

STATE OF TEXAS

§

August 19, 2008

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, August 19, 2008.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: JACOBS, JONES, DAVIS, AND
TANKERSLEY

MEMBERS ABSENT:

NIX, MORGAN, PLYLER, AND ATHERTON

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 22, 2008 Meeting. Motion by Commission Member Jacobs to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

The members of the Board of Adjustment: JONES, DAVIS, JACOBS, SOFEY AND TANKERSLEY.

BOARD OF
ADJUSTMENTS

ELECT VICE-CHAIRMAN

Chairman Sofey explained at the last meeting they elected a standing Board of Adjustment. A vice-chairman was needed for that board.

ELECT VICE-
CHAIRMAN OF BOARD
OF ADJUSTMENT

ACTION TAKEN.

Motion by Chairman Sofey to elect Jim Jacobs as Vice-Chairman for the Board of Adjustment. Second by Commission Member Jones.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

VARIANCES

THE REQUEST OF JOHN HUBBERT (OWNER) AND KYLE BOOTHE, BOOTHE HOMES (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2615 SILVERADO TRAIL, BEING LOT 6, BLOCK B OF THE REPLAT OF O'HANLON RANCH ADDITION, PHASE 1A, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- A) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(1) TO ALLOW AN 8' PRIVACY FENCE IN THE SIDE YARD IN LIEU OF THE PERMITTED 6' FENCE IN AN R-1 (ONE FAMILY

VARIANCES – FENCE,
ACCESSORY BLDG &
SIDE STREET
SETBACK
2615 SILVERADO
(JOHN HUBBERT)

- RESIDENTIAL) DISTRICT.
- B) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(3) TO ALLOW A 10'7" SIDE YARD SETBACK FOR AN 8' PRIVACY FENCE ON A CORNER LOT IN LIEU OF THE REQUIRED 25 FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- C) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (C)(3) TO ALLOW A 15'7" SIDE YARD SETBACK FOR AN 8'X8'ACCESSORY BUILDING ON A CORNER LOT IN LIEU OF THE REQUIRED 25 FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Kyle Boothe, 224 W. Houston, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. He explained the property is located at 2615 Silverado Trail in the O'Hanlon Ranch Subdivision. The house is located on a corner lot and the owner would like to erect an 8' privacy fence 10' 7" from the side street property line. They also wanted to construct an 8' X 8' accessory building, 15' 7" from the side street property line.

Commission Member Jacobs asked how this request was different from the request last month.

Mr. Boothe explained last month they requested to erect the fence right on the property line, which would have been approximately 9'6" from the curb. The fence now would be approximately 20' off the curb. One of the concerns last time seemed to be traffic safety, now it would be a length of a car off the street, to where the fence would start. The fence would line up with the north side of the house.

Commission Member Jacobs asked if the slab for the accessory building had been moved.

Mr. Boothe explained the slab is still there, but they plan to remove it and place it 15'7" from the side street property line. The accessory building roof will be below the fence line, approximately 7', so it will not be seen.

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

A letter was received from Gary & Shirley Greene, 2910 Butterfield Trail, Sherman, Texas

They were against the request. "The setback does no justice to our neighborhood."

ACTION TAKEN.

Motion by Commission Member Jones to approve the variances. Second by Commission Member Jacobs.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY
AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS

THE REQUEST OF THE MIDA ELIZABETH SKIPWORTH
ESTATE (OWNERS), CHARLIE SKIPWORTH (EXECUTOR),
MARK AND LISA MALONE (PROSPECTIVE BUYERS) AND
SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE
PROPERTY LOCATED AT 1523-1531 EAST THOMAS
STREET, BEING 0.36 ACRES IN THE G.B. PILANT SURVEY,
ABSTRACT NO. 963, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- a) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION
6.2 SUBSECTION (1) TO ALLOW THE PROPOSED
LOT 1, BLOCK 1 OF MALONE'S ADDITION TO HAVE
A 4,691 SQUARE FOOT LOT AREA IN LIEU OF THE
REQUIRED 6,000 SQUARE FOOT IN AN R-1 (ONE
FAMILY RESIDENTIAL) DISTRICT.
- b) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION
6.2 SUBSECTION (1) TO ALLOW THE PROPOSED
LOT 2, BLOCK 1 OF MALONE'S ADDITION TO HAVE
A 4,799 SQUARE FOOT LOT AREA IN LIEU OF THE
REQUIRED 6,000 SQUARE FOOT IN AN R-1 (ONE
FAMILY RESIDENTIAL) DISTRICT.

EXCEPTIONS – LOT
AREA

1523-1531 E. THOMAS
(MIDA ELIZABETH
SKIPWORTH ESTATE)

(DENIED)

Marshall Sartin, 109 S. Travis, Sherman, Texas and Mark
Malone, 26616 S.H. 56, Whitesboro, Texas

Mr. Sartin and Mr. Malone appeared to represent the
request and answer any questions. The property is
located at 1523-1531 East Thomas Street between Loving
and Dewey Avenues; across from Hawn Park. They would
like to plat the property into two lots to construct two
duplexes on the lots. Mr. Sartin explained their intention
was to match or comply with the property around their lot,
the lot next door to the west has a duplex on the lot. When
the Fuller Hawn Addition next door was platted, 40' was
dedicated for Thomas Street so they continued the same
dedication on the plat for Thomas Street. The setbacks
would be the same as the Fuller Hawn Addition, a 20' front
setback and a 10' setback on the rear. The property was
originally 104' deep but Thomas Street has taken up 40',
which leaves 64'. Mr. Sartin explained "In driving around
the neighborhood we feel this new housing will
compliment the area and match what is there and with the
park being on the south side, these duplexes will be a two
bedroom, one bath which would discourage a larger
family or multiple families or Austin College type setting
where they have people staying over, so we feel this
would be a good fit for a starter home, a small family
affordable housing. The remaining square foot outside the
building zone is also located on the site plan, so there is
quite a bit of yard left over. The flood plain should not be

a problem, it is not a problem on the Fuller's Addition; the lots would be higher than the lots in the other addition, so we feel like the flood plain is not a problem. The flood plain almost encompasses all of the Fuller Hawn Addition. The creek to the north would contain any flood water."

Commissioner Jacobs asked Mr. Sartin if the exceptions were granted what type of variances would they require; it looks like they would be creating a problem if they were to grant this exception by trying to squeeze two duplexes on what was one lot.

Mr. Sartin explained that was true; that is why they went with a smaller square foot duplex. The only variances they would need would be the 20' front and 10' rear setbacks in lieu of 25'. They would match what the Fuller Hawn Addition has and have similar duplexes.

Chairman Sofey explained it didn't matter what was built on the lot, you would probably need variances because the lot is only 64' deep. His biggest concern was getting underneath the 6,000 square foot lot size. He understood they would get into a situation if this request was turned down, it would nullify the rest of the request, but he would much rather see someone attempt to build one structure on that narrow of a lot; he was hesitate on going below 6,000 square foot. Even though it was only four bedrooms per duplex, you are still trying to cram eight bedrooms in approximately 9,000 square feet.

Commission Member Jacobs explained on the adjacent subdivision, Lot 2 is slightly smaller than 6,000 square feet, it is almost 5,800 square feet and Lot 1 is much bigger than 6,000 square feet; so these would be substantially smaller than either of those.

Commission Member Davis asked what the dimensions were for the lots next door.

One lot is less than 6,000 square feet and the other lot is closer to 11,000 square feet.

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

An email was received from Danny & Melinda Fuller, owners of 1501/1503 and 1519/1521 East Thomas Street. They were against the less than 6,000 square feet per lot request.

Mr. Sartin asked the board if he could offer a Plan B.

Chairman Sofey explained he could, but asked Mr. Shadden how they would address it if it was not posted.

Mr. Sartin explained they would have to have the same

setbacks, the only thing they would be able to do without is the exception for the square footage.

Doreen McGookey, City Attorney asked if he would be withdrawing the request for the exception, but the rest of the requests would tie into the Specific Use Permit for the duplex.

Mr. Sartin explained they would withdraw the request for the exceptions.

Chairman Sofey explained basically they would have a larger lot, go from two duplexes to one duplex.

Scott Shadden, Director of Developmental Services explained they are asking for less than they were in the original request.

Mr. Sartin explained the only thing different would leave out the request for the exceptions. The rest of the requests would remain.

Commission Member Jacobs explained the rest of the requests are based on two lots.

Ms. McGookey explained since the request is for less, as long as there was adequate notice to the neighbors for the zoning request it would be alright.

Mr. Shadden asked Mr. Sartin if they would be platting the tract into one lot instead of two, so the lot will be bigger, you will not need the exception for the size of the lot, it will be over 6,000 square feet but you will be asking for the same setbacks that you were asking for the two, but you will only need it for one and a Specific Use Permit for one duplex.

Mr. Sartin explained that is all correct, they will still need the 20' front setback and the 10' rear setback variance.

Chairman Sofey explained the plat will be different.

Rita Gaither, Development Coordinator explained it is still the same boundaries on the plat it is just one lot instead of two.

Chairman Sofey explained they would need to decide on a Specific Use Permit for a duplex in an R-1 (One Family Residential) District.

Ms. Gaither explained just drop off the request for a Specific Use Permit for a duplex and the variance on Lot 2.

Mr. Sartin explained the duplex will be the same as it was on the two lots; it will just be one duplex.

Chairman Sofey explained they still need to address the exceptions for lot size.

Ms. McGookey explained they needed to do some action either accept or deny the request.

ACTION TAKEN.

Motion by Commission Member Jones to deny the exceptions. Second by Commission Member Jacobs.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF THE MIDA ELIZABETH SKIPWORTH ESTATE (OWNERS), CHARLIE SKIPWORTH (EXECUTOR), MARK AND LISA MALONE (PROSPECTIVE BUYERS) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523-1531 EAST THOMAS STREET, BEING 0.36 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MALONE'S ADDITION.

FINAL PLAT

MALONE'S ADDN.
1523-1531 E. THOMAS
(MIDA ELIZABETH
SKIPWORTH ESTATE)

Marshall Sartin, 109 S. Travis, Sherman, Texas and Mark Malone, 26616 S.H. 56, Whitesboro, Texas

Mr. Sartin and Mr. Malone appeared to represent the request and answer any questions. The property is located at 1523-1531 East Thomas Street between Loving and Dewey Avenues; across from Hawn Park. They amended their request to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jones asked if what they would be approving is the outer boundary of the plat.

Ms. Gaither explained that was correct.

Commission Member Jacobs asked how they could approve the amendments that were first introduced, the information they received was for two lots.

Ms. Gaither explained "it is a Specific Use Permit".

Commission Member Jacobs explained it is for final plat approval.

Ms. Gaither explained the plat approval is on the boundary. One of the items on the Staff Review Letter is staff has the right to make minor changes if it doesn't affect the plat.

Commission Member Jacobs explained they are wiping a lot out.

Ms. Gaither explained "if you are sitting here saying it is ok."

Mr. Shadden explained the board could if so desired make a motion to approve the final plat of Malone's Addition and substitute the single lot for the two lots.

Ms. Gaither explained there are often things that end up being changed on the final plat that comes to staff as minor, they are corrections or adding an easement or things of that nature that are addressed in the comments.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Final Plat of Malone's Addition substituting the plat for one lot subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF THE MIDA ELIZABETH SKIPWORTH ESTATE (OWNERS), CHARLIE SKIPWORTH (EXECUTOR), MARK AND LISA MALONE (PROSPECTIVE BUYERS) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523-1531 EAST THOMAS STREET, BEING 0.36 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- a) SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) ON THE PROPOSED LOT 1, BLOCK 1 OF MALONE'S ADDITION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- b) SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) ON THE PROPOSED LOT 2, BLOCK 1 OF MALONE'S ADDITION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**SUP & SITE PLAN –
DUPLEX
1523-1531 E. THOMAS
(MIDA ELIZABETH
SKIPWORTH ESTATE)**

This request has been amended to construct one Two-family dwelling (duplex) on Lot 1, Block 1 of Malone's

Addition. Item b has been withdrawn.

Marshall Sartin, 109 S. Travis, Sherman, Texas and Mark Malone, 26616 S.H. 56, Whitesboro, Texas

Mr. Sartin and Mr. Malone appeared to represent the request and answer any questions. The property is located at 1523-1531 East Thomas Street between Loving and Dewey Avenues; across from Hawn Park; across from Hawn Park. They would like to construct one duplex on the lot. The exterior finishes will be red brick with white trim. Each side of the duplex will have 2 bedrooms for a total of 4 bedrooms. Four off street parking spaces will be provided for the duplex. 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 Specific Use Permit and site plan.

ACTION TAKEN.

Motion by Commission Member Jones to approve the Specific Use Permit and site plan for one duplex subject to the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES

THE REQUEST OF THE MIDA ELIZABETH SKIPWORTH ESTATE (OWNERS), CHARLIE SKIPWORTH (EXECUTOR), MARK AND LISA MALONE (PROSPECTIVE BUYERS) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523-1531 EAST THOMAS STREET, BEING 0.36 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- a) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW THE PROPOSED LOT 1, BLOCK 1 OF MALONE'S ADDITION TO HAVE A 20' FRONT YARD SETBACK AND A 10'1" REAR YARD SETBACK IN LIEU OF THE REQUIRED 25 FOOT FOR A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- b) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW THE PROPOSED LOT 2, BLOCK 1 OF MALONE'S ADDITION TO HAVE A 20' FRONT YARD SETBACK AND A 11'6" REAR YARD SETBACK IN LIEU OF THE REQUIRED 25 FOOT FOR A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FRONT &
REAR SETBACK
1523-1531 E. THOMAS
(MIDA ELIZABETH
SKIPWORTH ESTATE)

This request has been amended to a variance for a 20' front yard setback and a 10'1" rear yard setback for one Two-family dwelling (duplex) on Lot 1, Block 1 of Malone's Addition. Item b has been withdrawn.

Marshall Sartin, 109 S. Travis, Sherman, Texas and Mark Malone, 26616 S.H. 56, Whitesboro, Texas

Mr. Sartin and Mr. Malone appeared to represent the request and answer any questions. The property is located at 1523-1531 East Thomas Street between Loving and Dewey Avenues; across from Hawn Park; across from Hawn Park. They would like to construct one duplex on the lot with a 20' front yard setback and a 10'1" rear yard setback. The lot is approximately 64' deep.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance for one duplex. Second by Commission Member Jacobs.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF SHILOH BRADFORD (OWNER) CONCERNING THE PROPERTY LOCATED AT 4915 NORTH FM 1417 (HERITAGE PARKWAY), BEING LOT 1, BLOCK 1 OF SANDERS ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 25' X 30' ADDITION TO AN EXISTING BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.1 (FM 1417) OVERLAY DISTRICT.

SITE PLAN – ADDITION
TO EXISTING BLDG
4915 N. FM 1417
(HERITAGE PARKWAY
(SHILOH BRADFORD)

Shiloh Bradford, 307 W. Steadman, Sherman, Texas

Mr. Bradford appeared to represent the request and answer any questions. The property is located at 4915 North F.M. 1417 (Heritage Parkway). The applicant was approved for a Specific Use Permit to operate an automobile collision repair business at this location on July 7, 2008 by the City Council. He would like to construct a 25' X 30' port-a-cache at the front entrance of the building. He 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 Tankersley.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS

THE REQUEST OF SHILOH BRADFORD (OWNER) CONCERNING THE PROPERTY LOCATED AT 4915 NORTH FM 1417 (HERITAGE PARKWAY), BEING LOT 1, BLOCK 1 OF SANDERS ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

- a) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (5)(C) TO ALLOW EXISTING ASPHALT PAVING IN LIEU OF CONCRETE IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.1 (FM 1417) OVERLAY DISTRICT.
- b) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (4)(B) TO ALLOW METAL SIDING ON THE REAR WALL OF AN EXISTING BUILDING IN LIEU OF EXTERIOR WALL FINISHES SHALL BE MASONRY, MASONRY VENEER, OR CONCRETE SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.1 (FM 1417) OVERLAY DISTRICT

EXCEPTIONS –
ASPHALT PAVING &
METAL SIDING
4915 N. FM 1417
(HERITAGE
PARKWAY)
(SHILOH BRADFORD)

Shiloh Bradford, W. Steadman, Sherman, Texas

Mr. Bradford appeared to represent the request and answer any questions. The property is located at 4915 North FM 1417 (Heritage Parkway). The applicant was approved for a Specific Use Permit to operate an automobile collision repair business at this location on July 7, 2008 by the City Council. This is an existing metal building and the owner would like to remodel the exterior of the building with masonry on the front and sides, but leave the rear of the building metal in case he wants to add onto the building in the future.

Commission Member Jacobs asked why he was requesting asphalt in lieu of concrete but not asking for any exceptions for the amount of paving, it is just material.

Mr. Bradford explained it is what exists; he would not be putting anymore asphalt down.

Commission Member Jones asked why he is asking for an exception.

Mr. Shadden explained the Specific Use Permit for his use required him to comply with the O-1.1 (FM 1417) Overlay District which requires concrete parking. He is asking to use what is existing.

Commission Member Jacobs asked about the exterior wall finishes, front and sides will be masonry.

Mr. Bradford explained they would be masonry.

Chairman Sofey explained they have been very protective of the undeveloped areas in the Overlay District. He understood if he decided to add on to the back of the building and was required to put masonry on the back of the building that would be very expensive, the one thing he would like to ensure, the aesthetics of the building be everything that has been promised with masonry.

Mr. Bradford explained his intention is stucco or an EFIS finish. The pictures submitted have rock trim at the bottom of the building. The reason for the exception on the back was because the wall is made to be removed where you could add on to the building and bolt the wall back in place on the back. It would be a waste if he had to tear off stucco a year from now or in the future.

Chairman Sofey explained the two things he would like to make sure was that he would have to come back to the board for site plan approval if he decided to add on to the building, but he would like to make sure the north and south facing walls would have the same surface be continued on the addition. He would like it worded in the motion that brick, stone, stucco, masonry or EFIS be used on the addition as well.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exceptions subject to the three sides being required to be brick, stone, stucco or EFIS and if the building is added on, any additions be the same surface. Second by Commission Member Tankersley.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SPECIFIC USE PERMIT

THE REQUEST OF WOODMONT SHERMAN, L.P.
(OWNERS), MAYS & COMPANY (PROSPECTIVE BUYER)
AND NCARCHITECTURE (ARCHITECTS) CONCERNING THE
PROPERTY LOCATED AT 3801 U.S. HIGHWAY 75 NORTH,
BEING LOT 1, BLOCK C OF THE SHERMAN COMMONS
ADDITION, REPLAT OF BLOCK C, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

ZONE CHANGE – C-1
TO C-2
SUP & SITE PLAN –
TIRE SALES
(WOODMONT
SHERMAN, L.P.,
OWNERS, MAYS &
COMPANY,

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT AND SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER SECTION 8, SUBSECTION (5)(A) TO ALLOW A TIRE SALES BUSINESS AND AN AUTOMOBILE SERVICE AND REPAIR BUSINESS, INCLUDING SALES, SERVICE, REPAIR AND INSTALLATION OF TIRES, MOTOR VEHICLE PARTS AND ACCESSORIES, OIL AND ITS DERIVATIVES, AUTOMOBILE SUPPLIES AND FURNISHINGS IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1 (75 & 82 OVERLAY) DISTRICT.

PROSPECTIVE
BUYER)

Kyle Morgan, Mays & Company, 928 Winding Creek Dr.,
Mesquite, Texas

Mr. Morgan appeared to represent the request and answer any questions. The property is located at 3801 U.S. Highway 75 North in the Sherman Commons Addition between Taco Cabana and a retail center at the intersection of Loy Lake Road and Highway 75. They would like to construct a Firestone Tire –Complete Auto Care Store at this location. They originally submitted a plan for bays to face U.S. Highway 75, but the Overlay District requirements forbid bays facing the highway, so they rotated the building 180 degrees. The bays will be facing east toward Loy Lake Road; a lot is located between them and Loy Lake Road. A cross access drive will be constructed between the lot and the lot to the east. He explained they have dressed up the building from a typical Firestone with stucco arches and a flat roof as opposed to a pitched roof. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey explained the building looks great but he was concerned about the bays facing Loy Lake Road which is a major thoroughfare. Discount Tire across the highway, which only does tires has bays on the side of their building. Firestone does more auto repair and he did not know what level of parked cars or traffic they would be looking at from the back of the building.

Mr. Morgan explained Firestone makes it a habit not to park cars nonchalantly outside the bay; they do all their work inside the building, there is no outside work to be done. The cars will be staged in parking spaces.

Commission Member Jacobs asked what would be the requirements for disabled vehicles being parked on the lot.

Mr. Shadden explained the board could put that stipulation in the motion to not allow any outside storage of junked, wrecked vehicles or parts. "I'm sure they would be in agreement to that."

Mr. Morgan explained they would be completely in

agreement to that. Inner policy of Firestone is not to store cars outside.

Chairman Sofey explained he did not necessarily want a fence, that was his initial thought but looking at the lot, he did not want to create a problem; he was just trying to avoid an unforeseen problem. He did not know what type of a nightmare it would take to create some type of screening, he did not know what, but something even if it was a minor break, whether it be a minimal amount of landscaping or if it is impossible because of the layout of the lot or the easement access and where that was.

Mr. Morgan asked if a planting screen of bushes would work.

Chairman Sofey explained yes, he would be willing to leave that up to staff; he did not want them to have to come back to the board for approval. He did not want to create a huge expense or huge encompass on the development to the lot to the east but at the same time he would like to see something, he thought the citizens would look far more favorable if they felt they were making an effort to help create a buffer of some sort to shield the doors. There is not a green area between the two lots so he did not know how to enforce the screening.

Mr. Morgan explained his biggest concern would be if they planted something there with no way to irrigate it for any long term. He would be happy to work with staff on any ideas they come up with.

Mr. Shadden explained they could take a look at it, but it may have to come back before the board as well.

Chairman Sofey explained he did not want to stop Firestone from moving forward but he would like to try to do something at least to shield the bays.

Commission Member Jones was concerned how this use would fit into a neighborhood of retail and restaurants. The west elevation of the building is glass with the type service that is offered above it; at first glance they look like bays.

Mr. Morgan explained that was to make it appear as store front to give it some depth, some perception. The glass will not show the cars being worked on, it will be glass store front with CMU (concrete masonry unit) behind it, they will probably black out the glass, so that it just has a glass look to it, it will not show into the bays. Firestone goes into these type of developments all the time, they go in as an out parcel to Target. They have done other projects outside of Academy's and another with Kohl's, it is nothing out of the ordinary for them.

Commission Member Tankersley explained he would like them to have something to cover the bays from the backside as well because there is a lot of traffic on Loy Lake Road and lot of the citizens in the community drive up and down the road.

Commission Member Davis could not imagine what type of screen they could have; it would not be there long enough to grow trees. You could plant something small, but a temporary screen would look worse than looking at the bays.

Chairman Sofey didn't know if it was possible for staff to look at something, if it doesn't work then it doesn't work.

Commissioner Jacobs explained it was like having your cake and eating too, you want the screen up there but you don't want to incur an unreasonable cost because it is going to be torn down.

Chairman Sofey explained screening is not something that is required back there, but they are asking for a Specific Use Permit.

Commission Member Jacobs did not feel this was something they should push off on staff. To put up a fence would be quite an expense and as soon as the second lot is developed it would be torn down for the cross access easement.

Commission Member Jones asked if all the parking would be on the west side.

Mr. Morgan explained there is some minor parking, four parking spots on the north side, but all the parking is on the west side of the building.

Commission Member Jones explained they would either be parking on the west side of the building in the seventeen spaces or inside the bays.

Mr. Morgan explained that was correct; at this point there will be no parking on the east side because nothing is developed on the east side. They have a cross parking agreement within all the lots that are in between the Loy Lake Road and the highway that they would be able to use. If Lot 8 were to be developed there would be cross parking agreement that would allow them the ability to park cars there but it would be day customers, it would not be overnight parking, they do not store cars outside the building. As the site plan is drawn, all the parking is on the east side of the building as well as the entrance to the sales area, the customer area on the north side which is accessible on the east side. The building will be 24' tall, it has a two story appearance, but it is a single story.

Commission Member Jacobs explained “it has come down to whether or not they are going to allow this use in there with all the accommodations they have made, which sounds like they have jumped through some hoops and realize it is going to be an auto facility and it probably is going to be impossible to hide the bay doors any better than they are; live with it or not approve it.”

Chairman Sofey explained when someone ask for a Specific Use Permit, it is one of the times it allows them an opportunity to put some other teeth in it, if they so choose.

Commission Member Jones asked if the new Master Plan for this area is to be retail/commercial or just retail.

Mr. Shadden explained the new master plan is not complete yet, but he would assume it would be retail/commercial. If the board is inclined to go forward they could approve it subject to bringing back a screening plan to the board at a future meeting.

Ryan Scott, Woodmont Sherman, L.P., 7828 Vineyard Port, NRH, Texas

Mr. Scott explained Loy Lake Road has a different elevation than this property, there is about a 6-8 foot difference in height. You would probably have to put up a 10-12 foot fence to screen the doors. They could color match the doors to the building instead of having a different color door, that would get the stone look, so that it did not pop as much for the door.

Mr. Morgan explained they could do that, in several cases they have done that.

Chairman Sofey explained he does have a point about the elevations.

Rita Gaither explained the screening would have to be on Woodmont's lot, it cannot be on Firestone's lot because it would be in the middle of the fire lane; it is outside of the Specific Use Permit area, it would have to be on Woodmont's lot. “I don't know that you could tie it to the Specific Use Permit.”

Commission Member Jones asked it this would affect the marketing of Lot 8.

Mr. Scott explained no it would not, they have had real good success with Firestone in Sachse, Texas in the same type of development, not as large but the same retail type synergy of the buildings and they have had great success with them. The Firestone in Sachse has other restaurants next to them, Taco Bueno and behind that is a Kroger, grocery store. “It is not a power center by any means but it has some anchor to it. The lots are similar to the

development here; they are not as large as they are here.”

Commission Member Jones asked Mr. Shadden “sometimes these structures are put up and they don’t look like we hoped they would, at looking at all this do you feel like as far as the aesthetics of the building is it going to be something that we will be happy with.”

Mr. Shadden explained he felt it would comply with the Overlay District, they did turn the building to get the overhead doors away from Highway 75, they will still be visible from Loy Lake Road, coloring the doors is another step they are taking. He would like to see some screening as well, but he did not know how to get it in there.

Commission Member Jones asked what they had done in other communities to alleviate concerns about the overhead doors appearance.

Mr. Morgan explained they have changed the orientation of the building off the major thoroughfares. “This is unique because you have the wedge with Loy Lake Road, but there is really no other place they could put them and this is the lot they chose for that space. They could screen but the elevation of Loy Lake Road is concerning, being that it is about 6-8 feet higher than the elevation of lot currently.”

Chairman Sofey asked if the overhead doors facing east were nine light window overhead doors typically; or were they glass doors.

Mr. Morgan explained typically they do have glass windows, they have taken the glass out on some projects. In this project they have them as glass windows. They do about fifty percent glass, fifty percent solid doors because that is usually one of the things they have to give up to get a Specific Use Permit. As far as the look of the building, they both look as aesthetically pleasing. “We have built in Mansfield and Denton similar to this and they seem to be happy.” They have built in Rockwall, building the solid doors and getting them prefinished the right color, they fit in well with the neighborhood. “Firestone would not have a problem with solid doors.”

Commission Member Jacobs asked what type of sign they plan to put up, the plan calls for a monument sign. “Are you going to come back later for 40’ pole sign.”

Mr. Morgan explained Woodmont would not allow them to put up a pylon sign on the site, the monument sign is all they will allow there. The nature of the site does not allow for the need for a pylon sign, there is a multi-tenant sign located to the south of their building that advertises for the entire development. A monument sign is all they are requesting.

