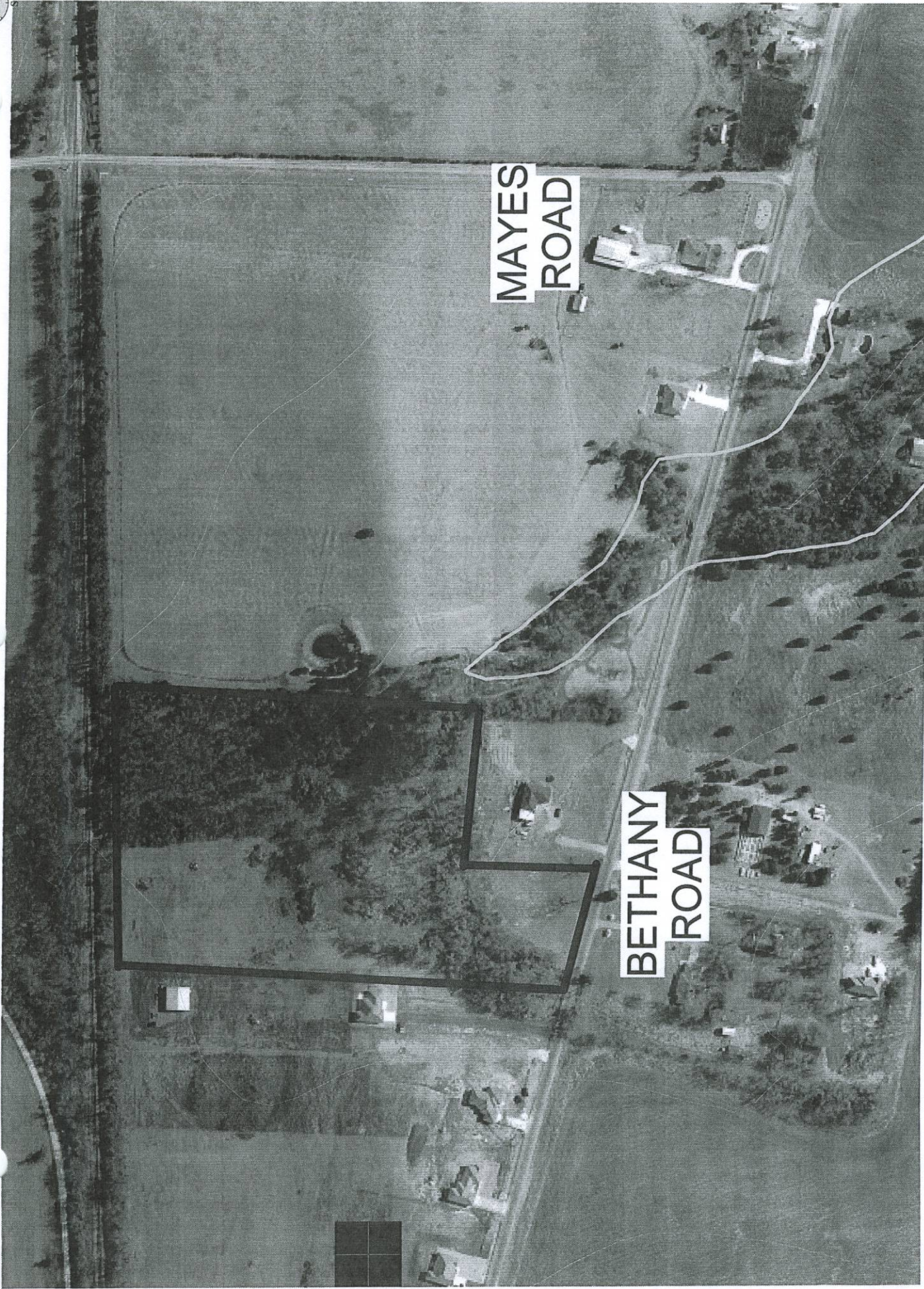
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	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



2100-2200 BETHANY ROAD PRELIMINARY PLAT

Department of Developmental Services





MAYES
ROAD

BETHANY
ROAD

**STAFF REVIEW LETTER**

October 11, 2007

R&S Development & Construction Co., LLC
824 W. Woodard
Denison, TX 75020

Dear Applicant,

The request for approval of a Preliminary Plat of Twin Pecans Addition (an addition in the extra territorial jurisdiction) concerning the property located in the 2100-2200 Blocks of Bethany Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. The proper utility service companies serving the lot shall be shown on the plat.
2. Wording on the plat shall provide that the lot is served by an individual on-site sewage facility and is installed according to State of Texas and Grayson County guidelines.
3. Delete notes 1 and 2. Edit note 3 to read as follows: "Blocking the natural flow of water in natural drainage way is prohibited."
4. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

It is the policy of this Board not to 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.