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change, Specific Use Permit and site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change and Specific Use Permit and site plan subject to solid doors that match the exterior color of the stone surface and the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF R.J. SPENCER INVESTMENTS, LLC (OWNERS), JAMIE MORROW (REPRESENTATIVE) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1102 F.M.1417 NE, BEING 8.51 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF RJ SPENCER INVESTMENTS ADDITION.

FINAL PLAT – RJ
SPENCER
INVESTMENTS
ADDITION
1102 F.M.1417 NE
(R.J. SPENCER
INVESTMENTS, LLC)

Jamie Morrow, 173 Rockport, Sherman, Texas and
Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Sartin and Mr. Morrow appeared to represent the request and answer any questions. The property is located at 1102 F.M. 1417 NE, between the railroad tracks and U.S. Highway 82 East. The property has never been platted and they like to plat the property into two lots for industrial 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 Jones to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

SITE PLAN –

THE REQUEST OF R.J. SPENCER INVESTMENTS, LLC (OWNERS), JAMIE MORROW (REPRESENTATIVE) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1102 F.M.1417 NE, BEING 8.51 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 60' X 50' X 14' ADDITION TO CLAY PRECISION, INC.

ADDITION TO CLAY
PRECISION, INC.
1102 F.M.1417 NE
(R.J. SPENCER
INVESTMENTS, LLC)

Jamie Morrow, 173 Rockport, Sherman, Texas and
Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Sartin and Mr. Morrow appeared to represent the request and answer any questions. The property is located at 1102 F.M. 1417 NE, between the railroad tracks and U.S. Highway 82 East. They would like to construct a 60' X 50' X 14' addition to Clay Precisions, Inc., a custom manufacturing facility. A private roadway easement will be created between the two lots. 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 Jacobs.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF TERRY SC WONG (OWNER), DEAN GILBERT, JR. (PROPERTY MANAGER) AND EVERGREEN PRESBYTERIAN MINISTRIES, INC., THERESA GARRETT (TENANT) CONCERNING THE PROPERTY LOCATED AT 2001 SKYLINE DRIVE, SUITE A-145, BEING LOT 3, BLOCK 1, SKYLINE BUSINESS PARK REPLAT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A DAY HABILITATION PROGRAM/SCHOOL AND TRAINING CENTER FOR ADULTS WITH DEVELOPMENTAL DISABILITIES IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1.1 (FM 1417) DISTRICT.

SUP & SITE PLAN –
DAY HABILITATION
PROGRAM/SCHOOL
AND TRAINING
CENTER FOR ADULTS
WITH
DEVELOPMENTAL
DISABILITIES
2001 SKYLINE DRIVE,
SUITE A-145
(TERRY SC WONG,
OWNER, EVERGREEN
PRESBYTERIAN
MINISTRIES, INC.,
TENANT)

Alicia Johnson, Evergreen Presbyterian Ministries, Inc.
2001 Skyline Drive, Ste A-155, Sherman, Texas

Ms. Johnson appeared to represent the request and

answer any questions. The property is located at 2001 Skyline Drive, Suite A-145. This item was tabled at the July 22nd meeting to give the board and staff a better understanding of exactly what was proposed. Evergreen Employment Enterprises of Texas is a day service program for mentally challenged adults. The program is a class room setting, the clients will engage in learning and creative activities including food preparation, medical needs, housekeeping, grooming and hygiene, dealing with their behaviors, shopping, money management and finance, etc. They help them to become more involved in the community by attending church regularly, participating in community activities, going to the movies, bowling, eating out and finding employment. They explained there will be no overnight stays at this facility and it will not be a medical facility. They submitted a packet explaining the programs they provide. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jacobs explained last month the request was so non specific and they were concerned what could go in the location, he asked what the approval of an adult day care would open it up to if they left.

Mr. Shadden explained this would be an adult day care where you take adults for day care, should anything else want to go in there, staff would have to review it to see if it fit in this category. It does not automatically approve anything different from an adult day care. It would not be a halfway house, medical clinic or anything of that sort.

Commission Member Jones asked how many clients they plan to provide for.

Ms. Johnson explained they could possibly have 15-16 clients plus staff.

Suzanne Cain, Vice President Evergreen Presbyterian Ministries, Inc.

Ms. Cain explained the information provided states the hours of operation to be 8 a.m. to 4 p.m. but most of the facilities operate 8 a.m. to 5 p.m. to give the clients time to be picked up from the center to go home.

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

One letter was received from Imre Sztrik, 1917 Monte Cristo Way, Sherman, Texas in opposition of the request.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Specific Use Permit and site plan subject to the total number of clients being 16, hours of operation 8 a.m. to 5

PLANNING & ZONING COMMISSION MINUTES – AUGUST 19, 2008

p.m. and per the information in the letter dated July 30, 2008 from Evergreen Presbyterian Ministries, Inc. and the Staff Review Letter. Second by Commission Member Jones.

VOTING AYE: JACOBS, DAVIS, JONES, TANKERSLEY AND SOFEY.

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 board.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:30 p.m.

ADJOURNMENT


SECRETARY

CHAIRMAN



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2615 Silverado Trail
Being Lot 6, Block B of the Replat of O'Hanlon Ranch Addition, Phase 1A
Variances

Requested Action/Proposed Use:

- a) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8' privacy fence in the side yard in lieu of the permitted 6' fence in an R-1 (One Family Residential) District.
- b) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 10'7" side yard setback on a corner lot in lieu of the required 25 foot for an 8' privacy fence in an R-1 (One Family Residential) District.
- c) Variance under Ordinance No. 2280, Section 7, Subsection (c)(3) to allow a 15'7" side yard setback on a corner lot in lieu of the required 25 foot for an 8' X 8' accessory building in an R-1 (One Family Residential) District.

Background

The property is located at 2615 Silverado Trail in the O'Hanlon Ranch Subdivision off FM 1417 North. The house is located on a corner lot and the owner would like to erect an 8' privacy fence 10'7" from the side street property line, which would line it up with the side of the house. They would also like to erect an 8' X 8' accessory building, 15'7" from the side street property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

John Hubbert (Owner) and Steve Davis, Boothe Homes (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

10

Objections received:

1

Attachments:

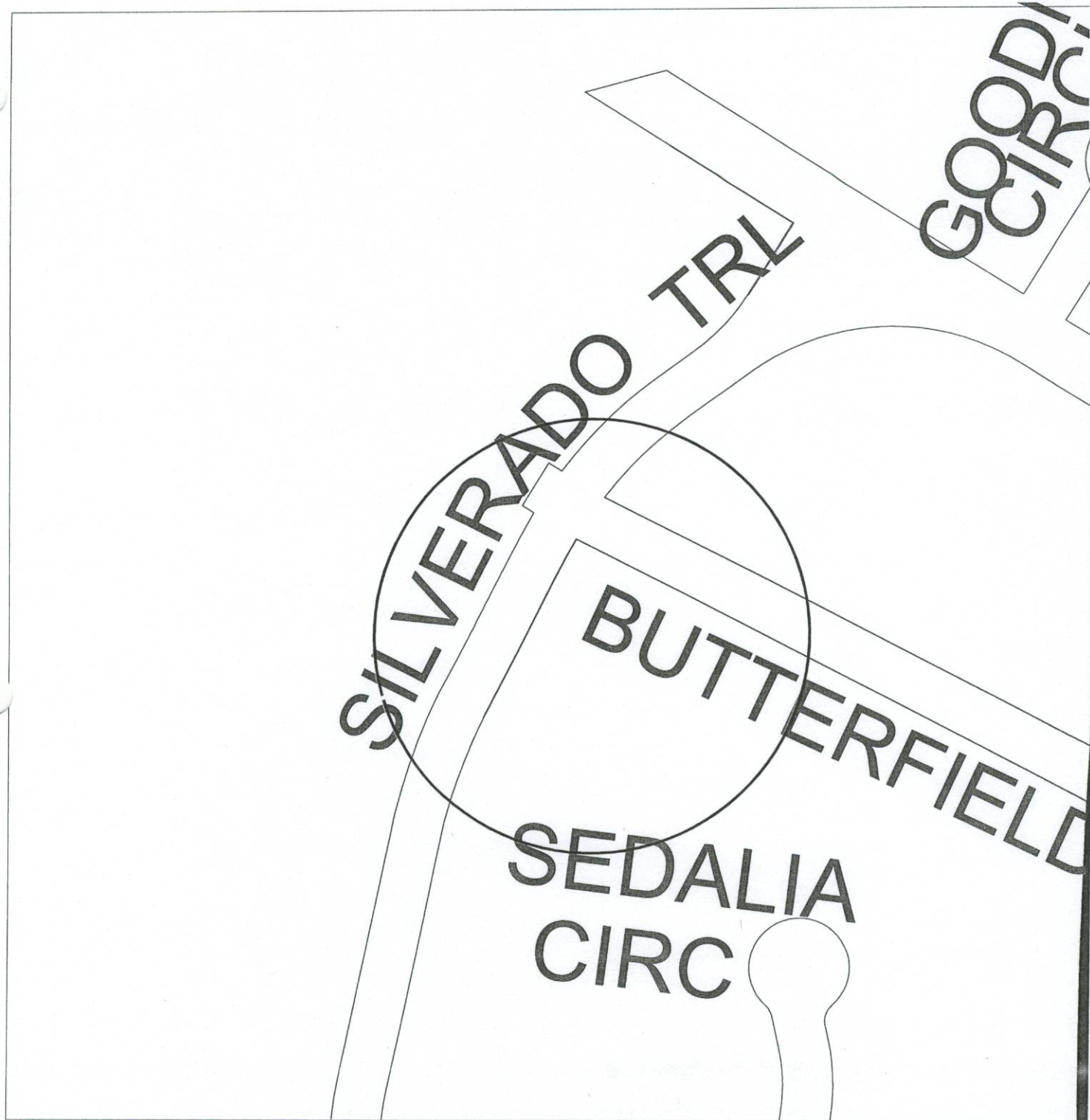
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



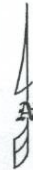
LEGEND

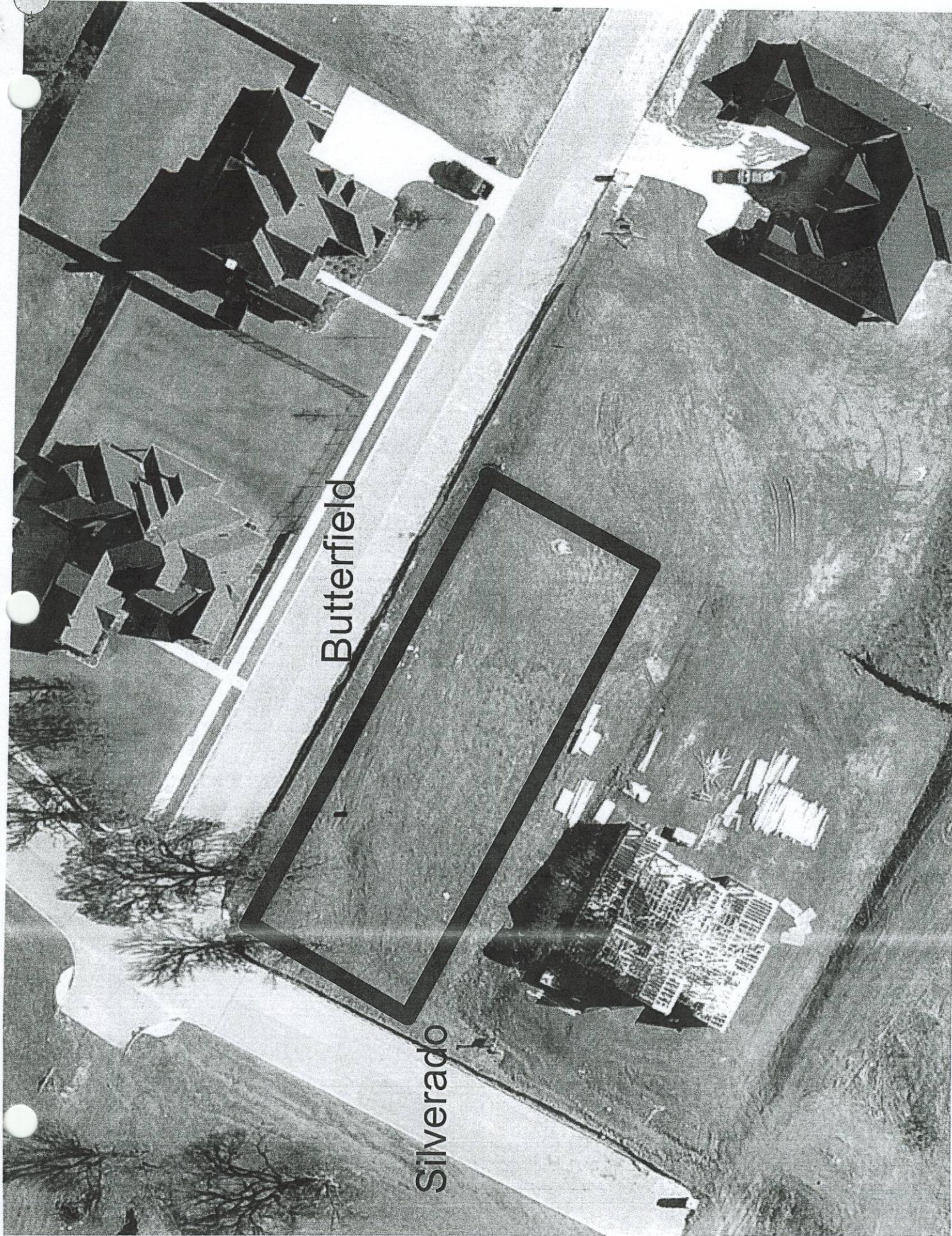
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	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		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



2615 SILVERADO TRAIL VARIANCE

ENGINEERING DEPARTMENT

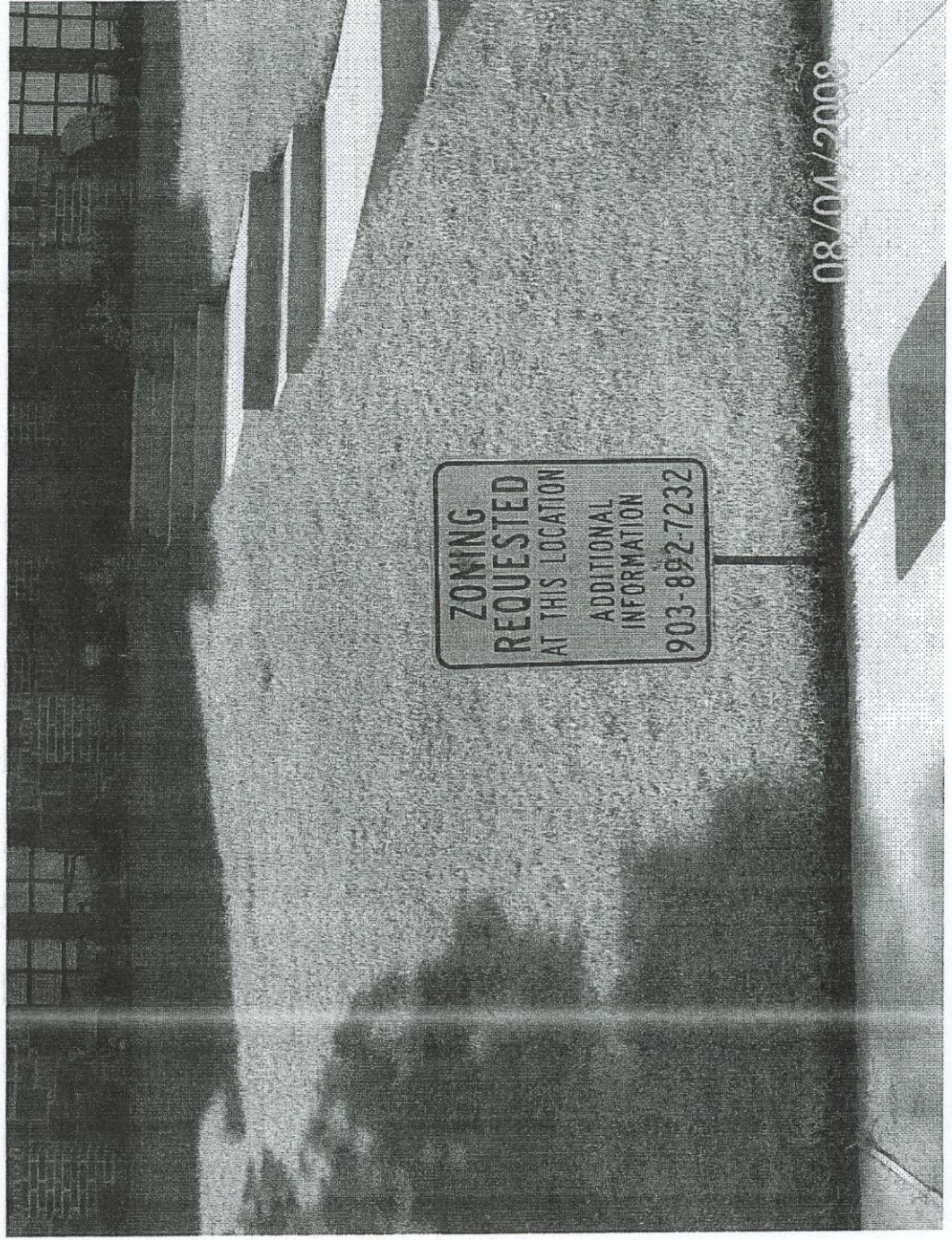




Scale: 1 inch = 45.4 feet

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2615 Silverado Trl.



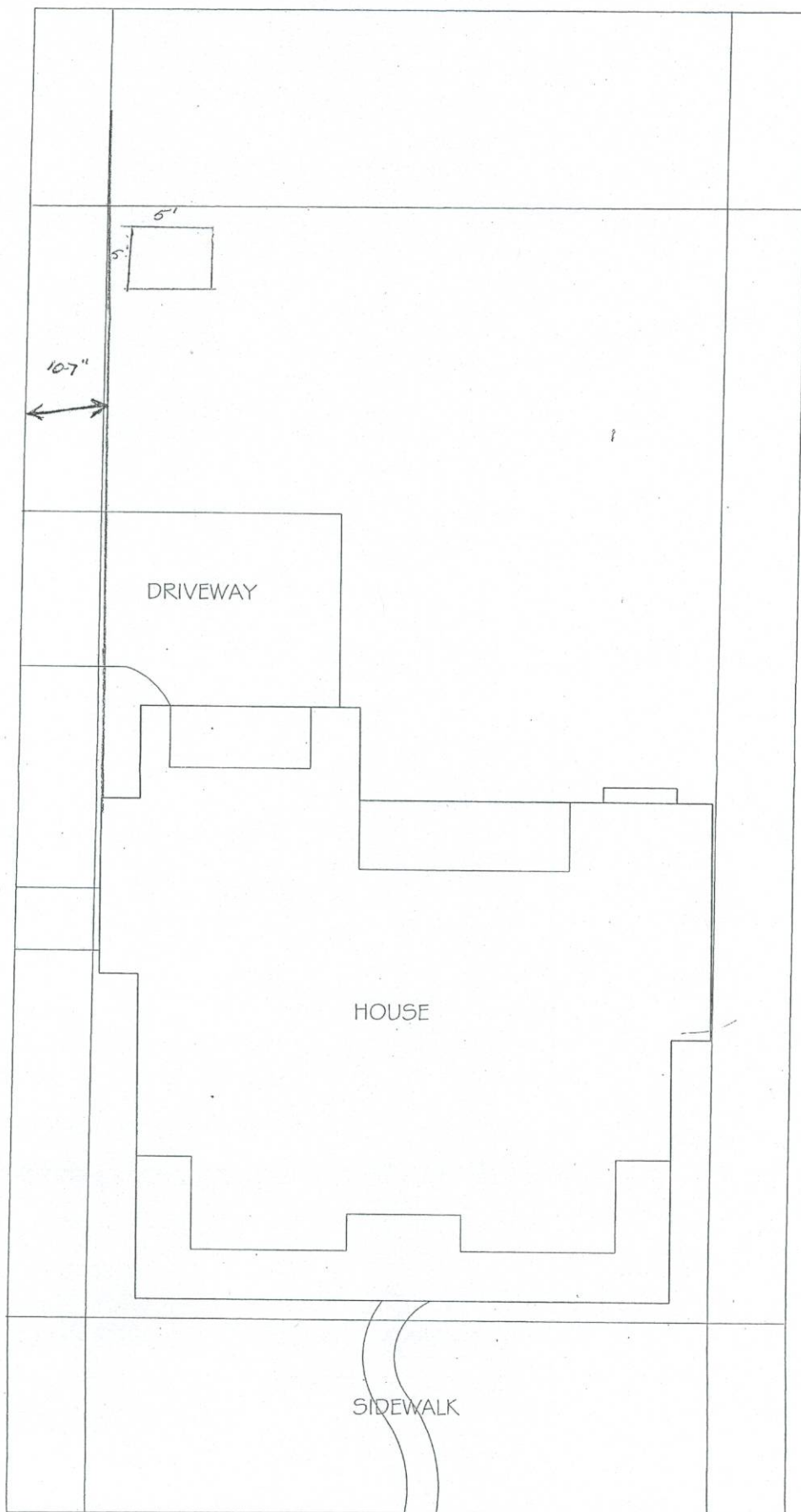
ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7232

08/01/2008

I Steve Davis on behalf of the Hubberts am asking for a variance on the fence and slab that faces Butterfield at 2615 Silverado Trail.

A variance of 10 ft 7 inches is being requested, this will put the 8ft. tall fence in line with the side porch that faces the Butterfield. This will give us 20 ft 1 inch from the back of the curb.

As for the slab it will set inside the fence ~~5 ft off each side~~. The outbuilding itself will be 8 ft x 8 ft and no taller then 7 ft. *The slab will set Back 15-7"*



SILVERADO TRAIL

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

August 4, 2008 Gary & Shirley Greene
2910 Butterfield Trail
Sherman, Texas 75092

AUG 12 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, August 19, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

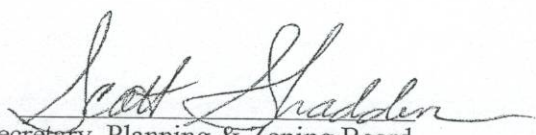
**John Hubbert (Owner) and Kyle Boothe, Boothe Homes (Representative)
concerning the property located at 2615 Silverado Trail, being Lot 6, Block B
of the Replat of O'Hanlon Ranch Addition, Phase 1A**

The request is as follows:

- a) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8' privacy fence in the side yard in lieu of the permitted 6' fence in an R-1 (One Family Residential) District.
- b) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 10'7" side yard setback on a corner lot in lieu of the required 25 foot for an 8' privacy fence in an R-1 (One Family Residential) District.
- c) Variance under Ordinance No. 2280, Section 7, Subsection (c)(3) to allow a 15'7" side yard setback on a corner lot in lieu of the required 25 foot for an 8'X8' accessory building in an R-1 (One 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

*A, B + C - I am again saying "No" to
this request as per my original reason.
The set back does no justice to our
neighborhood.*

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.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1523-1531 East Thomas Street
Being 0.36 acres in the G.B. Pilant Survey, Abstract No. 963
Exceptions

Requested Action/Proposed Use:

- a. Exception to allow the proposed Lot 1, Block 1 of Malone's Addition to have a 4,691 square lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District.
- b. Exception to allow the proposed Lot 2, Block 1 of Malone's Addition to have a 4,799 square lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District.

Background

The property is located at 1523-1531 East Thomas Street between Loving and Dewey Avenues; across from Hawn Park. The applicant would like to construct two duplexes on the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Mida Elizabeth Skipworth Estate (Owners), Charlie Skipworth (Executor), Mark and Lisa Malone (Prospective Buyers) and Sartin & Associates (Surveyor)

Master Plan Designation:

Residential

Number of notices mailed:

4

Objections received:

0

Attachments:

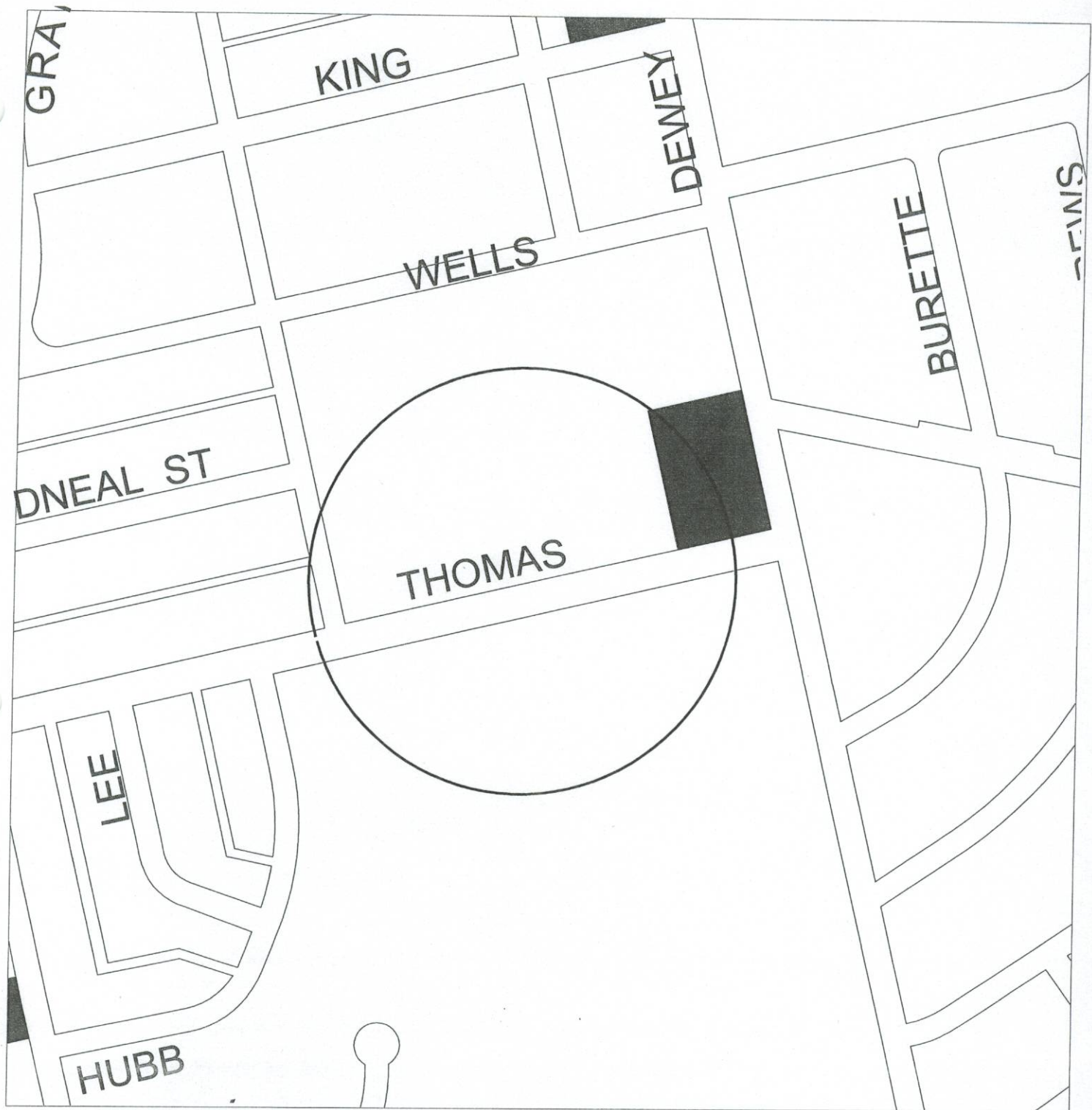
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

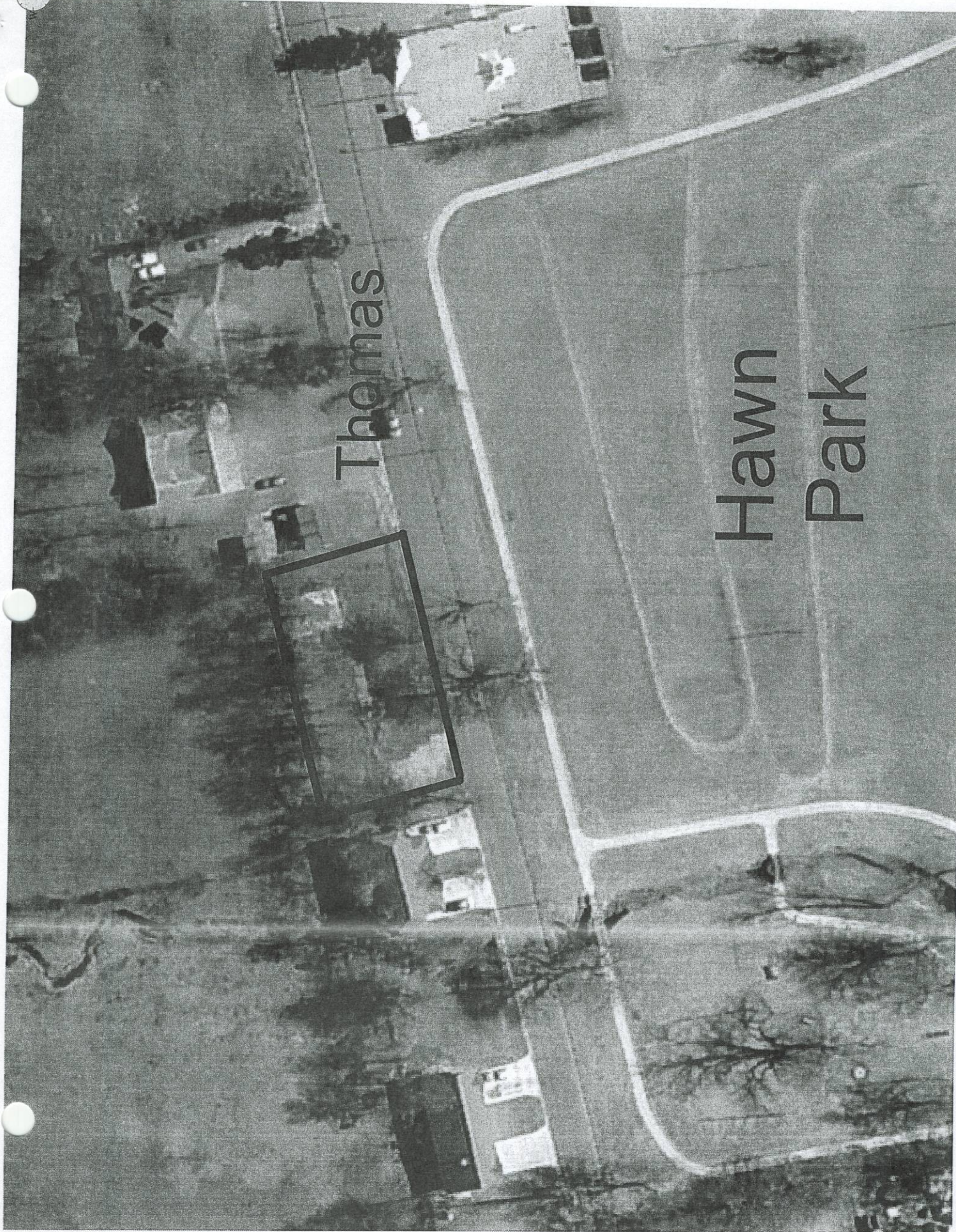
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS 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



1523-1531 E. THOMAS STREET
EXCEPTION

Department of Developmental Services





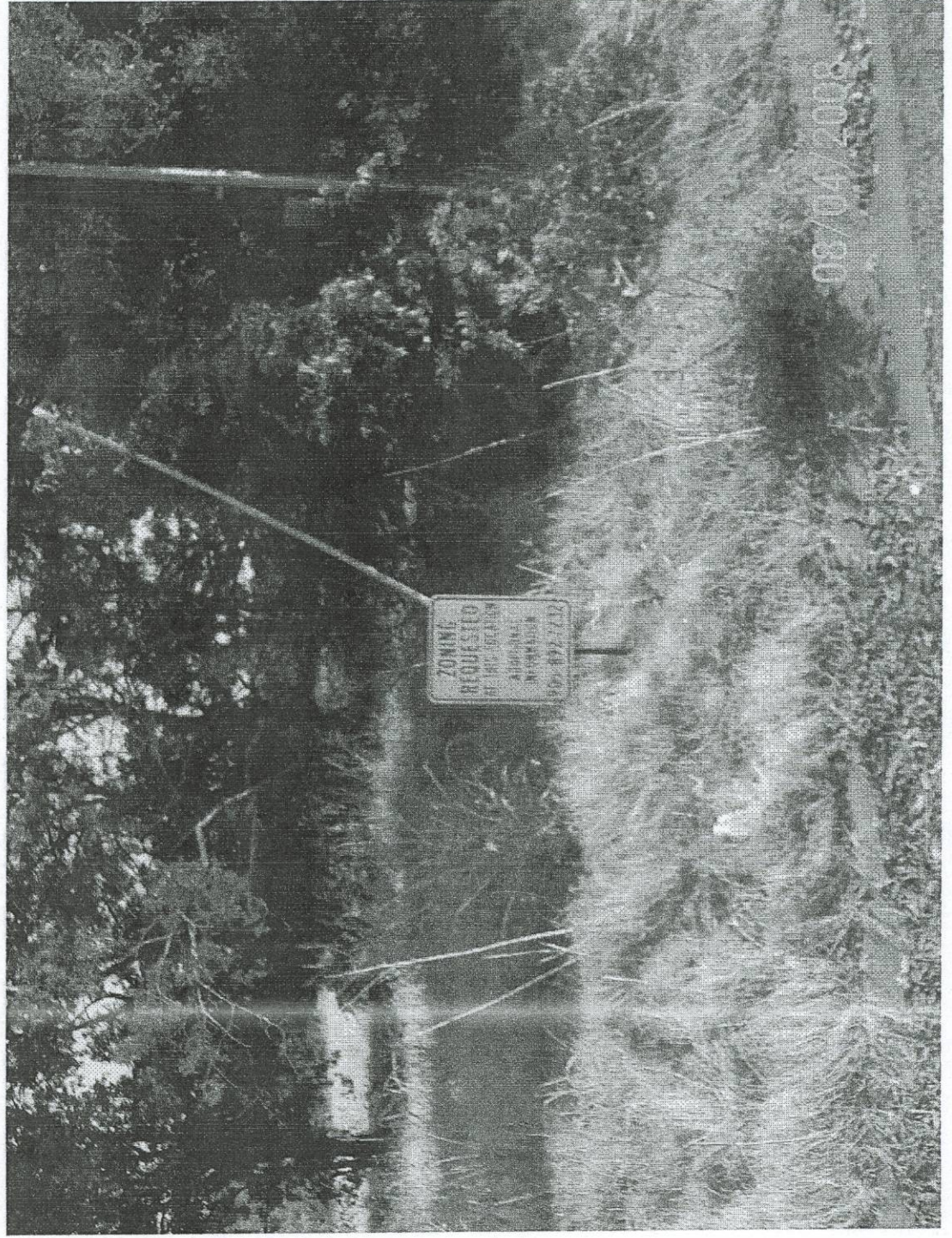
Thomas

Hawn
Park

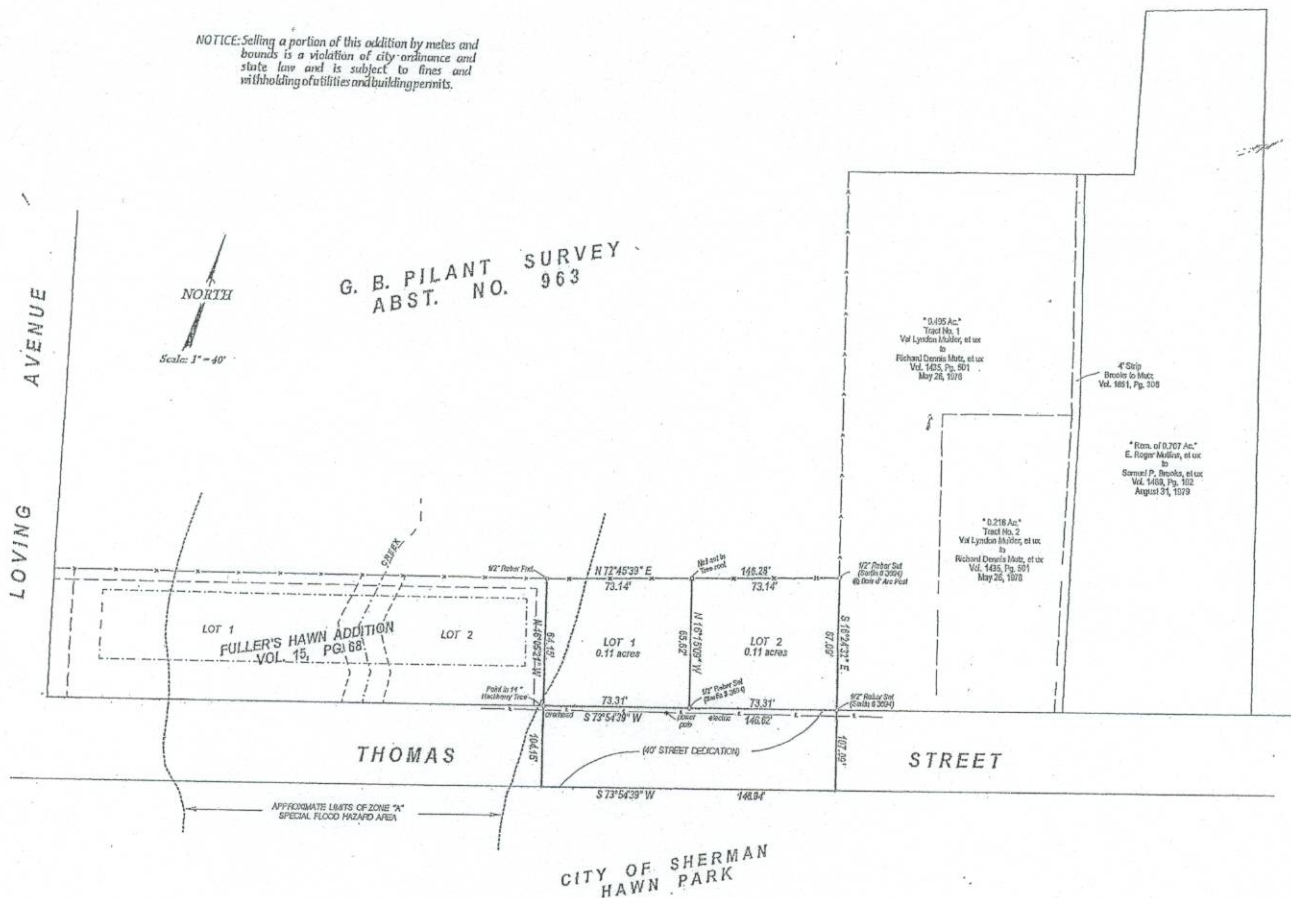
Scale: 1 inch = 71.1 feet

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1523-1531 E. Thomas



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.



MALONE'S ADDITION to the CITY of SHERMAN, TEXAS

Owner & Developer

Mark & Lisa Malone
26616 State Highway No. 56
Whitesboro, Texas 76273
903-271-9682



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843

SHEET 1 OF 2
1528THOM.PCS

Shadden, Scott

From: Danny Fuller [fullerd3@juno.com]
Sent: Monday, August 18, 2008 8:21 AM
To: Shadden, Scott
Subject: 1523-1531 E. Thomas

AUG 18 REC'D

Scott Shadden and P&Z Board,

My email is in response to the variances requested in the 1500 Block of East Thomas. I am against the less than 6000 square foot per lot request. All other request are acceptable.

Regards,

Danny and Melinda Fuller

Owners 1501/1503 and 1519/1521 East Thomas

[Click to find information on your credit score and your credit report.](#)

PART OF S-1/3 AC
AT R. UPPER
VOL. 101, PG. 194
D.R.G.C.T.

144' X 104.35'
MIDA ELIZABETH SKIPWORTH
TRACT NO. FOUR
VOL. 203, PG. 799
A.P.R.G.C.T.

1/2" STEEL
AND FOUND

APPROXIMATE
FLOOD ELEV.
728.0

APPROXIMATE
FLOOD ELEV.
728.0

1/2" STEEL
AND FOUND

APPROXIMATE
FLOOD ELEV.
728.0

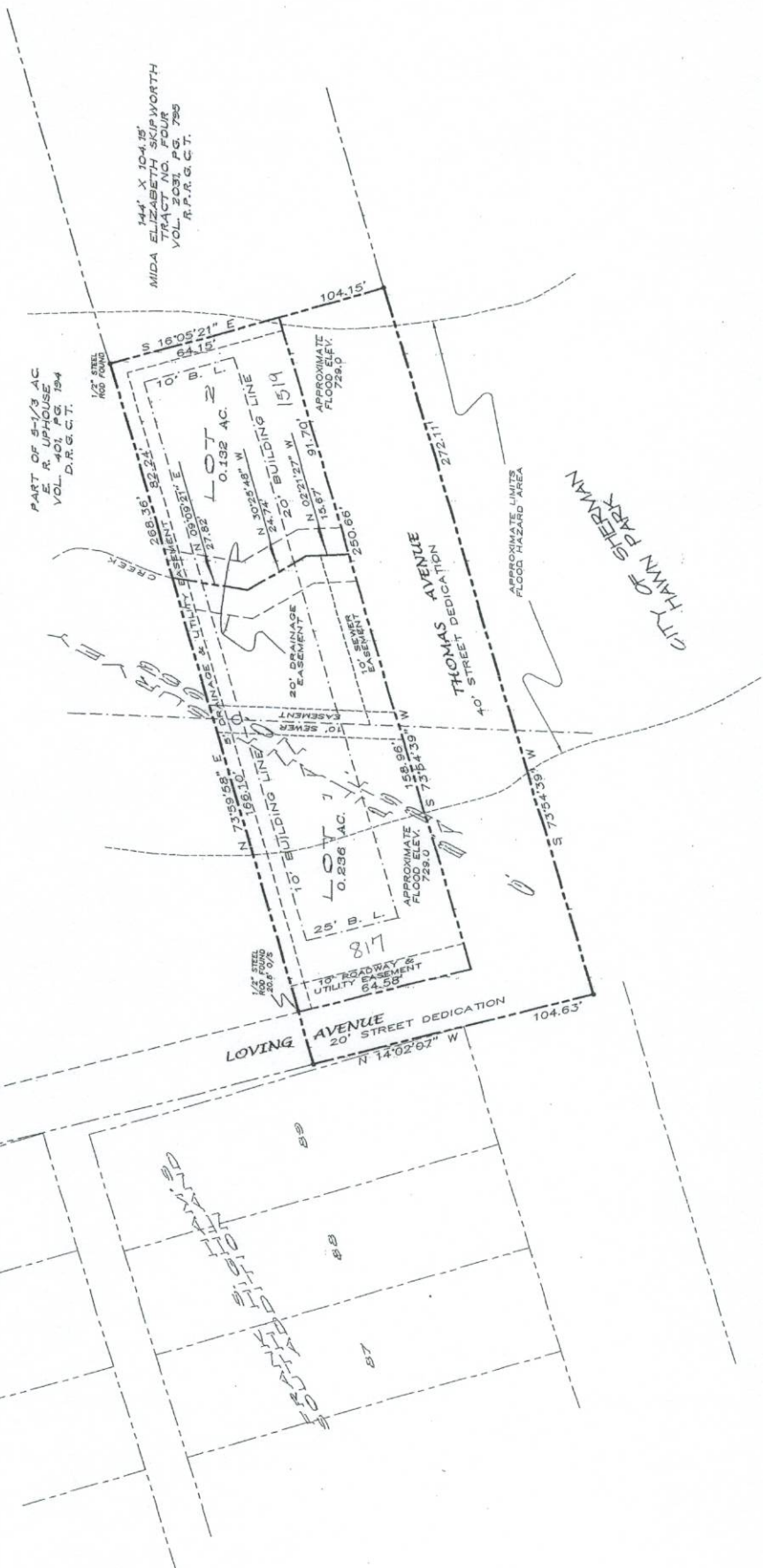
APPROXIMATE LIMITS
FLOOD HAZARD AREA

CITY OF SHERMAN
HAWK PARK

THOMAS AVENUE
40' STREET DEDICATION

LOVING AVENUE
20' STREET DEDICATION

FOURTH STREET



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1523-1531 East Thomas Street
Being 0.36 acres in the G.B. Pilant Survey, Abstract No. 963
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the Malone's Addition

Background

This is redevelopment of existing property that has never been platted. The plat will take one tract and divide into two building lots.

Adjacent Zoning:

R-1 (One Family Residential) District.

Origination:

Mida Elizabeth Skipworth Estate (Owner), Mark and Lisa Malone (Prospective Buyers) and Sartin & Associates (Surveyors).

Master Plan Designation:

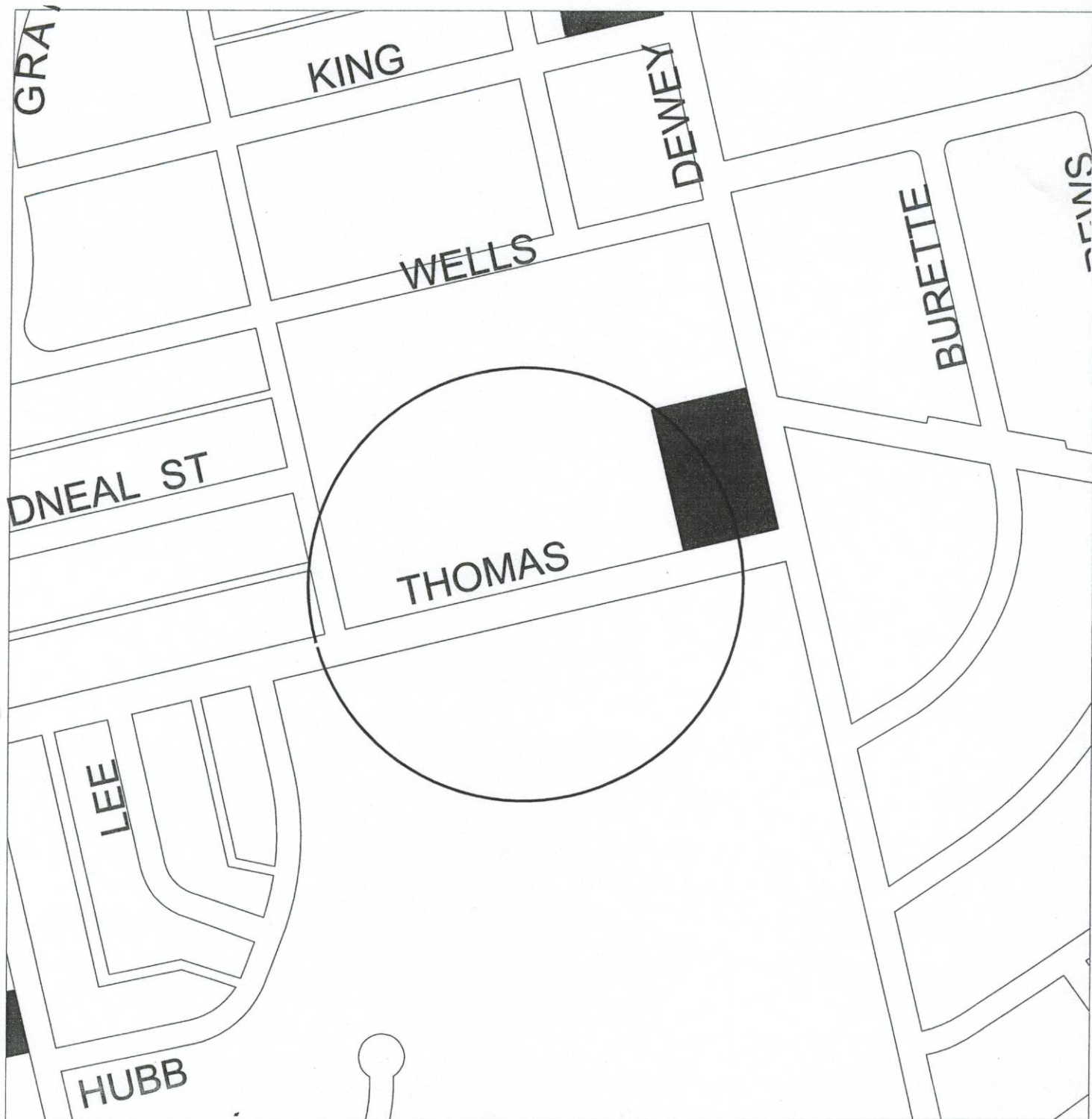
Residential

Attachments:

Location map
Aerial
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Scott Shadden
Director of Developmental Services



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

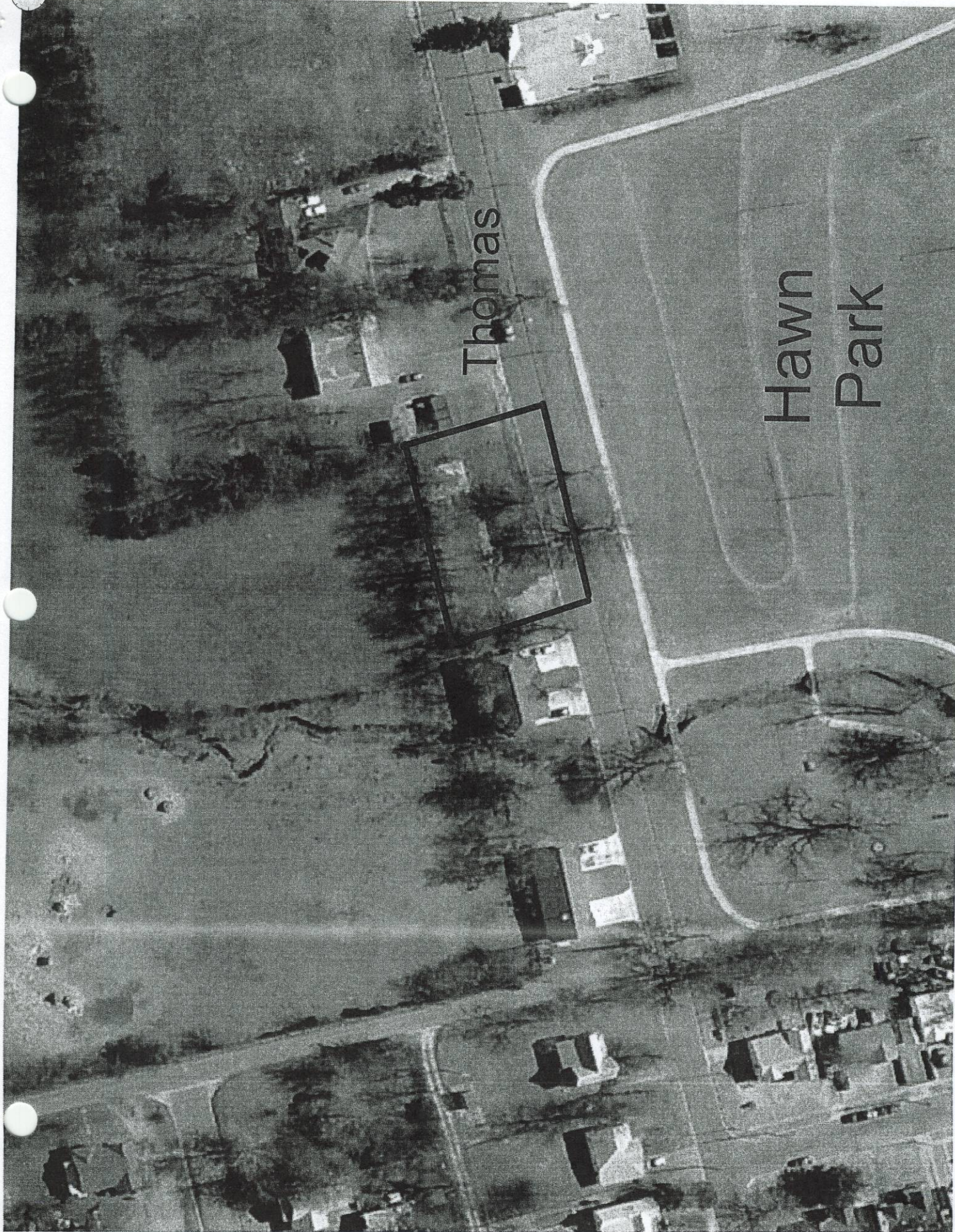
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



1523-1531 E. THOMAS STREET
FINAL PLAT

Department of Developmental Services





Thomas

Hawn
Park

Scale: 1 inch = 89.9 feet

(c) Copyright 2006, Pictometry International Corp.

**STAFF REVIEW LETTER**

August 14, 2008

Mida Elizabeth Skipworth Estate
Charlie Skipworth, Executor
PO Box 317
Gunter, TX 75058-0317

Mark & Lisa Malone
26616 S.H. 56
Whitesboro, TX 76273

Dear Applicants,

The request for approval of a Final Plat of the Malone Addition concerning the property located at 1523-1531 East Thomas Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 19, 2008 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. Block number shall be shown on plat.
2. The acreage being divided shall be shown in the title.
3. City of Sherman ordinance requirements regarding floodplains shall be followed.
4. Original tax certificates shall be furnished for the purpose of recording the plat.
5. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
6. Drive approaches are required and shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
7. Water Pro-Rata in the amount of \$1,099.65 is required for the additional lot.
8. Sewer Pro-Rata in the amount of \$953.03 is required for the additional lot.
9. Due to the fact that the tract is only large enough to meet requirements for one buildable lot, a variance to lot size is required prior to the plat being approved that will divide the one tract into two smaller lots.
10. 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 & Zoning Commission.

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

time stated above.