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Fire Marshal's Office
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Helvey & Associates Surveying, Inc.
	George Kalmon	Jerry White

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 16, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2100-2200 Blocks of Bethany Road
being 10.13 acres in the Henry Kattenhorn Survey, Abstract No. 671
Final Plat

Requested Action/Proposed Use:

Final Plat of Twin Pecans Addition in the City of Sherman's extra territorial jurisdiction.

Adjacent Zoning:

NA

Origination:

R&S Development & Construction Co., LLC (Owners) and Helvey and Associates (Surveyors)

Considerations:

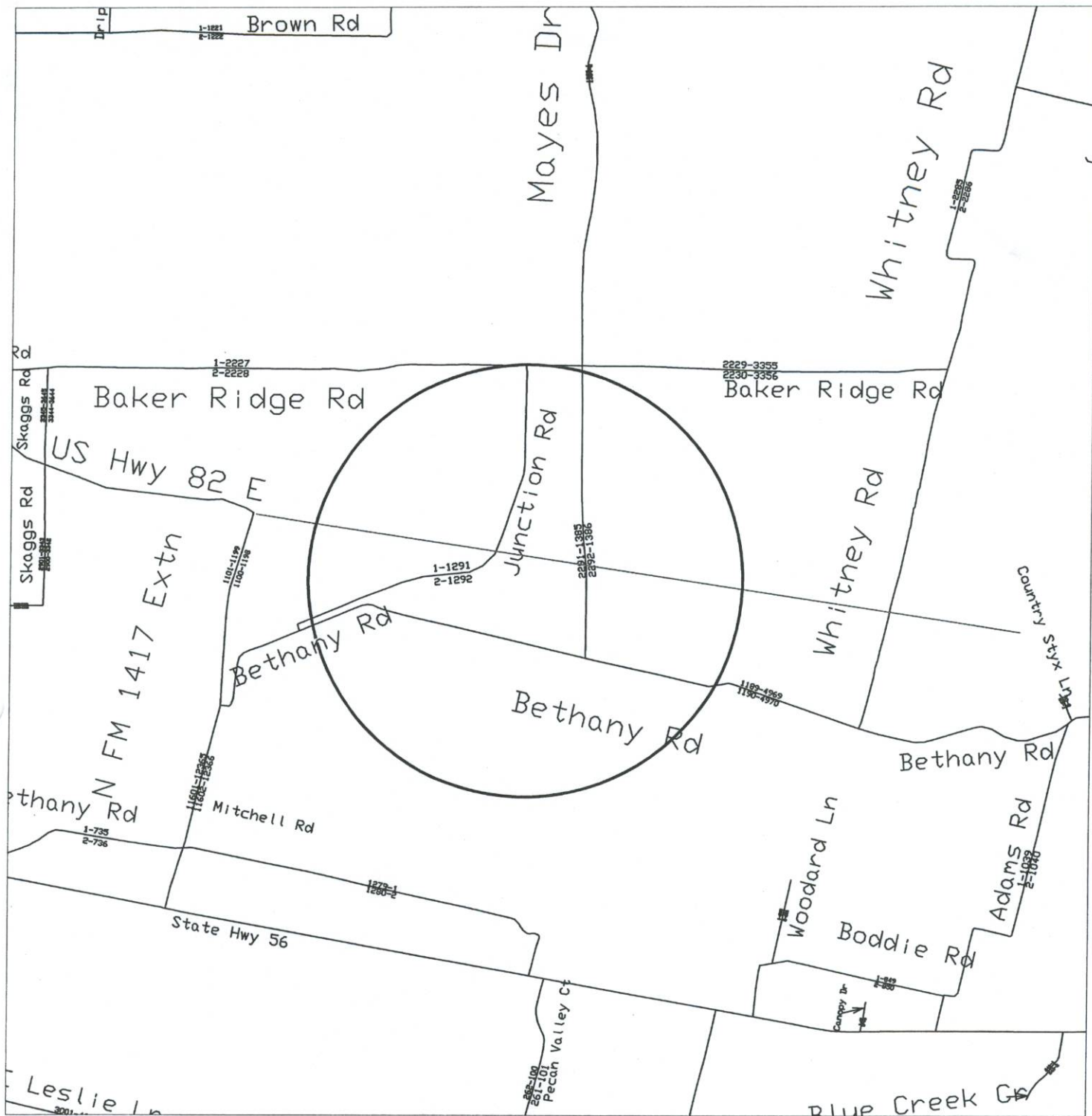
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

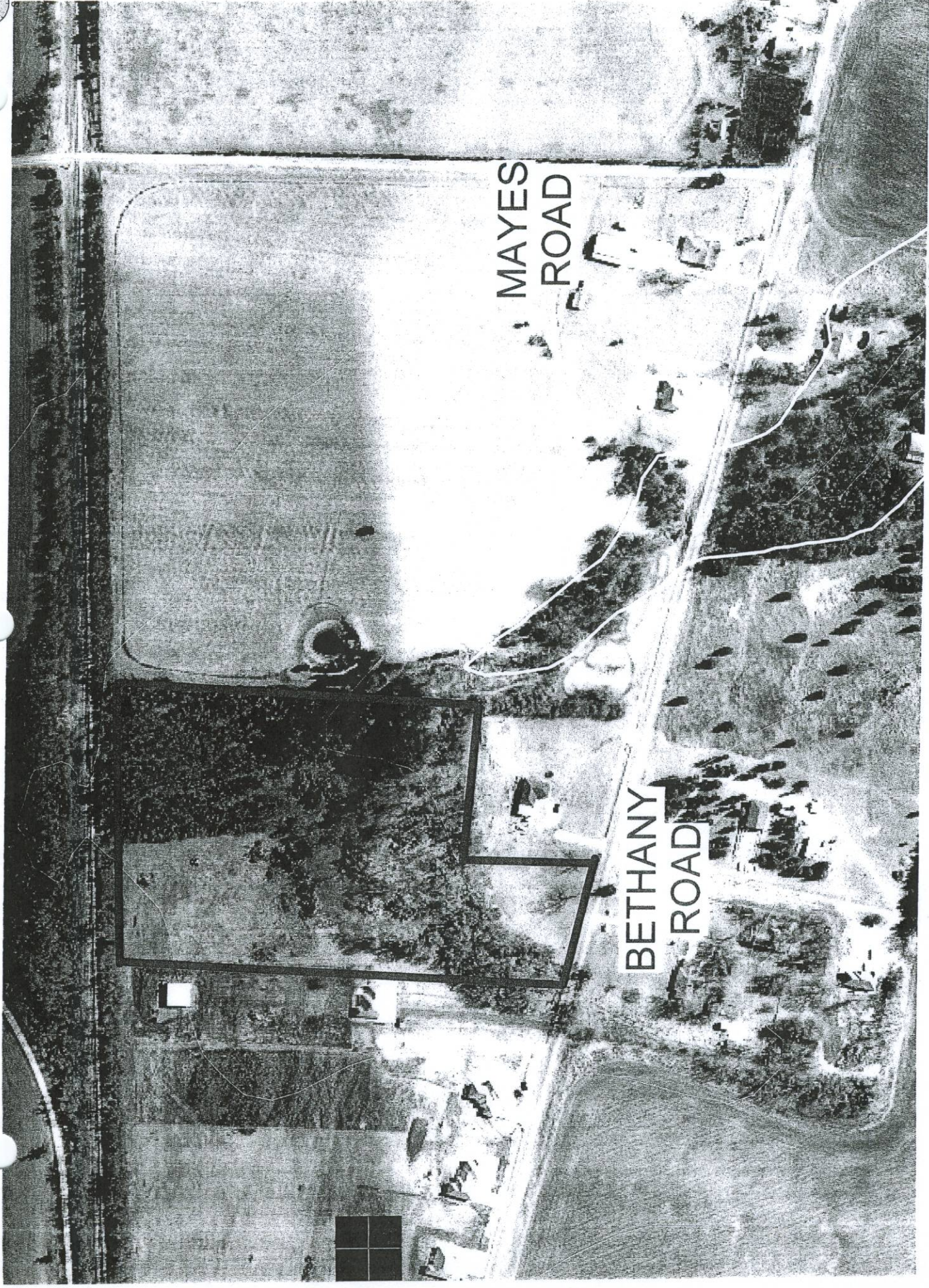
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	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
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	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
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	CO OFFICE DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		



2100-2200 BETHANY ROAD FINAL PLAT

Department of Developmental Services





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Scale: 1 inch = 250.0 feet

**STAFF REVIEW LETTER**

October 11, 2007

R&S Development & Construction Co., LLC
824 W. Woodard
Denison, TX 75020

Dear Applicant,

The request for approval of a Final Plat of Twin Pecans Addition (an addition in the extra territorial jurisdiction) concerning the property located in the 2100-2200 Blocks of Bethany Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2007 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. Original tax certificates shall be furnished prior to recording of the plat. It is recommended that the runoff from the site not be directed onto adjoining properties.
2. A total right-of-way width of 35 feet from the center line of Bethany Road is required.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. The proper utility service companies serving the lot shall be shown on the plat.
4. All corrected notes from the preliminary plat shall be placed on the final plat.
5. Wording on the plat shall provide that the lot is served by an individual on-site sewage facility and is installed according to State of Texas and Grayson County guidelines.
6. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

It is the policy of this Board not to 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.