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

Respectfully,



Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager Jeff Miller, Director of Public Works
 Rita Gaither, Development Coordinator Danny Fuller, Fire Marshal
 Doreen E. McGookey, City Attorney Angela Gurley, Customer Service Manager
 Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

G. B. PILANT SURVEY NO. 963

NORTH
Scale: 1" = 40'

LOT 1
FULLER'S HAWN ADDITION
VOL. 15, PG. 68

LOT 2

LOT 1
0.11 acres

LOT 2
0.11 acres

THOMAS STREET

* 0.455 Ac.
Tract No. 1
Val Lyndon Mullins, et ux
Vol. 1455, Pg. 571
May 28, 1976

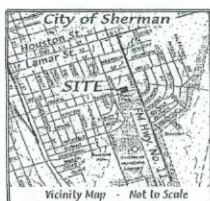
* 0.219 Ac.
Tract No. 2
Val Lyndon Mullins, et ux
Vol. 1455, Pg. 501
May 28, 1976

* Rem. of 0.707 Ac.
E. Roger Mullins, et ux
Vol. 1455, Pg. 322
August 31, 1979

CITY OF SHERMAN
HAWN PARK

MALONE'S ADDITION
to the
CITY of SHERMAN, TEXAS

Mark & Lisa Malone
26616 State Highway No. 56
Whitesboro, Texas 76273
903-271-9682



SHEET 1 OF 2
1.523THOM.PCS

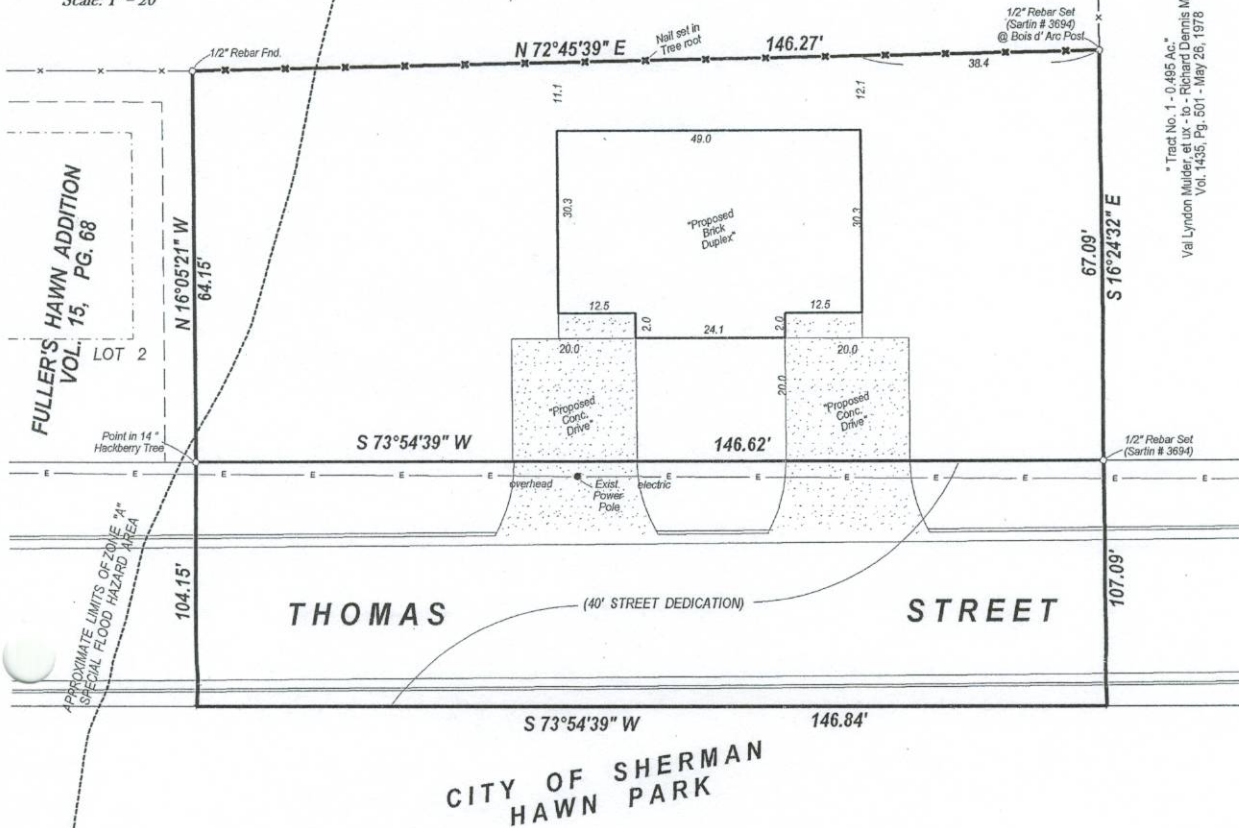
2 Proposed Duplexes:
One Story Brick
Two Bedroom, One Bath
with 789.3 Sq. Ft. per Unit

Lot 1 - 3175 Sq. Ft. Remaining
outside of Building

Lot 2 - 3279 Sq. Ft. Remaining
outside of Building

G. B. PILANT SURVEY
ABST. NO. 963

NORTH
Scale: 1" = 20'



* Tract No. 1 - 0.495 Ac.
Val Lyndon Mulder, et ux - B; Richard Francis Mutz, et ux
Vol. 1455, Pg. 501 - May 26, 1978

SITE PLAN for MALONE'S ADDITION to the CITY of SHERMAN, TEXAS

Owner & Developer

Mark & Lisa Malone
26616 State Highway No. 56
Whitesboro, Texas 76273
903-815-7195

SARTIN & ASSOCIATES, INC.

Registered Professional Land Surveyors

109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
Ph.: (903) 892-8003 Fax: (903) 868-7970

MALONSP2.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1523-1531 East Thomas Street
Being 0.36 acres in the G.B. Pilant Survey, Abstract No. 963
SUP & Site Plan

Requested Action/Proposed Use:

- a) Specific Use Permit and Site Plan Approval to allow a Two-family dwelling (duplex) on the proposed Lot 1, Block 1 of Malone's Addition in an R-1 (One Family Residential) District.
- b) Specific Use Permit and Site Plan Approval to allow a Two-family dwelling (duplex) on the proposed Lot 2, Block 1 of Malone's Addition in an R-1 (One Family Residential) District.

Background

The property is located at 1523-1531 East Thomas Street between Loving and Dewey Avenues; across from Hawn Park. The applicant would like to construct two duplexes on the lots. The exterior finishes will be red brick with white trim. Each side of the duplex will have 2 bedrooms for a total of 4 bedrooms per duplex. Four off street parking spaces will be provided per duplex.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Mida Elizabeth Skipworth Estate (Owners), Charlie Skipworth (Executor), Mark and Lisa Malone (Prospective Buyers) and Sartin & Associates (Surveyor)

Master Plan Designation:

Residential

Number of notices mailed:

4

Objections received:

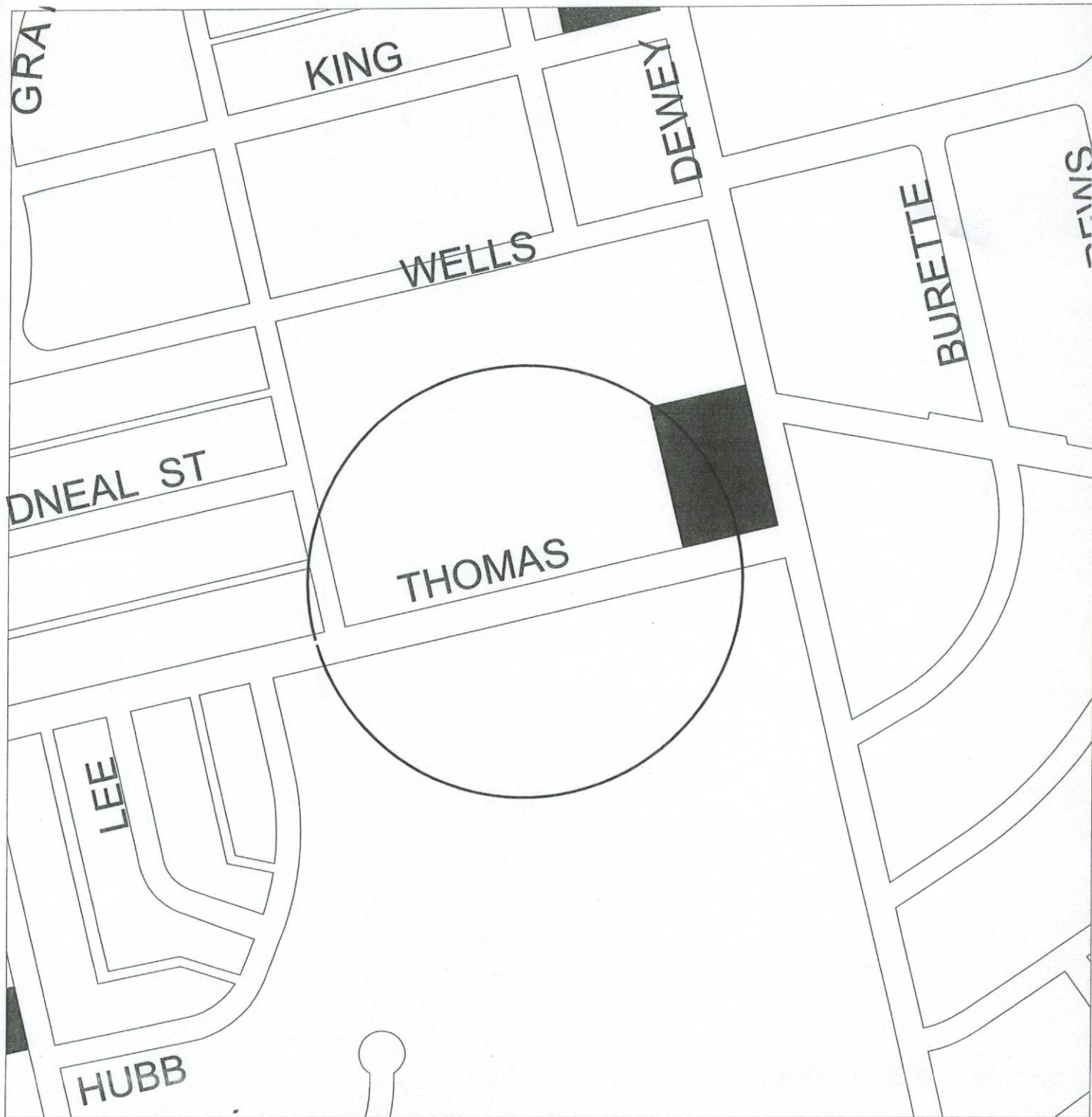
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Attachments:

Location map, Photos, Site Plan, Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

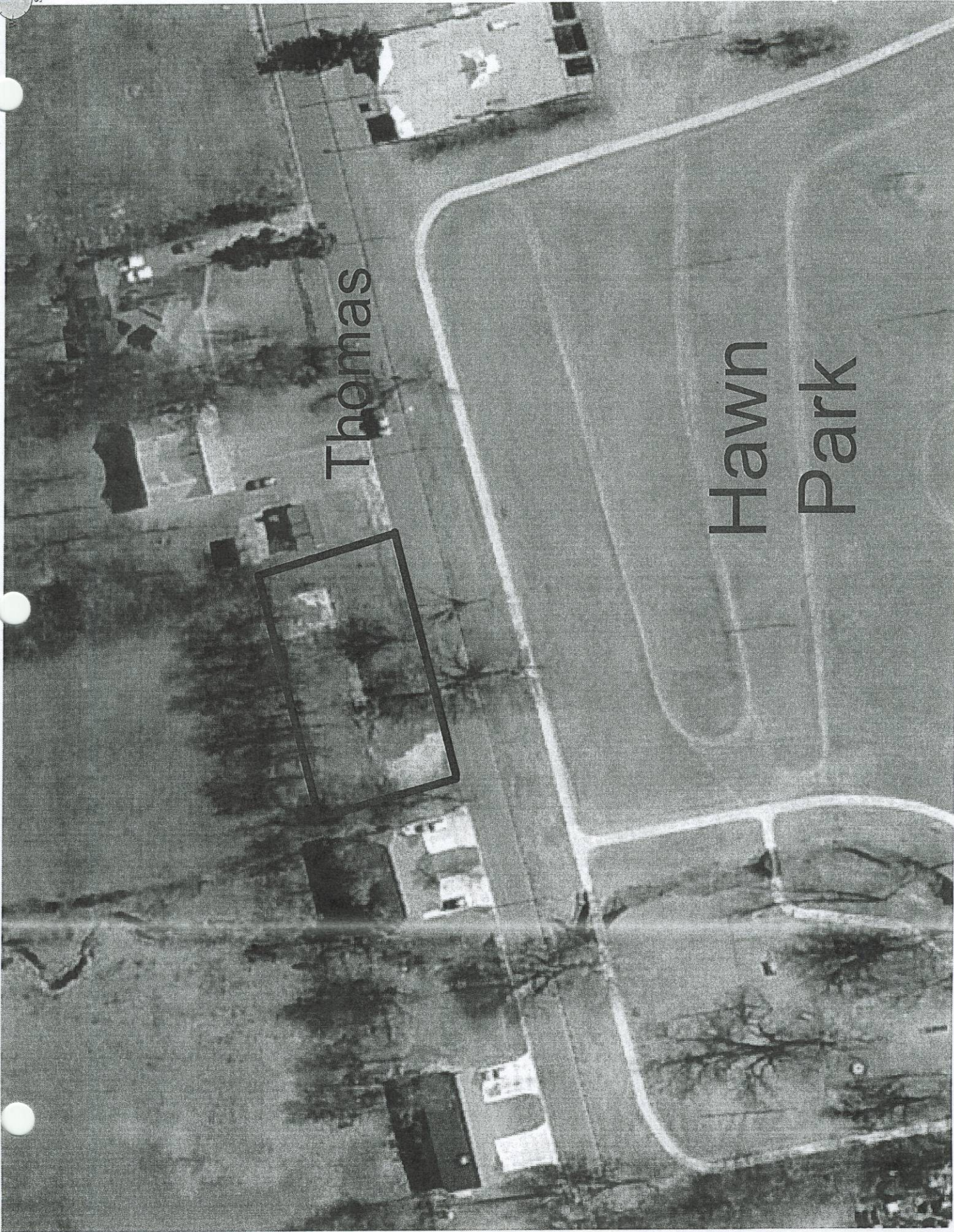
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL 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



1523-1531 E. THOMAS STREET SPECIFIC USE PERMIT

Department of Developmental Services





Thomas

Hawn
Park

August 13, 2008

Mida Elizabeth Skipworth Estate
Charlie Skipworth, Executor
PO Box 317
Gunter, TX 75058-0317

Mark & Lisa Malone
26616 S.H. 56
Whitesboro, TX 76273

Sartin & Associates, Inc.
PO Box 1843
Sherman, Texas 75091
Dear Applicants,

Your request for approval of a Specific Use Permit and site plan approval to allow a Two-family dwelling (duplex) on the proposed Lots 1 and 2, Block 1 of Malone's Addition in an R-1 (One Family Residential) District located at 1523-1531 East Thomas Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the R-1 (One Family Residential) District and the Residential Tree Preservation and Landscaping Ordinance shall be followed.

Engineering:

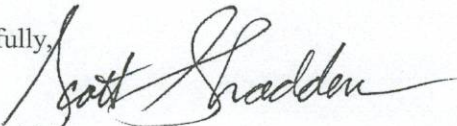
2. City of Sherman ordinances requirements regarding floodplains shall be followed.

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

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

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

Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

2 Proposed Duplexes:
One Story Brick
Two Bedroom, One Bath
with 789.3 Sq. Ft. per Unit

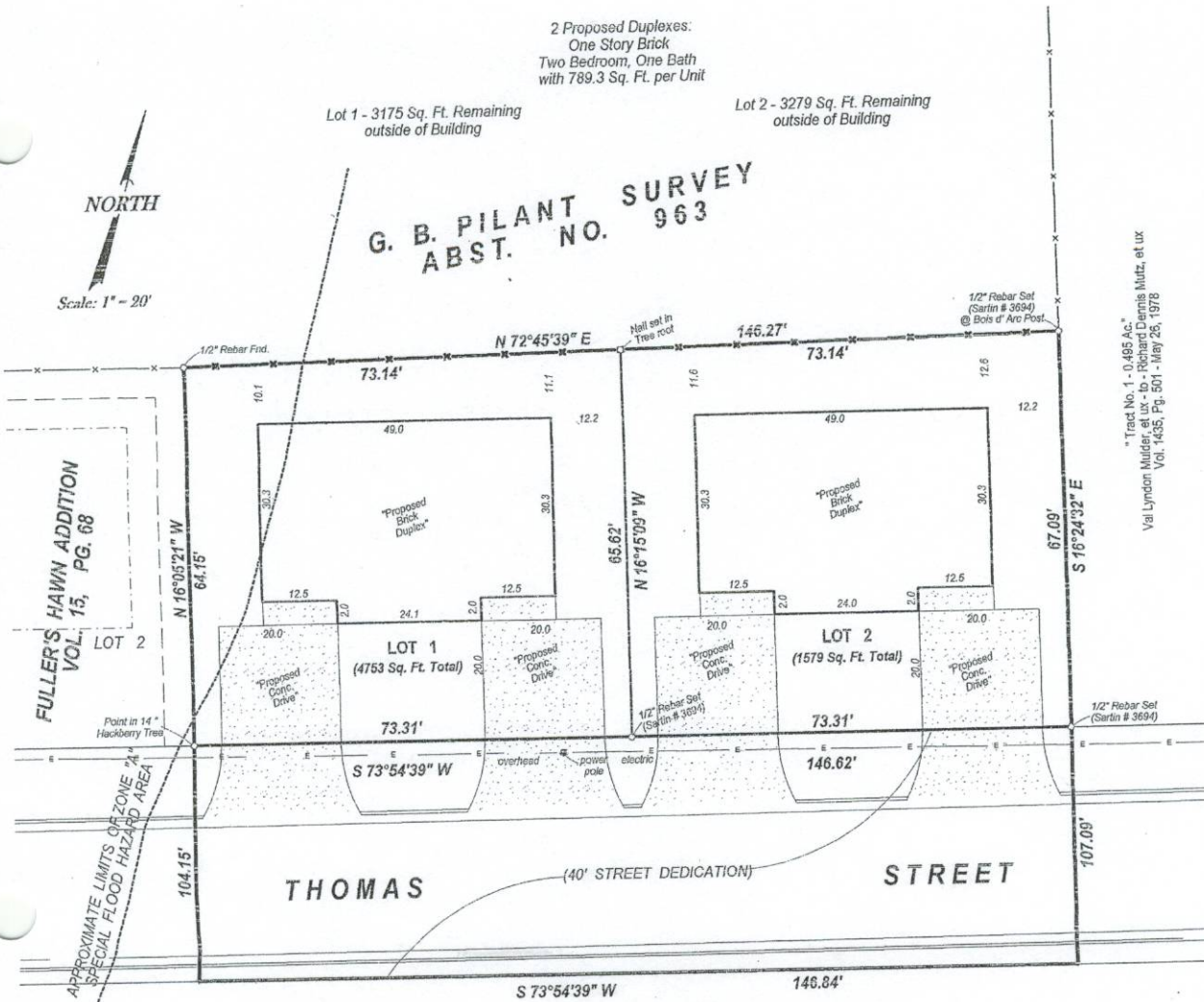
Lot 1 - 3175 Sq. Ft. Remaining
outside of Building

Lot 2 - 3279 Sq. Ft. Remaining
outside of Building

G. B. PILANT SURVEY
ABST. NO. 963

NORTH

Scale: 1" = 20'



"Tract No. 1 - 0.485 Ac."
Mulder et ux - B. P. Sartin et ux
Vol. 1435, Pg. 501 - May 25, 1978
Val Lyndon

CITY OF SHERMAN
HAWN PARK

SITE PLAN

for

MALONE'S ADDITION
to the
CITY of SHERMAN, TEXAS

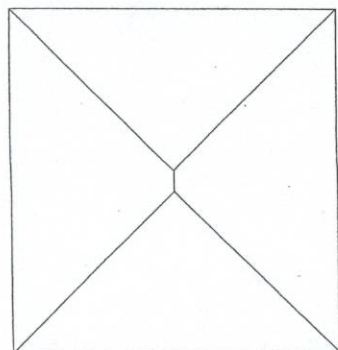
Owner & Developer

Mark & Lisa Malone
26616 State Highway No. 56
Whitesboro, Texas 76273
903-815-7195

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors

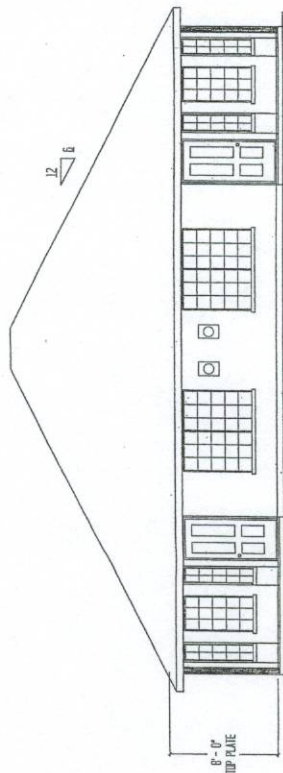
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
Ph: (903) 892-8003 Fax: (903) 868-2970

MALONESP.pcs

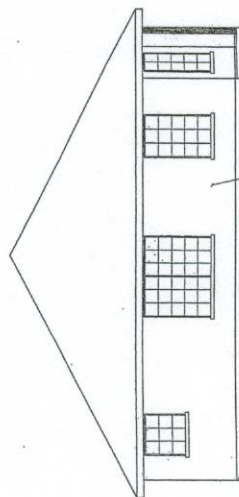


ROOF VIEW

SCALE = 1/8" = 1'-0"

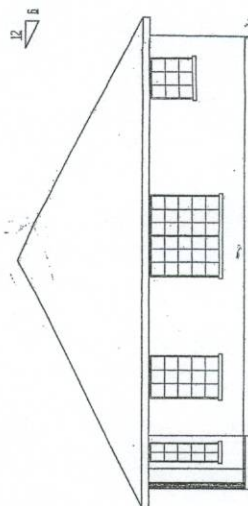


FRONT ELEVATION

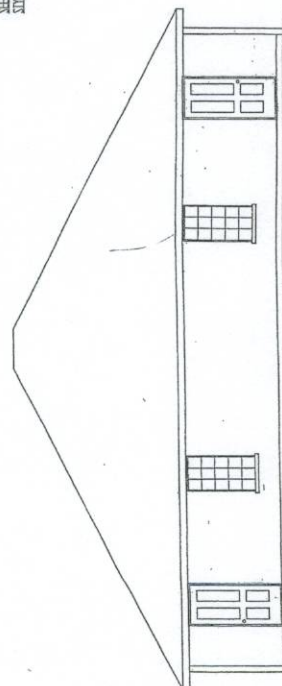


LEFT END ELEVATION

BRICK.
ALL OUTSIDE WALLS
SEE OWNER FOR
STYLE & COLOR



RIGHT END ELEVATION



BACK ELEVATION

ALL BLUEPRINTS MUST BE RETURNED TO OWNER.

ELEVATION PLANS & ROOF VIEW

INDEX 12 OF 3

THE GARY PATTERSON

PHONE (903) 429-8802

DATE	10/2/201
TIME	7:55

2 2 2 2

))

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1523-1531 East Thomas Street
Being 0.36 acres in the G.B. Pilant Survey, Abstract No. 963
Variances

Requested Action/Proposed Use:

- a) Variance to allow the proposed Lot 1, Block 1 of Malone's Addition to have a 20' front yard setback and a 10'1" rear yard setback in lieu of the required 25 foot for a Two-family dwelling (duplex) in an R-1 (One Family Residential) District.
- b) Variance to allow the proposed Lot 2, Block 1 of Malone's Addition to have a 20' front yard setback and a 11'6" rear yard setback in lieu of the required 25 foot for a Two-family dwelling (duplex) in an R-1 (One Family Residential) District.

Background

The property is located at 1523-1531 East Thomas Street between Loving and Dewey Avenues; across from Hawn Park. The applicant would like to construct a duplex on each of the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Mida Elizabeth Skipworth Estate (Owners), Charlie Skipworth (Executor), Mark and Lisa Malone (Prospective Buyers) and Sartin & Associates (Surveyor)

Master Plan Designation:

Residential

Number of notices mailed:

4

Objections received:

0

Attachments:

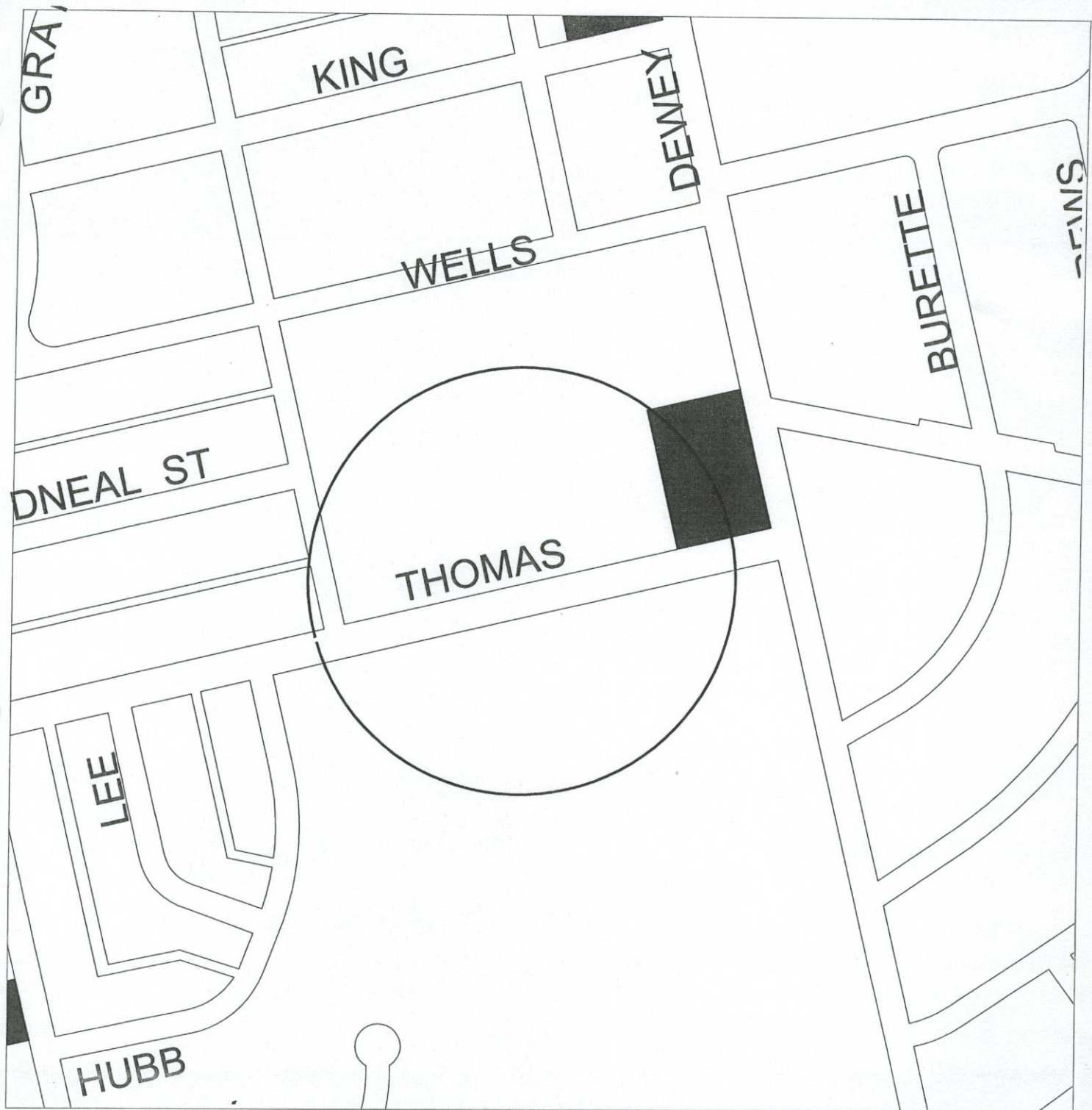
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

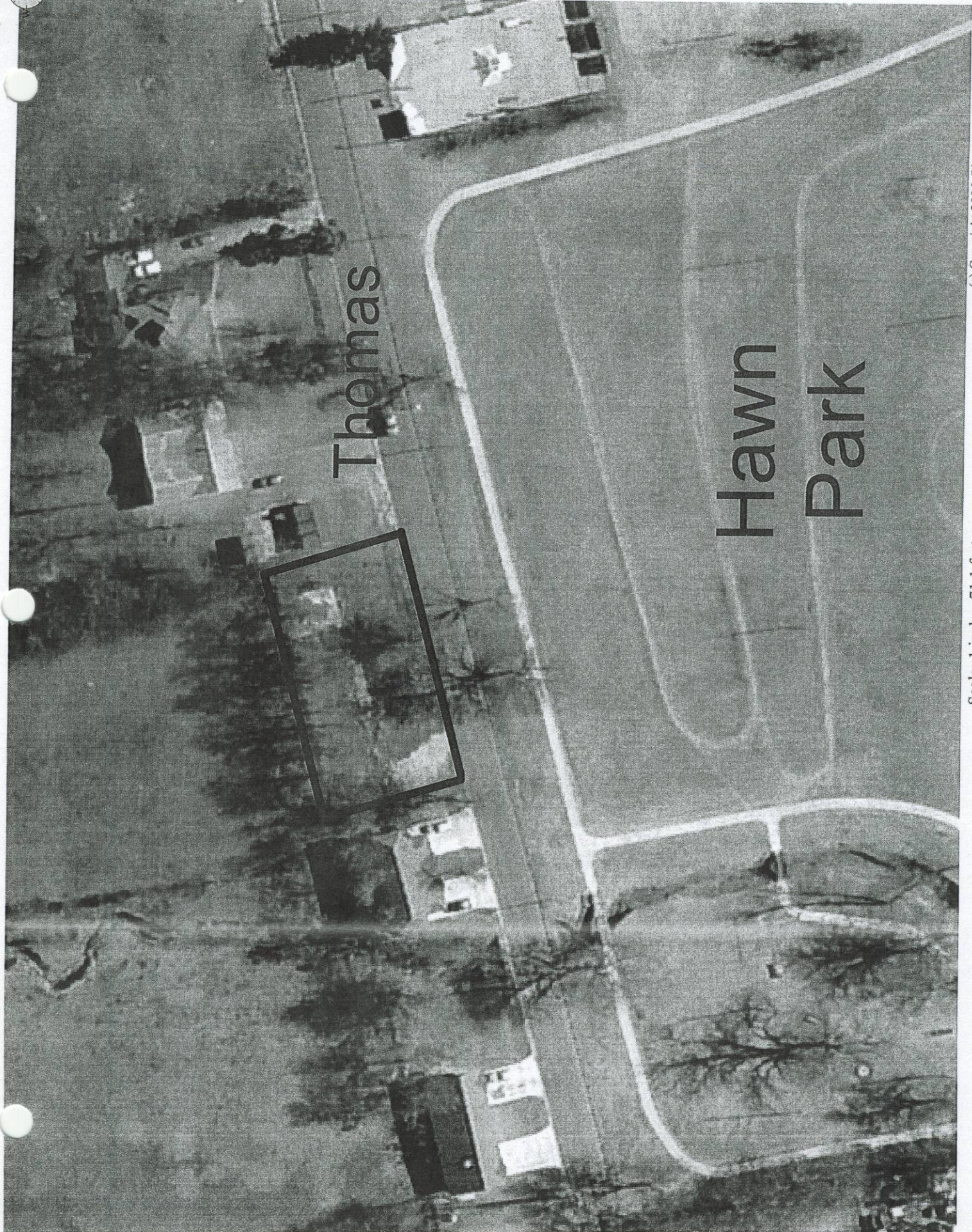
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL 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



1523-1531 E. THOMAS STREET VARIANCE

Department of Developmental Services





Thomas

Hawn
Park

Scale: 1 inch = 71.1 feet

(c) Copyright 2006, Pictometry International Corp.