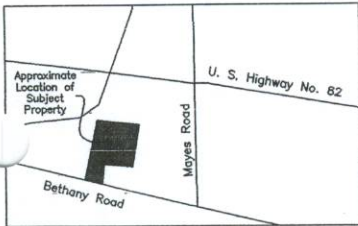
Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, City Manager
Mark Gibson, Director of Utilities and Engineering
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
George Kalmon

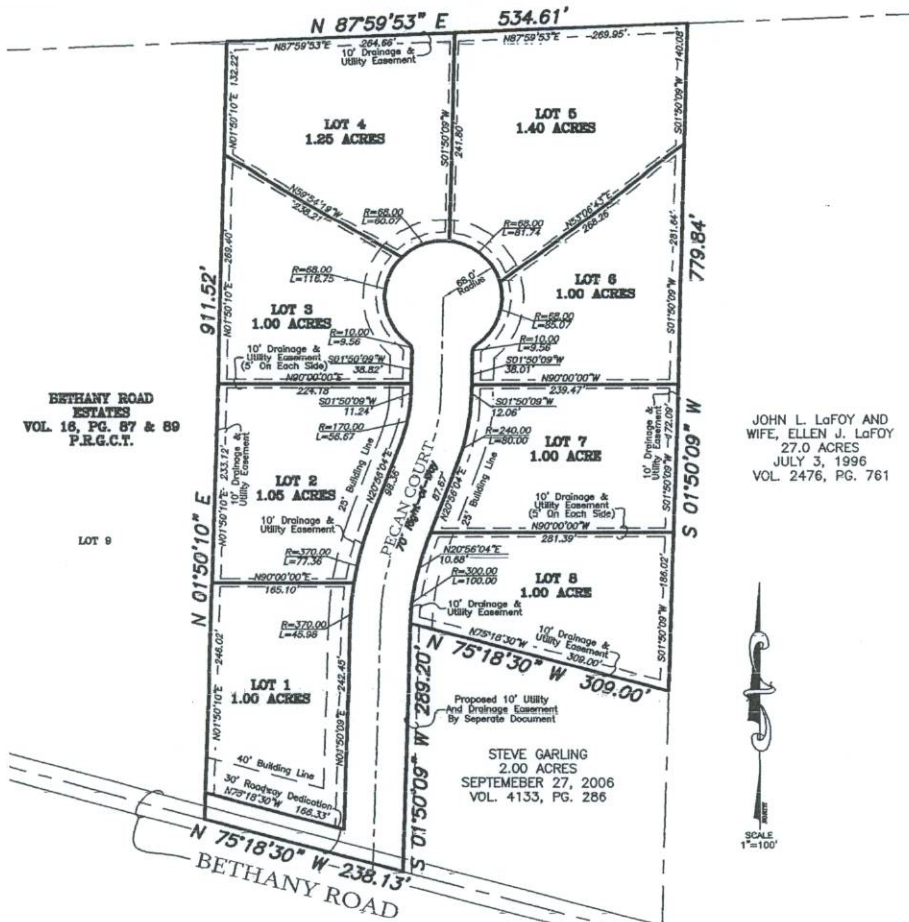
Fire Marshal's Office
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Helvey & Associates Surveying, Inc.
Jerry White



LOCATION MAP
(NOT TO SCALE)

UNION PACIFIC CORP.
WARRANTY DEED
MARCH 5, 1975
VOL. 1305, PG. 622

**HENRY KATTENHORN SURVEY,
ABST. NO. 67**



JOHN L. LaFOY AND
WIFE, ELLEN J. LaFOY
27.0 ACRES
JULY 3, 1996
VOL. 2476, PG. 761

STEVE GARLING
2.00 ACRES
SEPTEMBER 27, 2006
VOL. 4133, PG. 286

**TWIN PECANS
ADDITION
TO
GRAYSON COUNTY, TEXAS
10.13 ACRES
IN THE
HENRY KATTENHORN SURVEY
ABSTRACT NO. 67**

R & S DEVELOPMENT & CONSTRUCTION COMPANY
OWNER
824 W. WOODARD
DENISON, TEXAS
PHONE: 903-327-6214