2 Proposed Duplexes:
One Story Brick
Two Bedroom, One Bath
with 789.3 Sq. Ft. per Unit

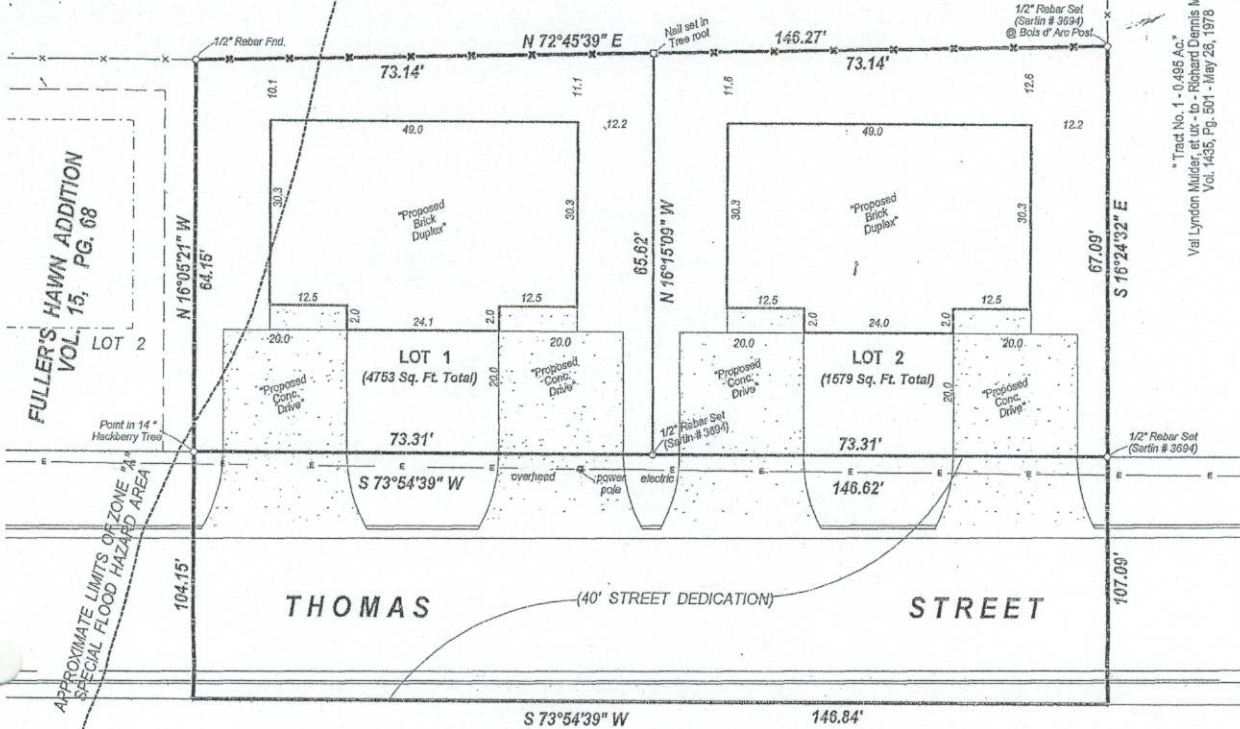
Lot 1 - 3175 Sq. Ft. Remaining
outside of Building

Lot 2 - 3279 Sq. Ft. Remaining
outside of Building

G. B. PILANT SURVEY
ABST. NO. 963

NORTH

Scale: 1" = 20'



*Tract No. 1 - 0.488 Ac.
Val Lyndon Mulder, et ux - Ed - Richard Dennis Mize, et ux
Vol. 1438, Pg. 501 - May 26, 1978

CITY OF SHERMAN
HAWN PARK

SITE PLAN for MALONE'S ADDITION to the CITY of SHERMAN, TEXAS

Owner & Developer

Mark & Lisa Malone
26616 State Highway No. 56
Whitesboro, Texas 76273
903-815-7195

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors

109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
Ph (903) 892-8003 Fax (903) 868-2970

MALONESP.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

4915 North FM 1417 (Heritage Parkway)
Being Lot 1, Block 1 of Sanders Addition
Site Plan

Requested Action/Proposed Use:

Site plan approval for a 25' X 30' addition to an existing building in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.

Background

The property is located at 4915 North FM 1417 (Heritage Parkway). The applicant was approved for a Specific Use Permit to operate an automobile collision repair business at this location on July 7, 2008 by the City Council. He would like to construct a 25' X 30' porta cache at the front entrance of the building. This is an existing metal building and the owner would like to remodel the exterior of the building with masonry on the front and sides, but leave the rear of the building metal in case he wants to add onto the building in the future.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Shiloh Bradford (Owner)

Master Plan Designation:

Retail/Commercial

Attachments:

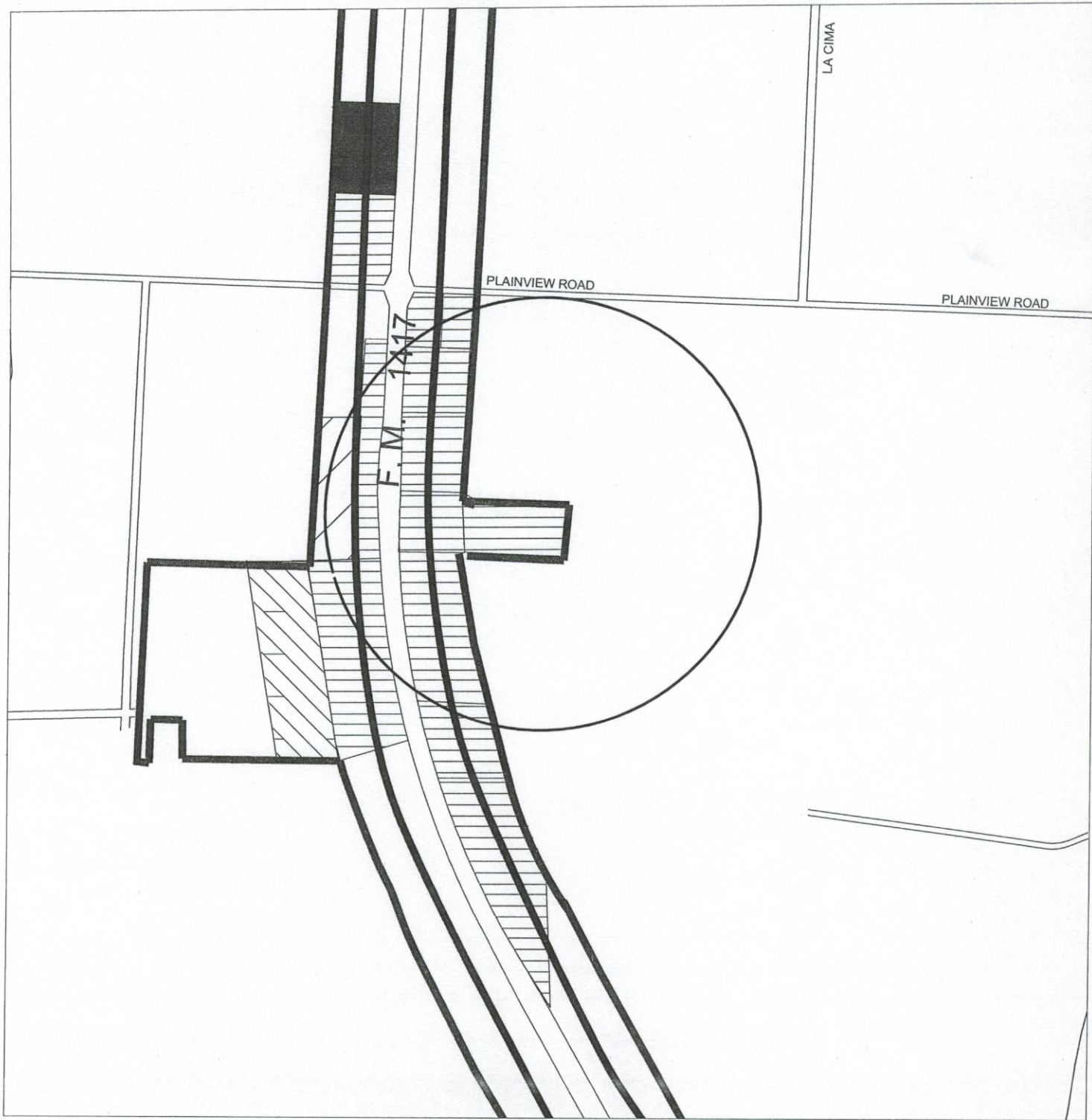
Location map, Photos, Site Plan, Staff Review

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



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		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



4915 NORTH FM 1417 SITE PLAN

ENGINEERING DEPARTMENT





F.M.
1417

Scale: 1 inch = 131.4 feet

(c) Copyright 2006, Pictometry International Corp.

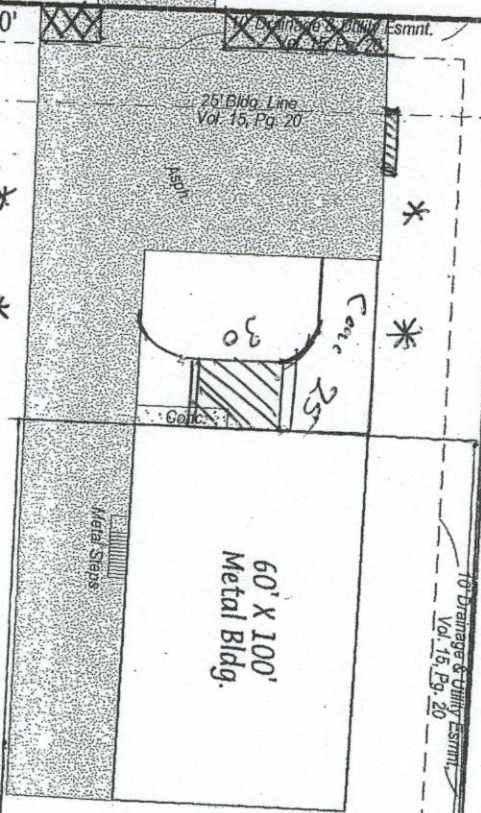
F. M. HIGHWAY 1417

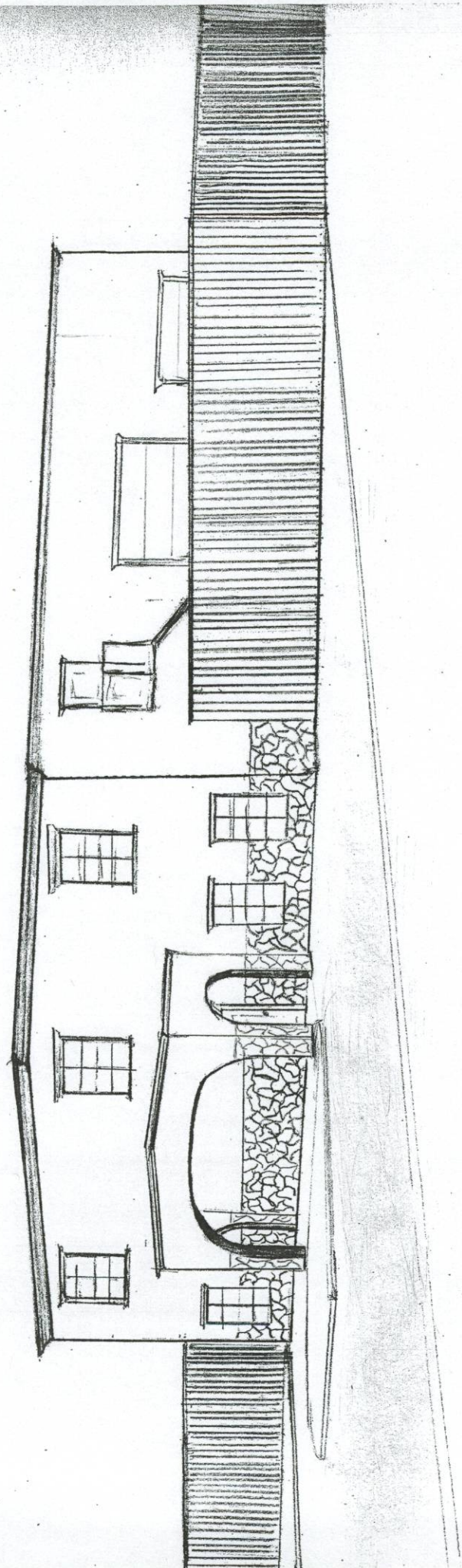
ALFRED HUME SURVEY
ABST. NO. 522

SANDERS ADDITION
Vol. 15, Pg. 20

Lot 1
2.64 Acres

1/2" Rebar
1/2" Rebar Fnd.
10" Drainage & Utility Esmnt.
Vol. 15, Pg. 20
S 88°04'10" E
512.00'
"Rem. - 4.99± AC."
Vol. 1686, Pg. 592
Service Pole
Service Pole & Guy Anchor
Overhead Elec. Service Line
I.P. & L. Vol. 1077, Pg. 446
Chevron Pipeline (as marked)
Chevron Waterline (as marked)





August 13, 2008

Shiloh Bradford
307 W. Steadman
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a site plan for a 25' X 30' addition to an existing building located at 4915 FM 1417 North (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

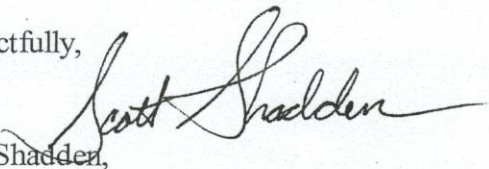
1. All aspects of the O-1.1 Overlay (1417) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Screening shall be provided adjacent to Residential Districts.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267)

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

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

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

Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

4915 North FM 1417 (Heritage Parkway)
Being Lot 1, Block 1 of Sanders Addition
Exceptions

Requested Action/Proposed Use:

- a) Exception under Ordinance No. 2280, Section 6.8.1 Subsection (5)(c) to allow existing asphalt paving in lieu of concrete in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.
- b) Exception under Ordinance No. 2280, Section 6.8.1 Subsection (4)(b) to allow metal siding on the rear wall of an existing building in lieu of exterior wall finishes shall be masonry, or masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District

Background

The property is located at 4915 North FM 1417 (Heritage Parkway). The applicant was approved for a Specific Use Permit to operate an automobile collision repair business at this location on July 7, 2008 by the City Council. This is an existing metal building and the owner would like to remodel the exterior of the building with masonry on the front and sides, but leave the rear of the building metal in case he wants to add on to the building in the future. The drive and parking lot are asphalt, he plans to add some concrete in the front of the building but not all of the parking area; he would like to leave it asphalt.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Shiloh Bradford (Owner)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

6

Objections received:

0

Attachments:

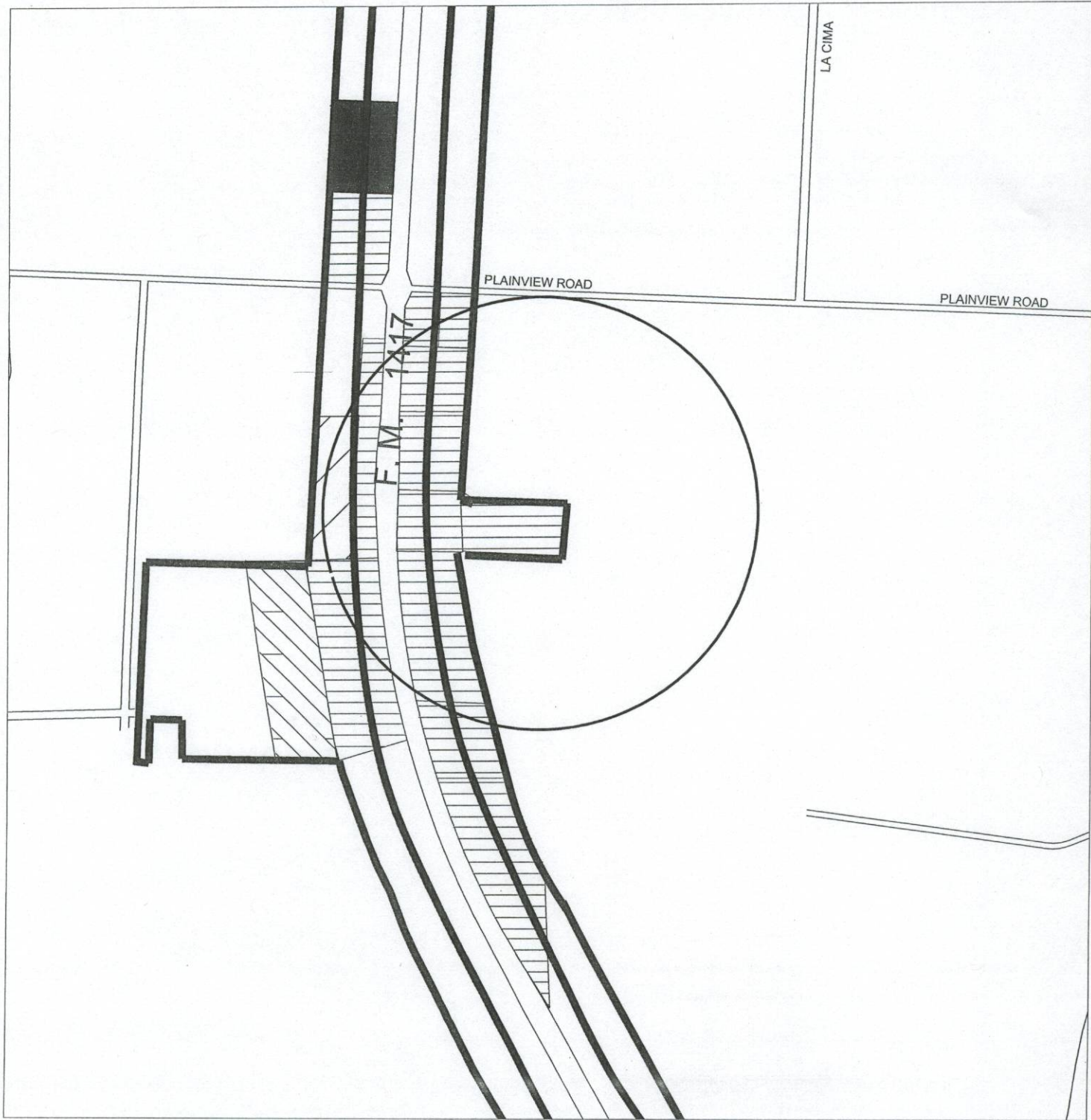
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



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	XXXX	BLALOCK 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



4915 NORTH FM 1417 EXCEPTION

ENGINEERING DEPARTMENT



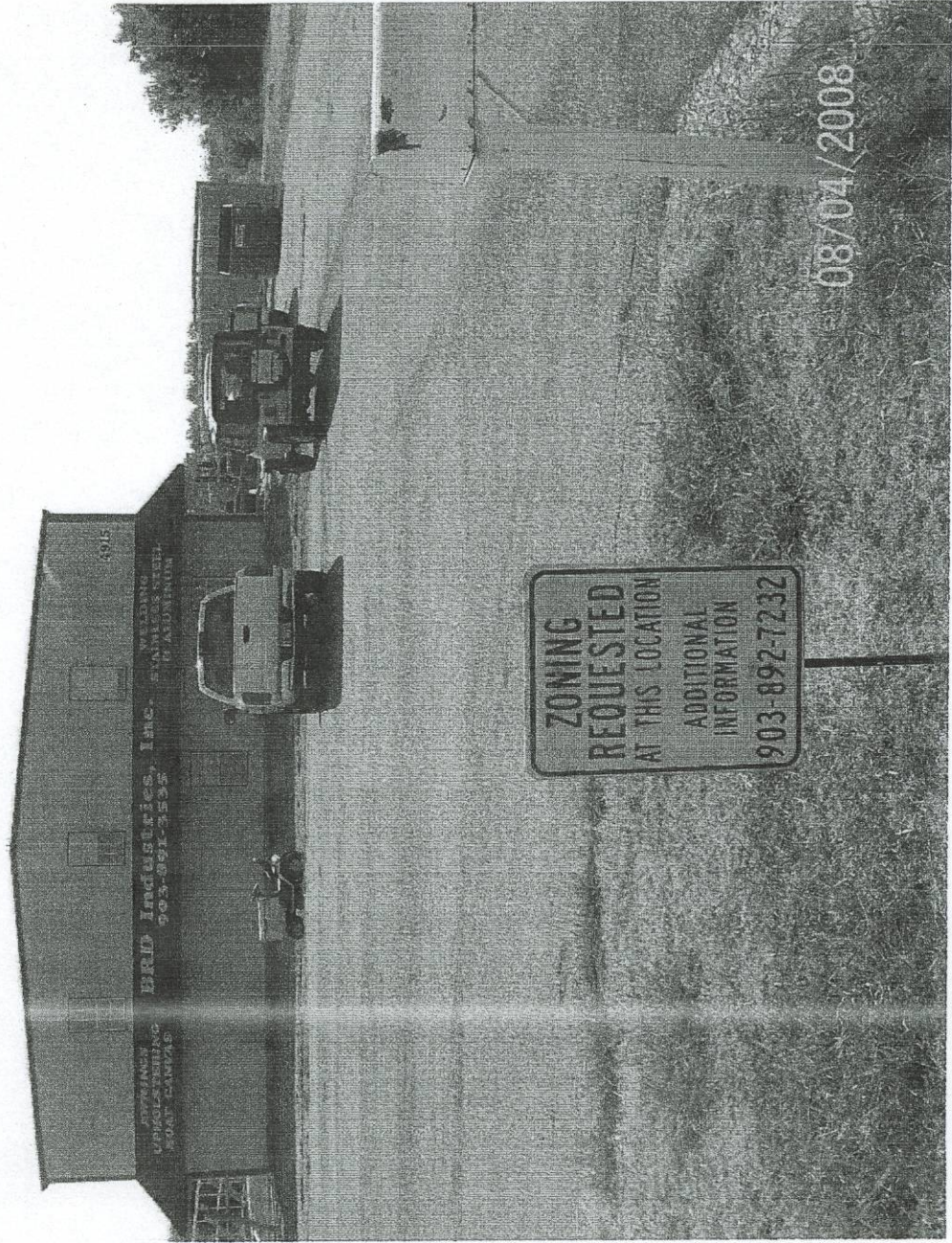


F.M.
1417

Scale: 1 inch = 131.4 feet

(c) Copyright 2006, Pictometry International Corp.

4915 N. F.M. 1417



F. M. HIGHWAY 1417

N 01°53'00" E

225.00'

Cont.

26' Bldg. Line
Vol. 15, Pg. 20

Asph.

60' X 100'
Metal Bldg.

Metal Steps

Lot 1

1

2.64 Acres

SANDERS
ADDITION
Vol. 15, Pg. 20

1/2" Rebar Fnd.

10' Drainage & Utility Esmnt.
Vol. 15, Pg. 20

S 88°04'10" E
512.00'

ALFRED HUME SURVEY
ABST. NO. 522

"Rem. - 4.991 Ac."
Vol. 1886, Pg. 592

Service Pole

Service Pole
& Guy Anchor

Overhead Elec. Service Line
T.P. & L. Vol. 1077, Pg. 446

Chevron Pipeline (as marked)

Chevron Waterline (as marked)

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

3801 U.S. Highway 75 North
Being Lot 1, Block C of the Sherman Commons Addition, Replat of Block C
Zone Change & SUP

Requested Action/Proposed Use:

Zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit and site plan approval to allow a tire sales business and an automobile service and repair business, including sales, service, repair and installation of tires, motor vehicle parts and accessories, oil and its derivatives, automobile supplies and furnishings in a C-2 (General Commercial) District and O-1 (75 & 82 Overlay) District.

Background

The property is located at 3801 U.S. Highway 75 North in the Sherman Commons Addition between Taco Cabana and a retail center at the intersection of Loy Lake Road and Highway 75. The applicant would like to construct a Firestone Tire –Complete Auto Care Store at this location.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Woodmont Sherman, L.P. (Owners) and Mays & Company (Prospective Buyer)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

2

Objections received:

0

Attachments:

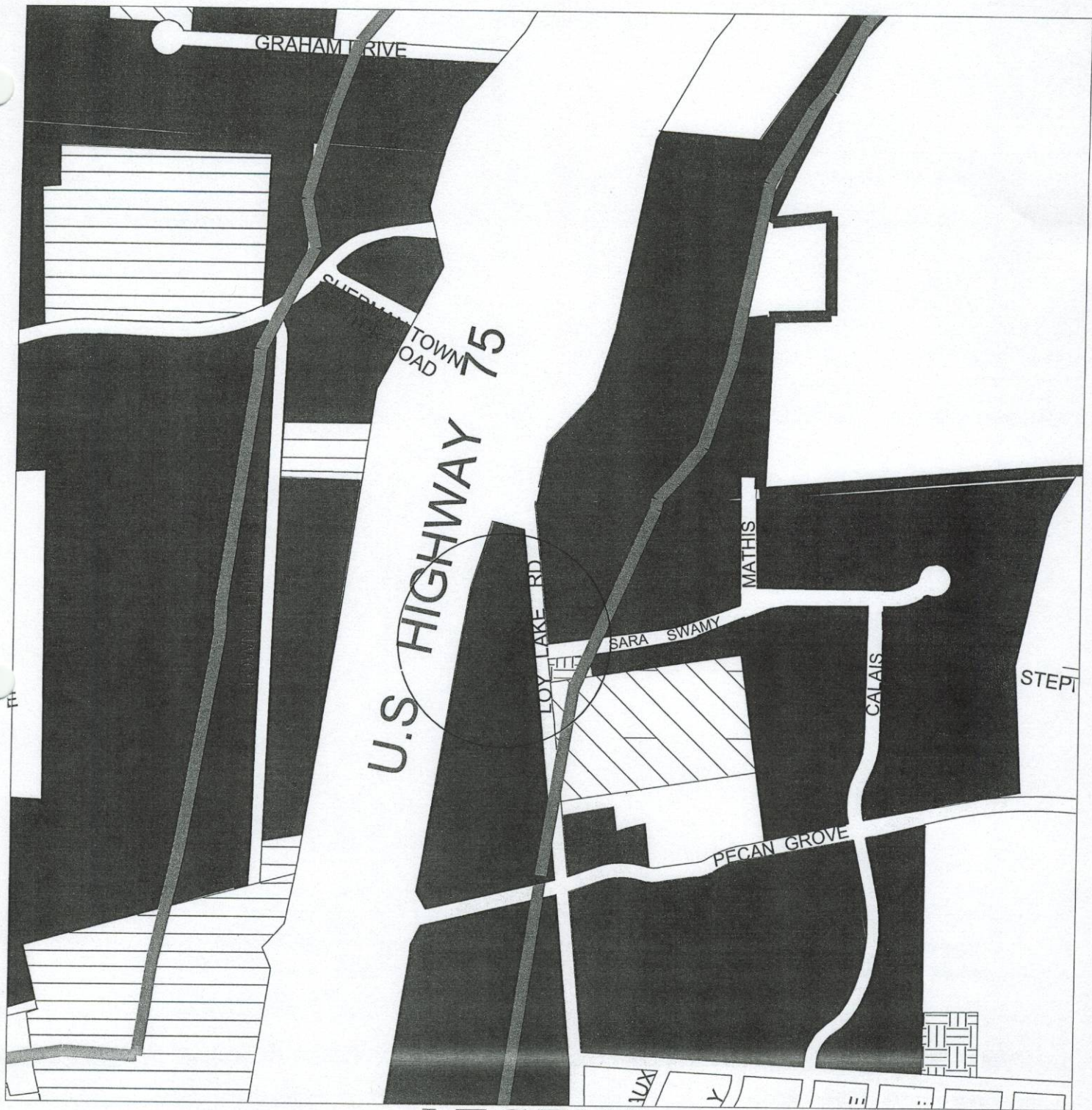
Location map, Photos, Site Plan, Staff Review

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



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		B BLAOCK 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



3801 U.S. HWY. 75 N. ZONE CHANGE

Department of Developmental Services





Hwy
75

Scale: 1 inch = 57.7 feet

(c) Copyright 2006, Pictometry International Corp.

3801 Hwy 75 N.



August 13, 2008

Woodmont Sherman, LP
2100 W. 7th Street
Ft. Worth, TX 76107

Mays & Company
5949 Sherry Lane, Ste. 1570
Dallas, TX 75225

NCArchitecture
12160 N. Abrams Rd.
Suite 200
Dallas, TX 75243

Dear Applicants,

Your request for approval of a zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit and site plan approval to allow a tire sales business and an automobile service and repair business, including sales, service, repair and installation of tires, motor vehicle parts and accessories, oil and its derivatives, automobile supplies and furnishings in a C-2 (General Commercial) District and O-1 (75 & 82 Overlay) District located at 3801 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

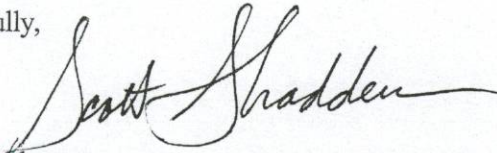
1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Commercial Tree and Landscaping Ordinance and Sign Ordinance must be followed.
2. Outside storage and display of products will not be allowed.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267)
4. Overhead doors/service bays shall not be located on the parkway side of any building without variance approval.

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

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

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

Respectfully,

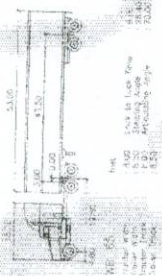
A handwritten signature in black ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

TIRE CAPACITY: 1,200 TIRES
 PARTS SHELVES: 830 L.F.
 BUILDING AREAS:
 CUSTOMER WAITING: 1019 S.F.
 SERVICE AREA: 4,175 S.F.
 INVENTORY: 2,243 S.F.
 OTHER: 247 S.F.
 TOTAL: 8,142 S.F.
 SITE AREA: 430,187 SF (0.989 AC)
 LOT COVERAGE: 27.5%
 PARKING REQ'D (1:400): 18 SPACES
 PARKING PROVIDED: 21 SPACES



TRUCK PROFILE

SITE DATA

MONUMENT SIGN DETAIL

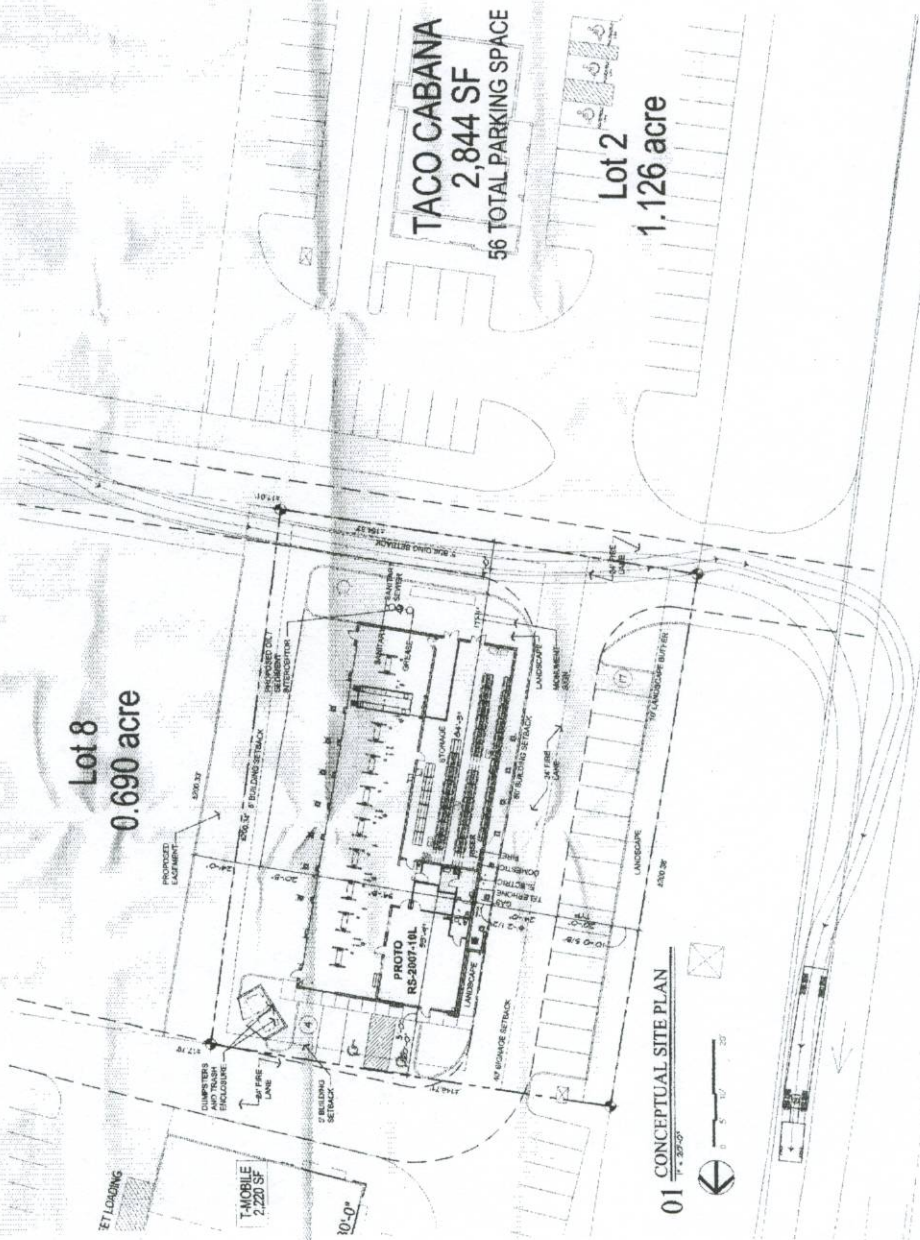
VICINITY MAP



Lot 8
 0.690 acre

TACO CABANA
 2,844 SF
 56 TOTAL PARKING SPACE

Lot 2
 1.126 acre



01 CONCEPTUAL SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	28 JULY 2008	ISSUED FOR PERMIT

NEW FCAC STORE
 PMS 2007 LEFT HAND
 PECAN GROVE DRIVE
 SHERMAN, TX

Firestone
 COMPLETE AUTO CARE
 Real Estate Development

Mays & Company
 REAL ESTATE DEVELOPMENT

NCA ARCHITECTURE
 2140 ARBON 20
 DALLAS, TX 75243
 214.885.8888 FAX
 214.885.8888

DATE: 28 JULY 2008

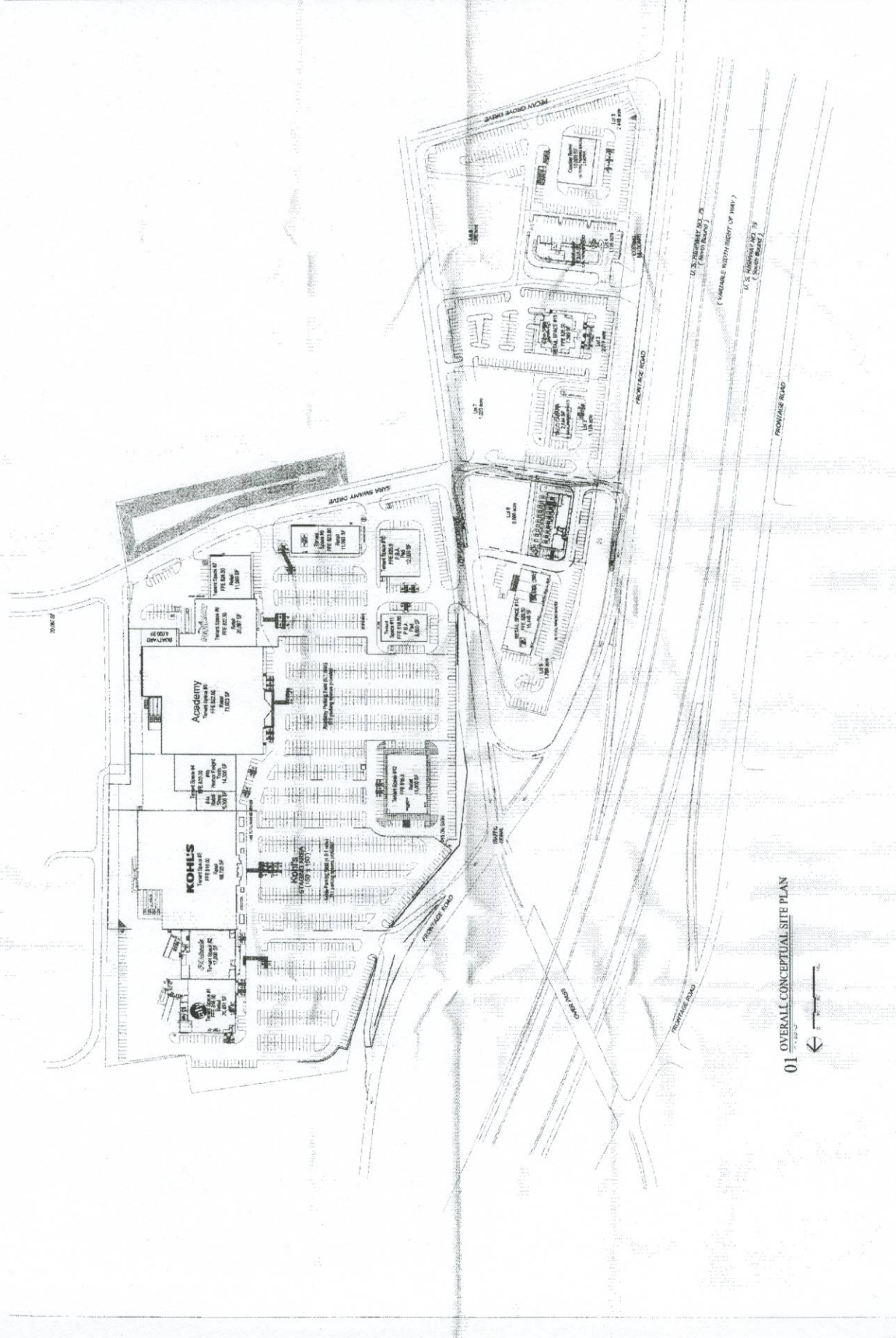
PROJECT: NEW FCAC STORE

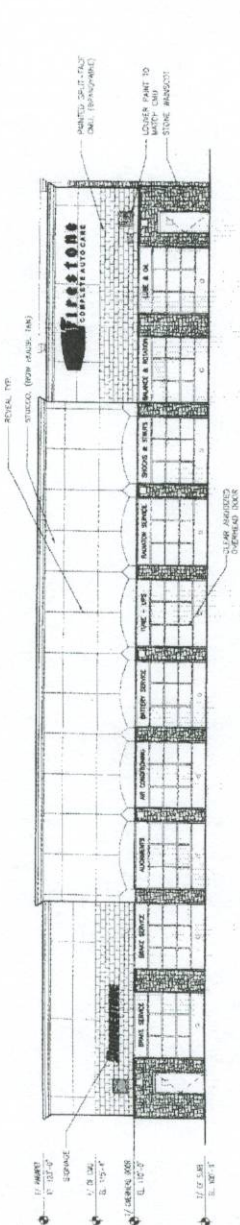
PROJECT NO: 0059

PROJECT NAME: NEW FCAC STORE

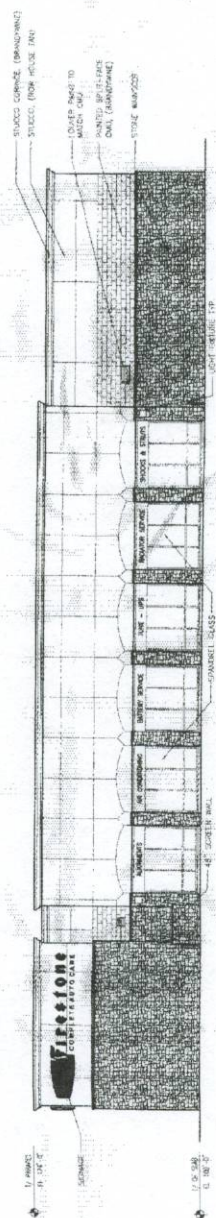
02 FIXTURE PLAN
 1/8" = 1'-0"

CSP16

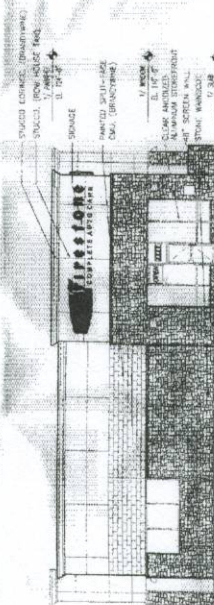




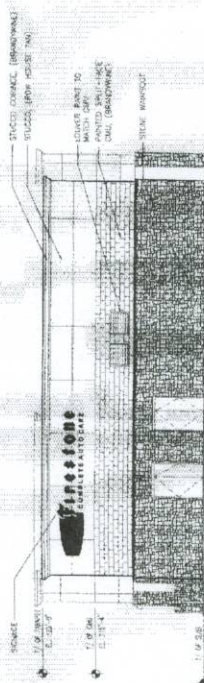
1 FRONT (EAST) ELEVATION



② REAR (WEST) ELEVATION



3 SIDE (NORTH) ELEVATION



4 SIDE (SOUTH) ELEVATION

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1102 F.M. 1417 NE
Being 8.51 acres in the Aaron Burleson Survey, Abstract No. 61
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the RJ Spencer Investments Addition.

Background

This is redevelopment of existing property that has never been platted. The purpose of the plat is to divide one tract into two lots.

Adjacent Zoning:

M-1 (Light Manufacturing) District.

Origination:

R.J. Spencer Investments, LLC (Owners) and Sartin & Associates (Surveyors).

Master Plan Designation:

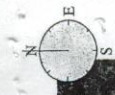
Industrial

Attachments:

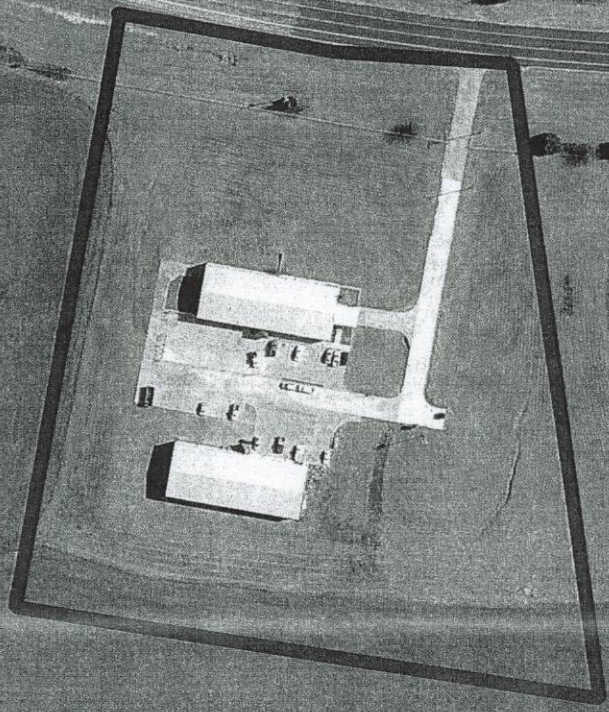
Location map
Aerial
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Scott Shadden
Director of Developmental Services

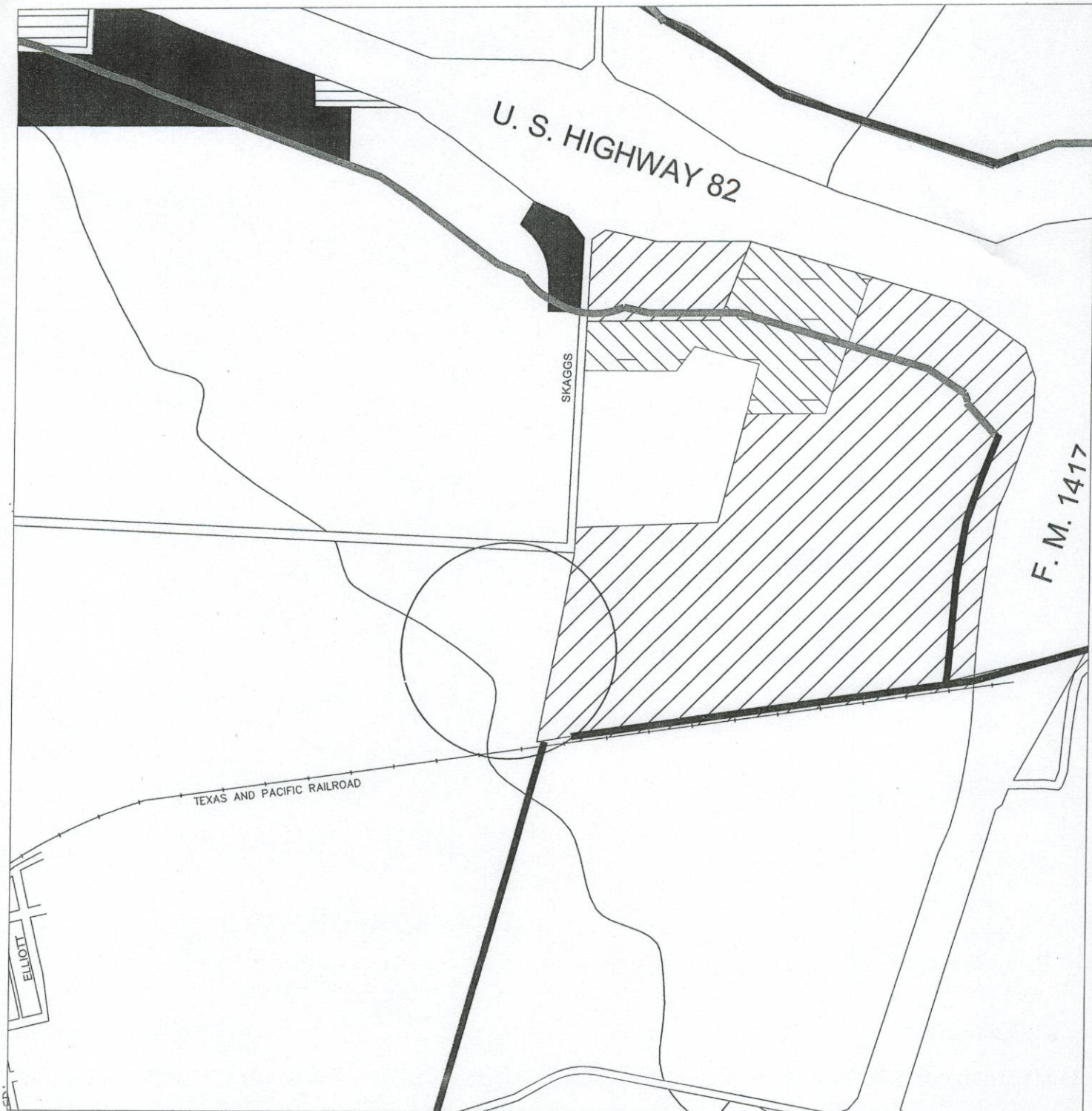


FM
1417



Scale: 1 inch = 212.3 feet

(c) Copyright 2006, Pictometry International Corp.



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		O-1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.1 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	C-O 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



1102 FM 1417 NE
FINAL PLAT

ENGINEERING DEPARTMENT



**STAFF REVIEW LETTER**

August 14, 2008

RJ Spencer Investments LLC
2107 Joni Circle
Sherman, Texas 75092

Joe Ayers
1401 Lakewood Dr.
Sherman, Texas 75092

Jamie Morrow
173 Rockport
Sherman, Texas 75092

Dear Applicants,

The request for approval of a Final Plat of the RJ Spencer Investments Addition concerning the property located at 1102 F.M. Highway 1417 NE has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 19, 2008 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. Block number shall be shown on plat.
2. Acreage being divided shall be shown in the title.
3. The private common access easement shall be recorded and shown on the plat.
4. Original tax certificates shall be furnished for the purpose of recording the plat.
5. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
6. Fire protection shall be approved by the City of Sherman Fire Marshal.
7. No additional services shall tie on to Pink Hill Water System. The existing users will be required to tie on to City of Sherman services as the utilities become available to the property.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator Danny Fuller, Fire Marshal
Doreen E. McGookey, City Attorney
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

- Notes:
1. Utility services to be provided by Grayson-Collin Electric Coop., Pink Hill Water Supply, and Cableone.
 2. Sewage shall be individual aerobic septic systems.
 3. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 4. Proposed land use is for Single Family Dwelling.
 5. Owners and builders will comply with the state storm water pollution prevention plan.



R J SPENCER INVESTMENTS ADDITION to the CITY of SHERMAN, TEXAS

Owner & Developer

R J Spencer Investments, L.L.C.
2107 Joni Circle
Sherman, Texas 75092-3034



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

C:\MND7.pcs
SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1102 F.M.1417 NE
Being 8.51 acres in the Aaron Burleson Survey, Abstract No. 61
Site Plan

Requested Action/Proposed Use:

Site plan approval for a 60' X 50' X 14' addition to Clay Precision, Inc.

Background

The property is located at 1102 F.M. 1417 NE between the railroad tracks and U.S. Highway 82 East. The applicant would like to construct a 60' X 50' X 14' addition to Clay Precisions, Inc., a custom manufacturing facility.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

R.J. Spencer Investments, LLC (Owner), Jamie Morrow (Representative) and Sartin and Associates, Inc. (Surveyor)

Master Plan Designation:

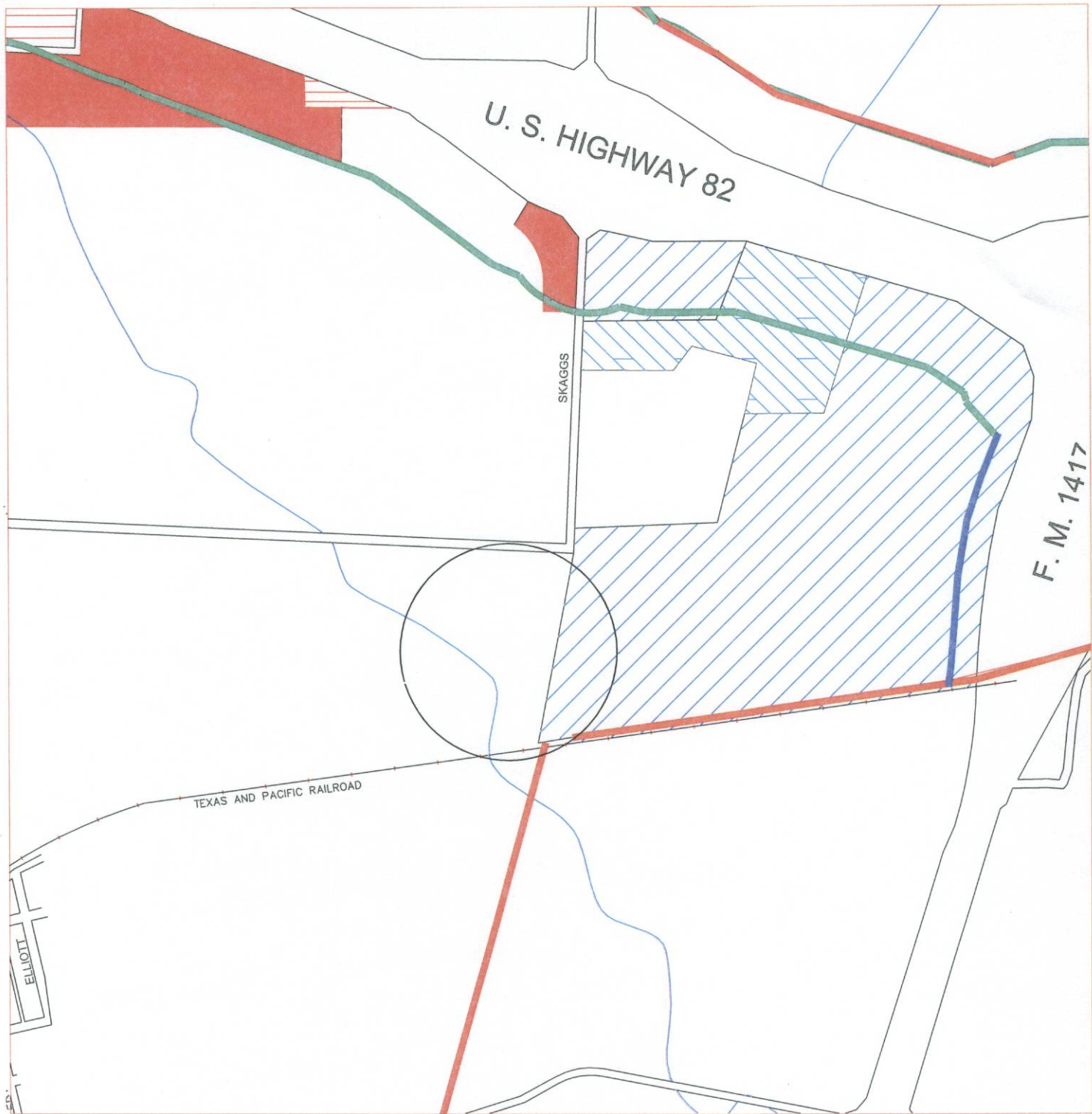
Manufacturing

Attachments:

Location map, Photos, Site Plan, Staff Review

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



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		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



1102 FM 1417 NE
SITE PLAN

ENGINEERING DEPARTMENT



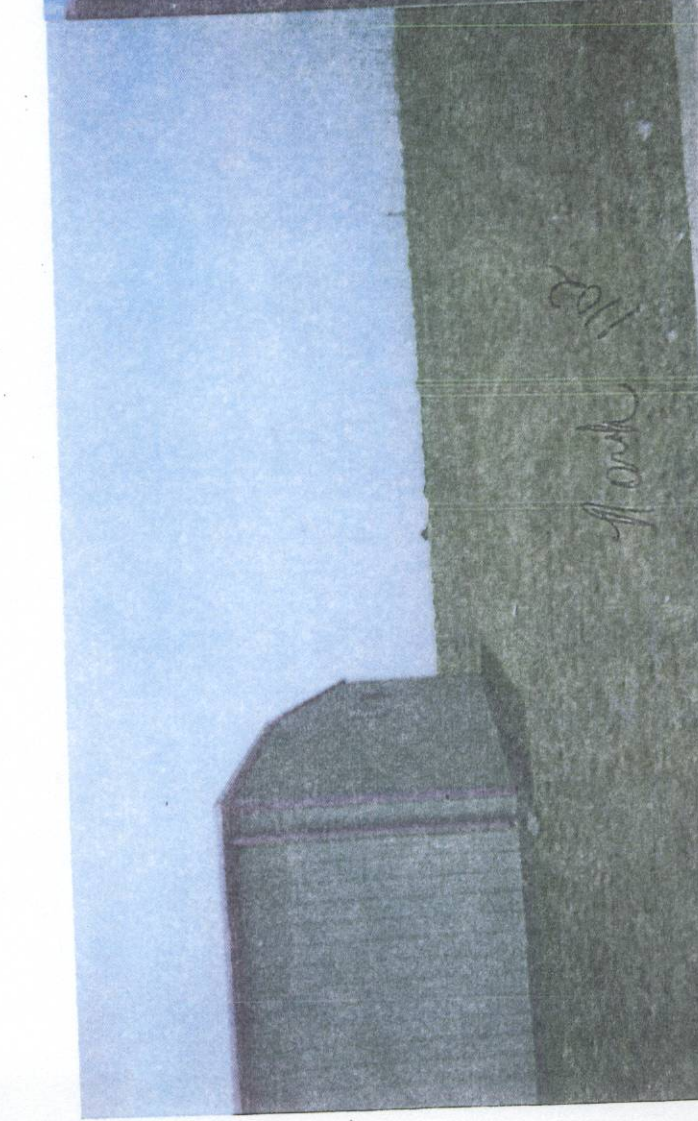
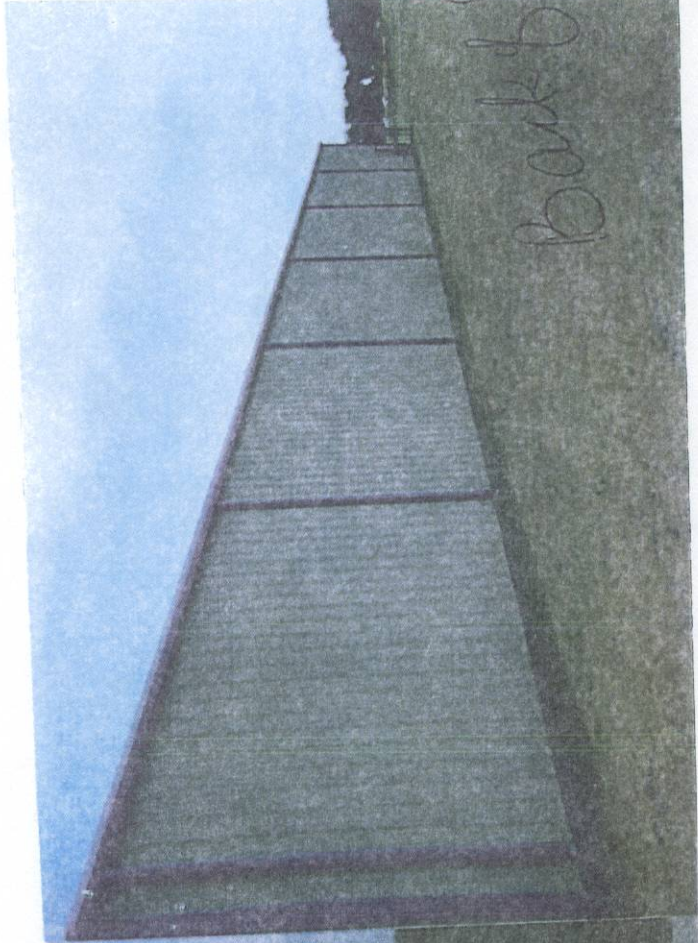
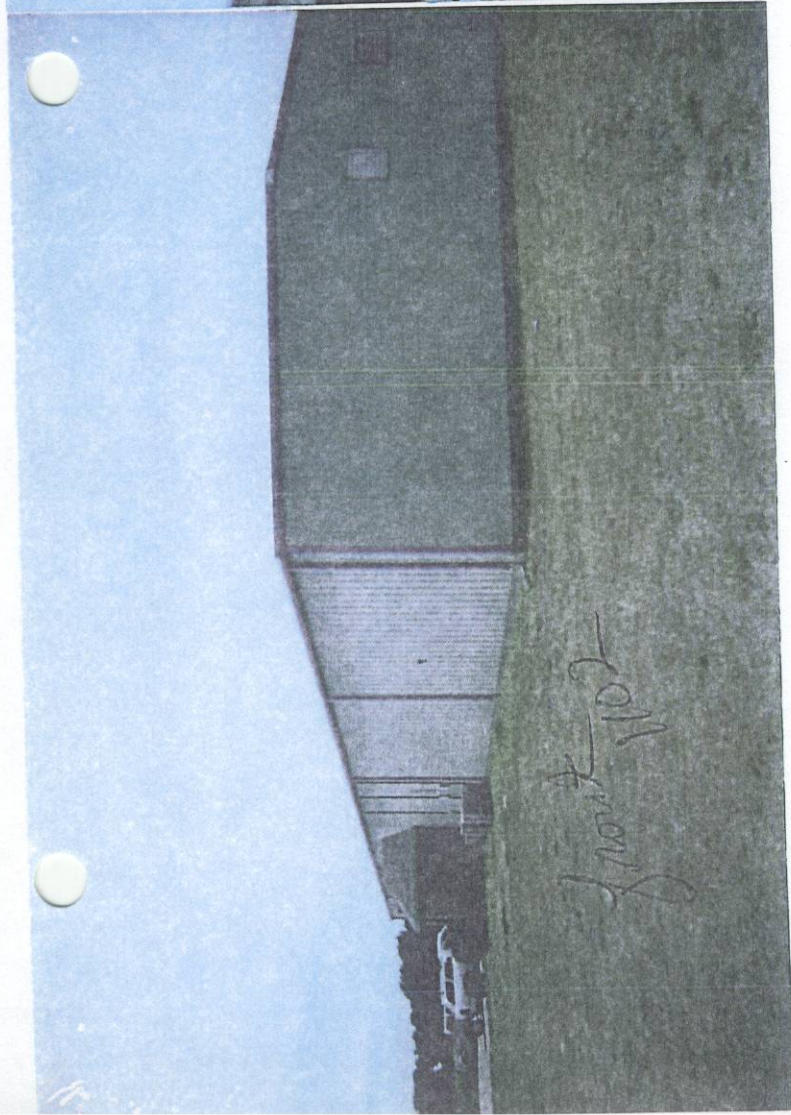


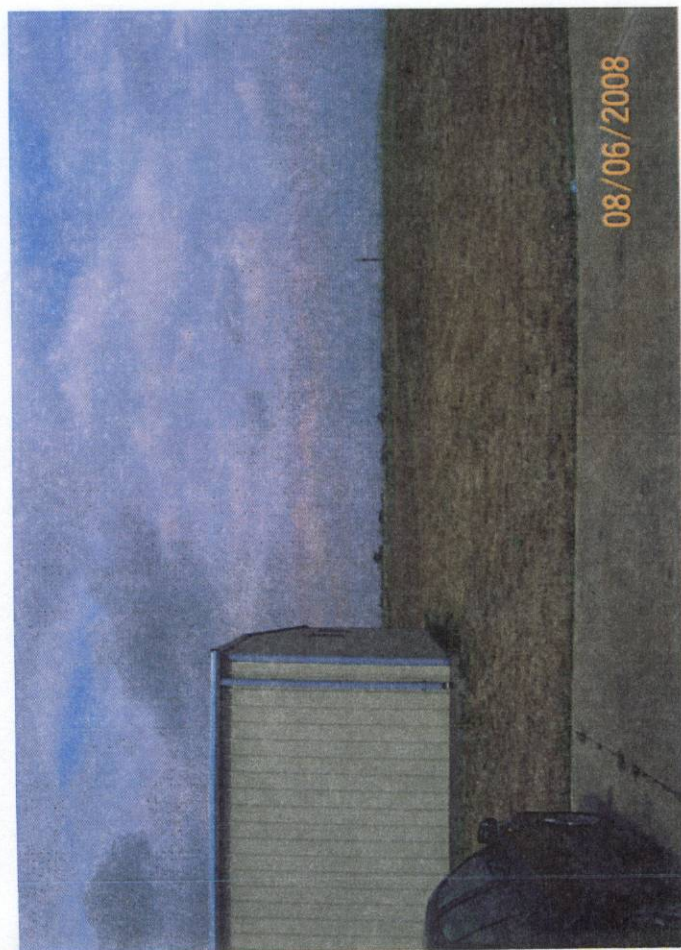
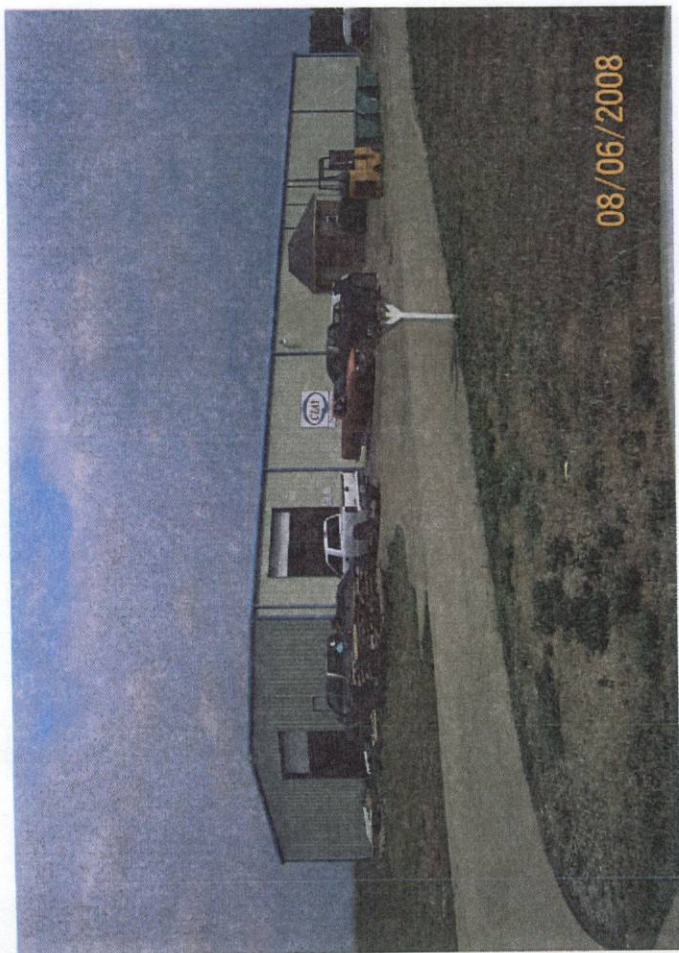
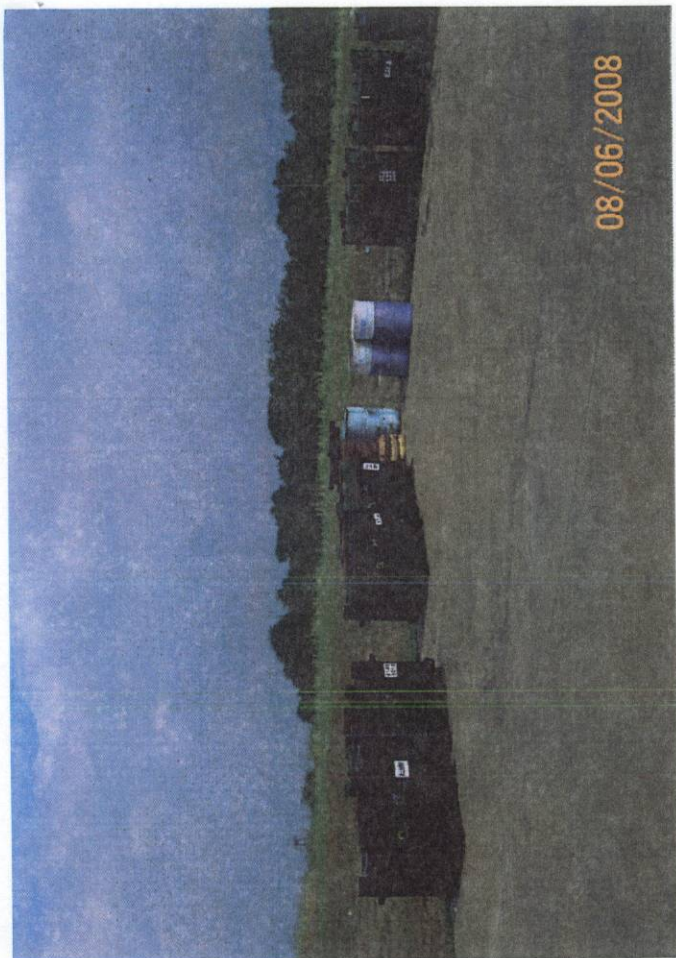
FM
1417



Scale: 1 inch = 212.3 feet

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**STAFF REVIEW LETTER**

August 13, 2008

RJ Spencer Investments LLC
2107 Joni Circle
Sherman, Texas 75092

Jamie Morrow
173 Rockport
Sherman, Texas 75092

Joe Ayers
1401 Lakewood Dr.
Sherman, Texas 75092

Sartin & Associates
PO Box 1843
Sherman, Texas 75091

Dear Applicants,

Your request for approval of Site plan approval for a 60' X 50' X 14' addition to Clay Precision, Inc. located at 1102 F.M. 1417 NE has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1 (Light Manufacturing) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. A portion (300') of Lot 2 will be located within the O-1.1 (FM 1417) Overlay District; all aspects of the ordinance must be followed, including landscaping requirements.
3. Outside storage and display of products will not be allowed.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267)

Engineering:

5. Any drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
6. The private common access easement shall be recorded and shown on the plat.
7. Fire protection shall be approved by the City of Sherman Fire Marshal.
8. No additional services shall tie on to Pink Hill Water System. The existing users will be required to tie on to City of Sherman services as the utilities become available to the property.

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

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

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

Respectfully,

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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

"136.812 Ac."
CBA Limited Partnership
to
RJ Spencer Investments, L.L.C.
Vol. 4385, Pg. 458
Jan. 2, 2008

**AARON BURLINSON SURVEY
ABST. NO. 61**

1/2" Rebar Set
Cpdd #3694

1/2" Rebar Set
Cpdd #3694

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Cpdd #3694

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Cpdd #3694

1/2" Rebar Set
Cpdd #3694

50' Addition to
Existing Metal Bldg.

Lot 2
5.19 acres

Lot 1
3.32 acres

NORTH

Scale: 1" = 100'

"20.00 Ac."
Triplex Machine Inc.
to
Sammy Dolezalek
Vol. 4178, Pg. 464
Jan. 12, 2007

TEXAS & PACIFIC RAILROAD

F. M. HIGHWAY NO. 1417

**SITE PLAN
for Lot 2**

RJ SPENCERS INVESTMENT ADDITION

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors

109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
Ph: (903) 892-8002 Fax: (903) 868-2970

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 19, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2001 Skyline Drive, Suite A-145
Being Lot 3, Block 1, Skyline Business Park Replat
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and site plan approval to allow a day habilitation program/school and training center for adults with developmental disabilities in a C-1 (Retail Business) District and the O-1.1 (FM 1417) District.

Background

The property is located at 2001 Skyline Drive, Suite A-145. Evergreen Employment Enterprises of Texas is a day service program for mentally challenged adults. The program is a class room setting, the clients will engage in learning and creative activities including food preparation, medical needs, housekeeping, grooming and hygiene, dealing with their behaviors, shopping, money management and finance, etc. They help them to become more involved in the community by attending church regularly, participating in community activities, going to the movies, bowling, eating out and finding employment. **As this item was tabled at the July 22nd Planning and Zoning Commission Meeting, a motion and order are required to remove it from the table for consideration at this meeting.**

Adjacent Zoning:

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

Origination:

Terry SC Wong (Owner), Dean Gilbert, Jr. (Property Manager) and Evergreen Presbyterian Ministries, Inc., Theresa Garrett (Tenant)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

27

Objections received:

1

Attachments:

Location map, Photos, Site Plan, Staff Review Letter

Prepared By:

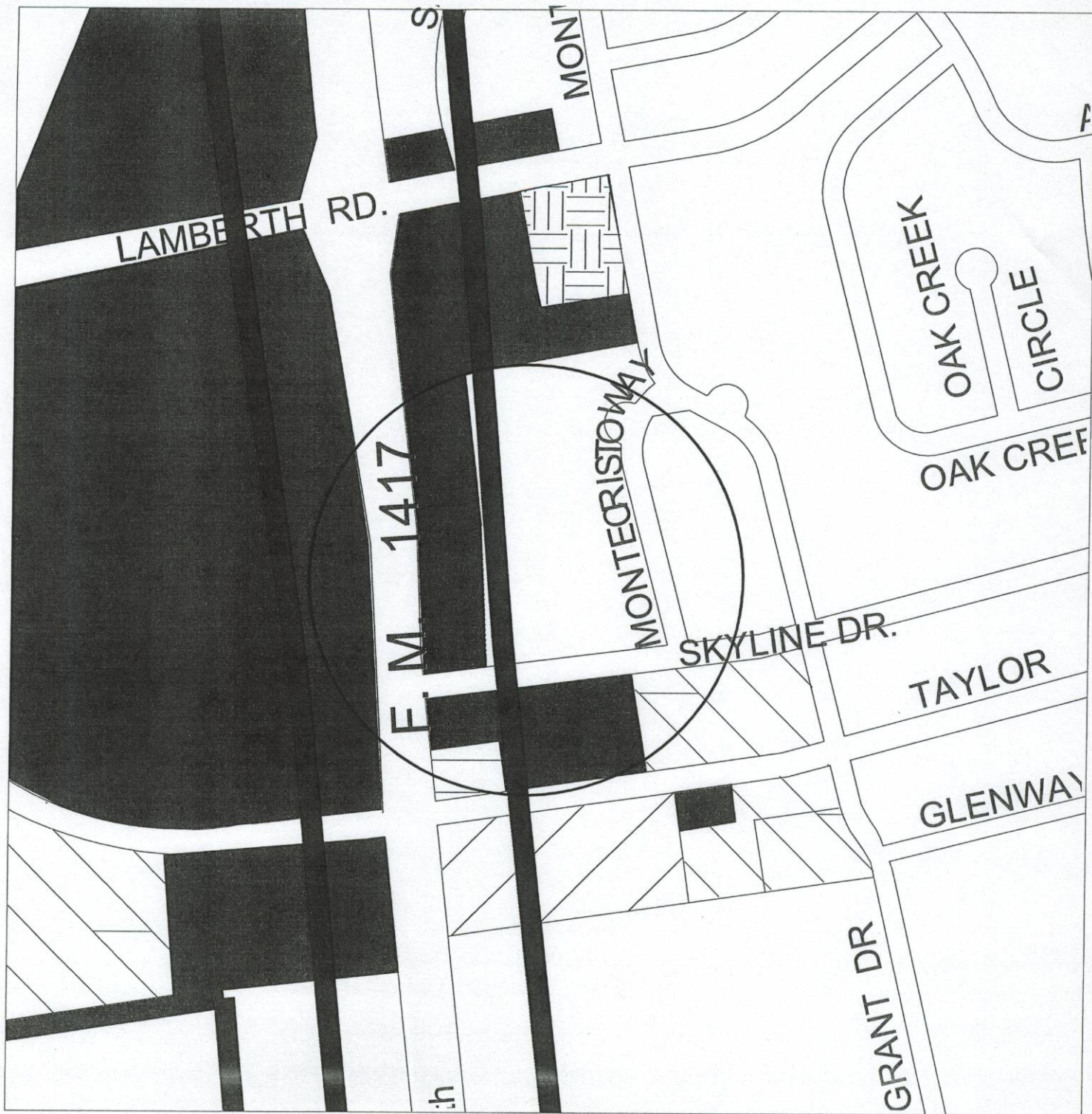
Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



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
	BLA LOCK 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



2001 SKYLINE SPECIFIC USE PERMIT AND SITE PLAN

Department of Developmental Services





FM
1417

Skyline

Scale: 1 inch = 87.5 feet

(c) Copyright 2006, Pictometry International Corp.

2001 Skyline Dr. Ste A-145



July 30, 2008

City of Sherman Building and Zoning
405 N. Rusk
Sherman, TX 75090

To Whom It May Concern:

In support of the further Evergreen Employment Enterprises of Texas developed by Evergreen Presbyterian Ministries Inc., of Texas. I would like to share a bit of information about Evergreen; past, present and future with the board members of the building and zoning department in efforts to help each of them better understand how Evergreen plans to contribute to the City of Sherman by supporting those in our community with developmental disabilities.

Evergreen began in Minden, Louisiana, 1959, by four young men with developmental disabilities and behavior problems. Since then we have expanded our services into six states: Louisiana, Texas, Oklahoma, Arkansas, Tennessee and Kentucky. Evergreen stands at the top in Louisiana as the largest nonprofit provider of services to those with developmental disabilities and is among the top ten in the nation. Evergreen has become a leader in its field.

Our Sherman branch is part of the North Central Texas division, which also consists of Dallas and Fort Worth. The divisional office is in Dallas, where our division director, Alicia Johnson offices. Together Dallas and Fort Worth have a combined number of fifteen group homes and two Day Programs which support the residents we serve for both areas as well as people outside of Evergreen.

Evergreen has been a part of Sherman only for a short time. In 2003 we bought the large nursing home/rehabilitation center at 315 W. McClain, Sherman. Better known as Sherman Habilitation Center which is now owned by MHMR. At the time when Evergreen took over the facility, there were close to sixty residents with a wide range of developmental disabilities and behavior problems. Evergreen's mission was to shut down the large facility and to relocate the residents into community homes or group homes. They began by evaluating each resident and placing those with severe behaviors in other state facilities where they were better suited. Family members also had the option to relocate their loved ones themselves if they wished. With the twenty four residents remaining, twelve were moved to the Dallas/Ft. Worth area, six male and six female. Twelve remained in Sherman and were moved to the two community homes here. We have a female home with six residents and a male home with six residents. The homes they live in are located in residential areas, one at Northbrook and one at Carriage Ests. Rd. We have twenty four hour staff at each home with an assigned house

manger, an LVN that cares for both homes, a QMRP (qualified mental retardation professional) that cares for both homes and a business office manager.

The Evergreen program is designed to help the residents we serve become more independent in all areas of their lives through formal and informal training in the community home. We train in areas of; food preparation, medical needs, housekeeping, grooming and hygiene, dealing with their behaviors, shopping, money management and finance, ect. We also help them to become more involved in the community; attending church regularly, participating in community activities, going to the movies, bowling, eating out, and finding employment.

Outside the group home we seek to provide training in a workshop or day program setting. Our residents have attended workshops/day programs offered by outside providers in the past. In those programs we were not fully satisfied by the services our residents were receiving. Looking into the future of Evergreen in the Sherman area we are now at a point to provide those services ourselves, which will meet our standards. The plan is to lease the office space just next door to our current business office, 2001 Skyline Dr., St. A155, Sherman. The two spaces will be adjoined by an open passage way.

The following information will provide a more detailed program plan for the new branch of Evergreen in Sherman.

Evergreen Employment Enterprises Of Texas

A Day Habilitation Program / Training Center
For Adults with Developmental Disabilities

Address:	2001 Skyline Dr., Suite A145, Sherman, TX 75092
Business Hours:	8:00am-4:00pm Monday-Friday
Occupants:	3 staff 12 Evergreen residents plans to provide services to the community with needs
Program Requirements:	An individual must have a developmental disability, with proof of the diagnosis and a physician's order. Each individual seeking service that is not part of Evergreen will be evaluated by Evergreen according to our

ability to provide services that will be beneficial to that person. Evergreen will evaluate the medical needs of this person and behavioral needs.

Staff Involvement:

A facility nurse will be available during business hours to supervise and provide medical assistance for any needs she is capable or trained to handle.

The program supervisor/QMRP will be available during business hours to supervise and provide assistance in all program planning; she will also monitor and assist with behavioral needs she is capable or trained to handle.

There will be three trainers/staff available during business hours to provide formal training as planned by the program supervisor; they will also assist with medical and behavioral needs as well as meal time and other planned activities.

Program Design:

The program Evergreen will provide in the Day Habilitation Program / Training Center will consist of learning in a class room setting; the facility will have three class rooms with four clients and one trainer in each room.

Program Plan:

The program supervisor will be in charge of establishing the daily program plan. Each trainer will have a schedule of topics to review daily which will be fifteen minutes to one hour long. You may review the topics on the following pages. The schedule includes a one hour lunch period, bathroom and water breaks are as needed. We will have planned outings and scheduled guest speakers periodically.

The topics that will be reviewed will teach daily life skills, aid in developing their mental capabilities, create group interaction and promote community involvement.

The clients that wish to seek employment in the community will receive training in the areas of their interest along with job coaching.

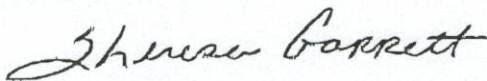
Future Plans:

Evergreen looks to expand the services we provide in our Day Habilitation Program/Training Center. By expanding or renovating our current space we could offer the clients the chance to earn money for themselves by doing contract work for business in the area.

Closing:

We hope the information provided gives you a greater understanding of what Evergreen business is about and how we plan to contribute and provide a much needed service to the community. Evergreen is ran with the highest of standards, we are regulated by the state agency, DADS (department of aging and disability services) as well as our own set of standards which is to help our clients have a normal and rewarding life, that's what we strive to have. If you have any further questions please contact me, information below.

Sincerely,

A handwritten signature in cursive script that reads "Theresa Garrett".

Theresa Garrett
Administrative Assistant
Evergreen Presbyterian Ministries
2001 Skyline Dr., St. A155
Sherman, TX 75092
903-893-0149

Enclosures: 3

Workshop Hours Monday-Friday 8:30am-4pm

Group A-LaTasha Hooper

Debbie

Darcie

Charles

Matthew

8:30-8:45	Arrival /Set Up
8:45-9:15	Coffee / Currents Events / Weather (Group)
9:15-9:45	Exercise (Group)
9:45-10:00	Hygiene
10:00-10:30	Games
10:30-11:00	Health / Medicine
11:00-11:30	Math
11:30-12:30	Lunch
12:30-1:00	Money Management
1:00-1:30	Matching & Sorting
1:30-2:00	Time Management
2:00-2:30	Problem Solving
2:30-3:00	Writing
3:00-3:30	Arts & Crafts
3:30-3:45	Reading
3:45-4:00	Clean Up / Departure

*Scheduled classroom times are subject to change due to outings and unplanned activities that might occur.

Workshop Hours Monday-Friday 8:30am-4pm

Group B-Cheryl & Brandy

Kamla

Jeanna

Russell

Eddy

8:30-8:45	Arrival / Set Up
8:45-9:15	Coffee / Current Events / Weather (Group)
9:15-9:45	Exercise (Group)
9:45-10:00	Sign Language
10:00-10:30	Games
10:30-11:00	Money Management
11:00-11:30	Health / Medicine
11:30-12:30	Lunch
12:30-1:00	Math
1:00-1:30	Social Skills
1:30-2:00	Matching & Sorting
2:00-2:30	Writing
2:30-3:00	Emotions
3:00-3:30	Arts & Crafts
3:30-3:45	Bible Study
3:45-4:00	Pick Up / Departure

*Scheduled classroom times are subject to change due to outings and unplanned activities that might occur.

Workshop Hours Monday-Friday 8:30am-4pm

Group C-Marcus

Juanita

Denice

Steven

Doyle

8:30-8:45	Arrival / Set Up
8:45-9:15	Coffee / Current Events / Weather (Group)
9:15-9:45	Exercise (Group)
9:45-10:00	Matching & Sorting
10:00-10:30	Games
10:30-11:00	Writing
11:00-11:30	Math
11:30-12:30	Lunch
12:30-1:00	Money Management
1:00-1:30	Safety Skills
1:30-2:00	Assembly / Collating
2:00-2:30	Health / Medicine
2:30-3:00	Grammar
3:00-3:30	Arts & Crafts
3:30-3:45	Bible Study
3:45-4:00	Pick Up / Departure

*Scheduled classroom times are subject to change due to outings and unplanned activities that might occur.

August 13, 2008

Terry S C Wong
C/O Dean Gilbert, Jr.
801 E. Taylor
Sherman, Texas 75090

Theresa Garrett
2001 Skyline Dr., Ste. A-155
Sherman, Texas 75092

Dear Applicants,

Your request for approval of Specific Use Permit and site plan approval to allow a day habilitation program/school and training center for adults with developmental disabilities in a C-1 (Retail Business) District and the O-1.1 (FM 1417) District located at 2001 Skyline Drive, Suite A-145 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

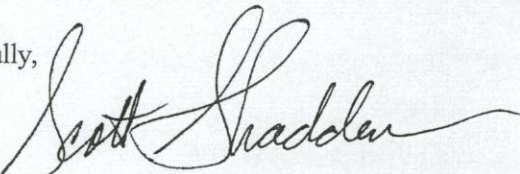
1. All aspects of the C-1 (Retail Business) District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267)

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

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

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

Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

August 4, 2008

Imre Sztrik
1917 Monte Cristo Way
Sherman, Texas 75092

AUG 11 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, August 19, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

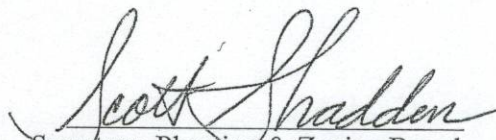
The request of Terry SC Wong (Owner), Dean Gilbert, Jr. (Representative) and Evergreen Presbyterian Ministries, Inc., Theresa Garrett (Tenant) concerning the property located at 2001 Skyline Drive, Suite A-145, being Lot 3, Block 1, Skyline Business Park Replat

The request is as follows:

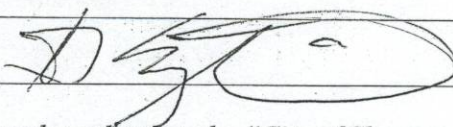
Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a day habilitation program/school and training center for adults with developmental disabilities in a C-1 (Retail Business) District and the O-1.1 (FM 1417) District.

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 vote NO on this center !!



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.

*Dallas
workshop*

CITY OF DALLAS

Building Inspection
320 E. Jefferson Blvd.
Dallas, Texas 75203

CERTIFICATE OF OCCUPANCY

CO Number: 0106211038

Date Issued: 08/24/2001

Use: ADULT DAY CARE FACILITY

Expiration date:

Name: EVERGREEN PRESBYTERIAN MIN.

CO Fee: 175.00

DBA: EVERGREEN

Mapsc0: 28 /F

Telephone:

Fax:

Address:

10810 SANDEN DR 75238

Lot: 2A	Block: 4 8059 /	Act Code: B	Dwlg Units:
Work Use:	Zoning: IR	Own Code: A	District: 05A
Pro Park:	Lot Area:	SUP:	Stories:
Req Park: 17	Bldg Area: 8470	PDD: 0000	Occ Code:
Sprinkler:	Type Const:		

Remarks

TOTAL PARKING ON LOT 34
10808 ALDER 3630 SQ FT WAREHOUSE ALSO ON LOT

This certificate shall be displayed
on the above premises at all times.

E

*F. Worth
Workshop*

CITY OF FORT WORTH • DEVELOPMENT DEPARTMENT • BUILDING INSPECTION DIVISION
CERTIFICATE OF OCCUPANCY

Lot 1R Block 11 Legal Description Newell; Newell
Street Address of Building, Room, Area 3513 E. Lantana #13 Date 9-17-01

I have examined the City of Fort Worth Official Zoning District Maps and do hereby certify that the above described land is zoned 1R. This land can be used as a Office / Warehouse

BUILDING USE

Permit No. F101-03303

This is a type FB structure.
I have inspected this (building) (room) (area) and find that it is or can be used as a Group B, Division 1
Occupancy Classification as defined by the City of Fort Worth Building Code and, when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (If B2 storage, annotate high-piled combustible storage as B2-H.)

Owner Freight Employment
Owner's Address 3513 E Lantana 800 N
Fort Worth Texas

Building Official A. G. G. G.

Issued by Larry Johnson

The City of Fort Worth Cannot And Does Not In Any Way Represent Advice Or Guarantee That your Compliance With The Building Code Will Prevent Liability For Violations Of The American With Disabilities Act.

The occupant load of this (building) (room) (area) shall not exceed 80
The Building Code requires that this certificate be posted in a conspicuous place on the premises.

About Evergreen...

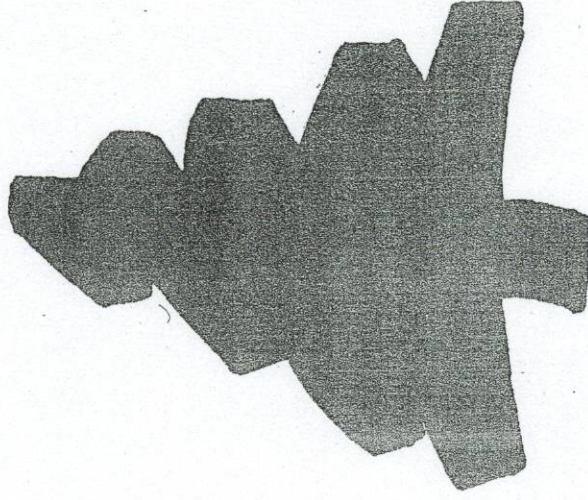
Vocational programs provide supervised opportunities for developing workplace skills.

Employment training concentrates on interpersonal skills required for having a job in the community, then monitors progress while giving support as needed.

Day habilitation offers various activities and situations that promote learning, creativity and self-esteem.

Community homes encourage independence and enhance daily living skills.

Evergreen Employment Enterprises is a part of **Evergreen Presbyterian Ministries, Inc.**, a not-for-profit organization that has vocational, habilitation and residential services in six states for people with developmental disabilities.



Evergreen
Employment
Enterprises
Of Dallas &
Fort Worth,
Texas

We Guarantee:

- On time completion
- Production that meets
Your quality standards
- Competitive prices
- Time and motion
Studies according to
DOL standards
- Large dependable
Workforce
- Experienced
Supervisory staff

Let us bid on *your*
production needs.

Contract Procurement
Bob Johnson
817-285-8011 or 972-386-4834
bjjohnson12@aol.com

Dallas
Mitzie Stewart
972-386-4834

Fort Worth
Jerrie Pendley Sayers
817-285-8011



We specialize in odd lots
And repetitive tasks.

Collating
Folding
Inserting
Bagging
Packaging
Stamping
Labeling
Sorting
Heat Sealing

Welcome to Evergreen!

An Introduction to the Evergreen Family "Building Better Lives"



Welcome to Evergreen Presbyterian Ministries, Inc. Evergreen has enjoyed a proud history of providing excellent

services and supports to individuals with mental retardation dating back to 1959.

Over 40 years ago, a Presbyterian Minister, a hand full of staff, and four young men who had both mental retardation and behavioral disorders, moved to an abandoned school



house out in the pinewoods of Northwest Louisiana. From 1959 to the late 1970s, an institution was born and grew to a capacity of

240 people served.

In 1980, Evergreen began its conversion from the institutional setting to the community with the opening of two group homes. The movement away from the institution setting culminated with the closing of the institution in



the summer of 1994. Today, Evergreen supports and serves over 750 individuals in Louisiana, Texas, Arkansas, Oklahoma and Tennessee. While the

majority of these individuals are served in ICF/MR homes, recent years have seen an

Increasing emphasis on the development of supported and independent living programs. In addition to these residential services,

Evergreen is offering respite, family support, personal care attendant services, crisis intervention and a wide variety of vocational programs emphasizing supported employment.



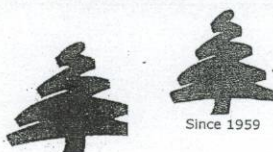
The key to Evergreen's successful growth includes a progressive and dedicated Board of Directors appointed by the Presbyterian Church U.S.A., and a committed staff.



Evergreen employees consistently express high levels of job satisfaction on anonymous questionnaires and demonstrate a dedication to the mission through longevity with the Evergreen Family.

We invite you to learn more about our existing ministry of love and compassion by personally visiting one of our more than 300 different program sites in our five state area.

To visit a home or for more information, please contact:



**EVERGREEN PRESBYTERIAN
MINISTRIES OF TEXAS, INC.**
NORTH CENTRAL DIVISION

Alicia Johnson
Division Director

10810 Sanden Road
Dallas, TX 75238
ajohnson@epmi.org
www.epmi.org

Phone: 972-386-4834 ext. 205
Fax: 972-386-9509

Evergreen Presbyterian Ministries, Inc.

Evergreen At-A-Glance

R. S. Martin, Jr. Resource Center (Corporate Office)

4400 Viking Drive
Bossier City, LA 71172-2360
318-742-8440

Central Louisiana

920 Main Street
Pineville, LA 71360
318-445-4470

North Central Louisiana

1412 Sibley Road
P.O. Box 1177
Minden, LA 71055
318-371-1961

Northwest Louisiana

3907 Shed Road
Bossier City, LA 71111
318-747-9855

Southeast Louisiana

2570 SW Railroad Ave. Suite A-1, Box 6
Hammond, LA 70403
985-370-8811

Southwest Louisiana

1146 Hodges Street
Lake Charles, LA 70601
337-433-9495

Dallas/Fort Worth

10810 Sanden Rd.
Dallas, TX 75238
972-386-4834

Northeast Texas and Arkansas

1319 Magnolia
Texarkana, TX 75501
903-794-0517

Sherman Development Center

315 McLain
Sherman, TX 75092
903-893-0149

Oklahoma

7725 West Britton Rd.
Oklahoma, City, OK 73162
405-720-1192

East Tennessee

44 Ray Mears Blvd, Suite 106
Knoxville, TN 37919
865-692-9559

Middle Tennessee

2603 Elm Hill Pike
Nashville, TN 37214
615-889-2622

Mission Statement

Evergreen's mission is to support people with disabilities to build a better life.

Vision Statement

Evergreen's vision is to provide the highest quality supports and services.

Values

We are committed to the following values:

- ...helping people achieve the highest possible quality of life.
- ...providing a network of excellent services and supports.
- ...providing services and supports that are person-centered and choice driven.
- ...providing a wide variety of experiences in order to make truly informed choices.
- ...listening with compassion and sensitivity.
- ...helping persons served and supported have valued status and full membership in the community.
- ...making the community aware of the contributions and gifts of people with disabilities.
- ...protecting and advocating for dignity and rights.
- ...Christian concern and expression of individual spirituality.
- ...serving people in the smallest appropriate setting.
- ...employee competence.

Fact Sheet

General Information

- Established in 1959.
- A not-for-profit service agency (mission) of the Synod of the Sun, Presbyterian Church (USA). Synod includes churches in Louisiana, Texas, Oklahoma and Arkansas.
- Governed by a 19-member Board of Directors, elected by the Synod, Presbyterian Church (USA).

Services for Persons with Functional Disabilities Include

- Over 750 people currently served in Louisiana, Texas, Arkansas, Oklahoma, and Tennessee.
- Seventy-one ICF/MR community homes located throughout Louisiana and Texas, each serving 6 people.
- Supported Living services for over 300 people.
- Vocational Programs that emphasize supported and integrated employment.
- A 5-year plan which will increase the number of persons served to 1400.

Financial Information

- Yearly operating budget of \$40 million, main funding source—Medicaid.
- Staff of about 1200 full time equivalents.

Evergreen EXCLAMATIONS!

Helping Others Live Their Lives as an Exclamation Point! (Since 1959)

News for Friends and Families of Evergreen Presbyterian Ministries
Vol. 4, No. 1 1st Quarter 2006

Taylor new Evergreen president

John Taylor, a lifelong Shreveporter, has been named president of Evergreen Presbyterian Ministries Inc.

He replaces Dr. Bernard Wagner and becomes only the fourth president in Evergreen history.

Taylor has been on the staff of Evergreen since 1977 in several management positions. He has been the vice president of operations since 1989.

Taylor has a B.S. in Psychology and an M.S. in Clinical Psychology from Northwestern State University. He is

a graduate of Byrd High School.

He served his country in the Marine Corps in Vietnam and is a member of the American Association on Mental Retardation and served as Louisiana president from 1992-93 and Region V treasurer from 1998-2000.

Taylor and his wife, Susan, have a son and daughter. !



Taylor

Oklahoma woman receives Governor's Award

Naomi Gray, a woman served by Evergreen in Oklahoma City, received the Governor's Disability Employment Award for outstanding achievements at the 20th annual event at a ceremony at the Governor's Mansion.

Gray has worked at P.F. Chang's for the past year. She started out folding napkins and moved into the kitchen to help with food preparation. Typically quiet and reserved, her co-workers noticed a big change in her demeanor since she started working. They say she is much more talkative and happy to be one of the crew. She has an upbeat manner and a constant smile on her face. She doesn't hesitate



Gray receives her award

supported employment work within their business. They ensure that all employees are treated equally and with respect. !

to advocate for herself if she needs something, and thanks to her income, has been able to buy a lot of items she has always wanted.

Chang's received a business award for going above and beyond to make

St. Andrews Men's Group aids Ravendale home

The first project of the Men's Group at St. Andrews Presbyterian Church in Shreveport was to meet early on a Saturday morning to spread gravel on the Ravendale home's driveway to extend it for safer ingress and egress.

The group brought movies and popcorn to the home during Hurricane Rita and has donated a computer, exercise bike and treadmill.

They also welcome the residents to worship services and church functions. They, in turn, showed up with a thank you note.

On the agenda for the men is planning a fundraiser for a carport and covered walkway at Ravendale.

"They are wonderful people and we enjoy having them be with us," said group spokesman Buddy Driggers. !



Flynn Dulle squatting, Lewis Dale with shovel, Clint Land, Dave Hodnett on tractor, Chris Ward, the Rev. Lee Grisso, Jeff Stafford, Buddy Driggers

INSIDE:

Texarkana makes news....Page 2 Hurricane Appreciation...Page 3 Tennessee Book Project....Page 4

Employee initiates community help for client

The Texarkana community came together to help a woman who has been disabled most of her life and struggles to live independently after a motor vehicle accident.

A team of volunteers banded together to make her wish a reality during the holiday season. Mandy Jobe, 23, lost her mother in a fatal car accident that left her with physical and mental disabilities, forcing Jobe to often use a wheelchair. Her 71-year-old grandmother has been taking care of her for more than 20 years.

The two, along with a parrot, live in a cramped 770-square-foot house that had no shower. Bonnie Champion of

Evergreen stepped up to further aid Jobe, one of the people the organization serves.

For the past several months, Champion has been recruiting dozens of organizations, businesses and volunteers. Now, a handicapped accessible bathroom has been built onto Jobe's bedroom with help from construction companies and remodelers. They say her smile makes it all worthwhile.

KTAL-TV featured this story on a 90-second segment on its nightly news.

If you'd like to help financially, you can contact Champion at 903-794-0517.!

Shirley Harris named to board

Evergreen Presbyterian Ministries announces that Shirley Harris of Oklahoma City, Okla., has been named a board member.

Harris has been executive director of D-DENT (Dentists for the Disabled and Elderly in Need of Treatment Inc.) for seven years. She is a graduate of Capitol Hill High School and has worked as a dental assistant and oral surgery assistant.

She has made a career out of volunteering and fund-raising



Harris

for such organizations as the Edmond Association of Retarded Citizens, Children's Convalescent Hospital, Oklahoma Zoological Society, Lyrie Guild, Junior Hospitality, Oklahoma County March of Dimes Drive chair, Meadows Auxiliary founder, Oklahoma Consumer Affairs board, Red Cross, Dale Rogers Training Center, Oklahoma Theatre Center and YWCA.

Evergreen serves one of her daughters. !



Dr. Bernie Wagner, left, appears on The Talk of The Town radio show with Tom Pace.



Tom Mobley is congratulated by Dr. Bernie Wagner for his years of service on the Trustee board.



Carolyn Howell, Fred Ryle Jr. and Jackie Quinn finished their terms on the board of directors.

From the Archives



Eunice Shriver presents Lucy Orser of Evergreen with a first place medal in swimming in the 1972 Kennedy Foundation Special Olympics.



Trustee Carolyn Howell and Belinda Summers, division director in Oklahoma, sat on a panel that addressed the Oklahoma Board of Commissioners on services and funding used by the persons Evergreen serves.

Growth begins when we start to accept our own weakness. Jean Vanier, advocate for people with developmental disabilities

Evergreen At-A-Glance

 Established in 1959

 Serving 1,100 people in five states
(including a program managed in Monroe, La.)

 Supported living services for 300 people

 Staff of approximately 1,700

 Seventy-eight community homes

 Vocational programs that emphasize
supported and integrated employment

EVERGREEN PRESBYTERIAN MINISTRIES

A 501 (c) (3) Not-for-Profit Organization

For more information, contact us at:

4400 Viking Drive

P.O. Box 72360

Bossier City, La. 70172-2360

Phone: 318-742-8440

Fax: 318-752-5448

Website: www.epm1.org

Mission/Vision

Evergreen's mission is:
to support people with disabilities to build better lives.

Evergreen's vision is:
to provide the highest quality supports and services.

Welcome to the Evergreen Presbyterian Ministries 2005 Annual Report

Financial Statements

SUMMARY STATEMENT OF ACTIVITIES YEAR ENDED JUNE 30, 2005

EPMI OPERATIONS:

Revenues & Support

Facility Fees	\$ 39,456,685
Other Revenues	480,455
Contributions	<u>3,113</u>
Total Revenues & Support	<u>39,940,253</u>

Expenses:

Program Services	37,372,345
Support Services	<u>1,340,828</u>
Total Expenses	<u>38,713,173</u>

Net Increase in Assets - EPMI

\$1,227,080

FOUNDATION:

Contributions	\$404,984
Investment Income & Royalties	272,715
Increase in Market Value of Investments	124,680
Client Support and Other Grants	(213,790)
Management and General Expenses	<u>(429,141)</u>

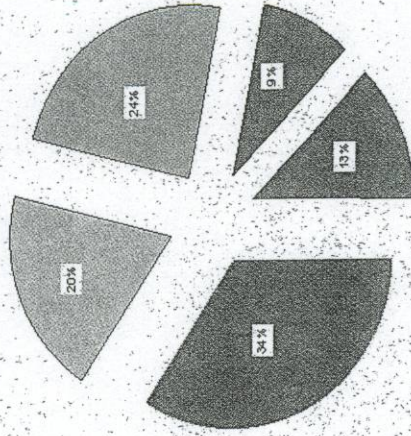
Net Increase in Assets - Foundation

\$159,448

*Operating expenses for
Evergreen Presbyterian Ministries
are approximately \$106,000 a day.*

2004-2005 Annual Report of Evergreen Foundation

Sources of Contributions \$414,983.55



■ Grants & Capital Campaigns 34% ■ General Endowment 20% ■ Individual Donors 24% ■ Board and Staff 9% ■ Church Affiliates 13%

Grants Received

- | | |
|---|---|
| • Scott Foundation, \$7,500, Client Needs Fund | • Stevens Home in Kilgore, Texas |
| • Bidenham Foundation, \$10,000, annual fund | • Community Foundation of Shreveport-Bossier, \$15,000, Client Needs Fund |
| • Early Foundation, \$10,000, capital campaign, Texas | • Harris Foundation, \$10,000, Oklahoma City and Enid Client Needs Fund |
| • Brown Foundation, \$5,000, Client Needs Fund | • Norton Foundation, \$5,000, annual fund |
| • Rosa May Griffin Foundation, \$15,000, home improvements to the | • Early Foundation, \$10,000, annual fund |
| | • Willis-Knighton Medical System, \$25,000, capital campaign |

Evergreen Divisions and Services

CENTRAL LA. 920 Main St. Pineville, LA 71360

locational services, seven homes in Pineville, five homes in Alexandria, two apartment complexes, supported living

NORTH CENTRAL LA. 1412 Sibley Road Minden, LA 71055

locational services, Possibilities Store, four homes in Minden, one home in Cotton alley, one home in Homer, one home in Shongaloo, one home in Sibley, one home in pringhill, supported living

NORTHWEST LA. 3907 Shed Road Bossier City, LA 71111

locational services, supported living, two homes in Bossier City, seven homes in hreveport, two homes in Haughton, three homes in Natchitoches

SOUTHEAST LA. 906 C.M. Fagan Ste. 6A Hammond, LA 70403

four homes in Baton Rouge, two homes in Mandeville, one home in Hammond, one home in Covington

SOUTHWEST LA. 1146 Hodges St. Lake Charles, LA 70601

locational services, eight homes in Lake Charles, supported living

NORTH CENTRAL TEXAS 10810 Sanden Road Dallas, TX 75238

locational services, four homes in Arlington, one home in Richardson, two homes in Mesquite, three homes in Garland, three homes in Sherman, one home in Dallas

NORTHEAST TEXAS 1319 Magnolia Texarkana, TX 75501

locational services, five homes in Texarkana, two homes in Atlanta, one home in lash, two homes in Carthage, two homes in Kilgore, one home in Beckville, outlet op in Carthage; case management services and organized health care delivery ervices for children and adults in the southwest region of Arkansas, Texas waiver ervices

OKLAHOMA 7725 West Britton Road Oklahoma City, OK 73132

attellite Office: 705 S. Oakwood Road, Enid, OK 73703

upported living, assisted living, in-home waiver, and companion and vocational ervices, which provide assistance to each person around-the-clock 365 days a year

AST TENNESSEE 2904-B Tazewell Pike Knoxville, TN 37918

attellite Office: 1017 Tusculum Blvd., Greeneville, TN 37745

HDDLE TENNESSEE

46 Metroplex Drive, Nashville, TN 37211

attellite Office: Dickson, TN

WEST TENNESSEE

154 Stage Road, Suite 100, Memphis, TN 38134

ixty-six people are served by Evergreen in Tennessee, receiving services through upported living, family-based, companion and personal assistance models.

Current

Board of Directors

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Debbie Bankston, Longview, TX

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AR

Capt. Moses Stith, Acworth, GA

Rev. Dr. David Wasserman, Dallas, TX

Dr. Elizabeth Weiss, Province, LA

Elton Williams Jr., Lake Charles, LA

Ex Officio Synod Liaison:

Rev. Lemuel Garcia, Carrollton, TX



Evergreen is a mission of the Synod of the Sun, Presbyterian Church (U.S.A.), serving nearly 1,100 people with disabilities in five states. Evergreen is a 501(c)(3) not-for-profit agency.

The Annual Report is a publication of Evergreen Presbyterian Ministries.

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Vice President of Human Resources
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President Emeritus

Mary Ann Van Osdel

Editor

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Dr. Clinton McAlister, Bossier City, LA

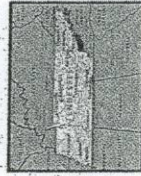
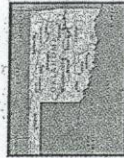
William Peatross, Shreveport, LA

Jackie Quinn, Pine Bluff, AR

Donald Raber, Kingsport, TN

Richard Russell, Bullard, TX

Dr. Elizabeth Weiss, Province, LA



Evergreen Presbyterian Ministries, Inc.

With the most remembered news in 2005 likely to be Hurricanes Katrina and Rita, Evergreen was blessed that property damage at homes in Southeast and West Louisiana wasn't worse. Our employees and friends contributed to a fund for staff affected by the destruction and the town of Bastrop rallied to help those we serve in Lake Charles who evacuated feel like home in a church pool that had been closed down.

The year will be remembered for Evergreen expanding more in Tennessee, opening an office in Memphis and Dickson and a respite home for eight people in East Tennessee. The Evergreen Foundation has developed a project, a book called *Historic Presbyterian Churches of Tennessee*, to raise funds as well as promote our efforts in the Volunteer State.

Evergreen helped resurrect G.B. Cooley in West Monroe, La., a not-for-profit service for individuals with developmental disabilities whose board is appointed by the Ouachita Parish Police Jury. Abuse and neglect allegations, employee arrests, financial troubles and building deficiencies plagued Cooley. Evergreen positively impacted the lives of 350 people being served and helped the facility overcome operational problems and staff inefficiency, as well as negative media coverage. *The News Star* in Monroe said Cooley's fortunes turned around dramatically after Evergreen became a part of the solution. To quote the Oct. 4 editorial, "Facilities were repaired and improved. Policies and initiatives were put in place to promote efficiency and fiscal responsibility. The Evergreen influence cannot be overlooked or undervalued."

We have indeed accomplished excellent fiscal performance and report positive program quality indicators in parent, staff and state survey ratings. Ninety-seven percent of our parents rated services "excellent or good" and not a single parent said services were poor. Forty percent of our community homes are deficiency free. Consumers consistently express high levels of satisfaction. It is important that we please them and the state and that consumers and parents be satisfied with services.

We have positioned new key leaders. John Taylor replaced me as president on Jan. 1, becoming only the fourth president in Evergreen history. In the last 18 years, we have increased the number of individuals served by 400 percent and taken action to improve quality that I am sure will continue under John. I enthusiastically turn over the presidency to him with no reservations. He has been on the staff of Evergreen since 1977 and has been vice president of operations since 1989. He and the rest of the staff are already strategizing for the celebration of our golden anniversary in 2009. We look forward to continued success in 2006.

Bernard R. Wagner
Bernard R. Wagner, Ph.D.
President Emeritus

Media Tribute and Testimonials from Parents

Your support makes a difference for people served by Evergreen...

While many didn't believe D'An Gates could be successful in a job, she is now a cashier at the Centenary College Cafeteria and Christine Walish, her supervisor, says she wishes all of her employees were as self-motivated and responsible.

Gates, 37, lives in an Evergreen community home and rides to work on a program van. "To see someone whose confidence and sense of being has been beaten down by a disability, and then find themselves again is an incredible feeling," said Brian Byrd, Volunteers of America's Red River Employment vice president.

"My loved one has made lots of progress since he's been at Evergreen. I'm very pleased and indebted to the services they provide."

"It's very difficult for me to coordinate such things as furniture replacement, hearing aid repairs, etc. I'm very appreciative of the extra mile that the Evergreen personnel got to help me in these areas."

"I'm so thankful for Evergreen. As an aging parent it relieves my mind to know my son has a good home and caring people to take care of him."

"My sister really enjoys the trips and group functions. Please continue these."

"Keep up the good work. My daughter is happy and content."

"I think you all do a very good job. I know it isn't easy. You have a very good staff at Espanita. I thank you for all the kindness you have shown Carol. May God bless you for the fine work you do."

"I cannot think of one thing to tell you that you could do better than what you are doing. You run a wonderful service and what is even more wonderful are the people that work at South Highlands. They are taking better care of Gene than I could. Thank you, thank you."

"I am very happy with the care my daughter receives and am impressed with the continued quality of services."

"I think Evergreen is a great place to be. Everyone seems very happy."

"Valley Creek is superior in caregiving. The clients are well cared for and seem happy. The house is spotless. Agency personnel are obliging and kind. We feel blessed to have our child cared for in Evergreen."

"Since I live in Florida, I am not able to come to see my daughter but once or twice a year. I appreciate the good care you give her."

"I am very impressed with Evergreen's services. Great compassion and attitude."

"If it was not for Evergreen, my daughter would need a nursing home and receive half the care she now gets."

"Thank you for doing a great job with love and care."

"You are doing a good job with limited resources."

"In the past year my son's personal appearance and hygiene has improved dramatically. Also, his manners and attitude have improved dramatically."



D'An is one of Red River Employment's latest success stories and was featured in an article entitled "Disability Doesn't Mean Inability" for "Spirit," the national VOA magazine.



Bastrop: Well done good and faithful servant

Stating that helping their fellow man was something they were supposed to do without credit, those in attendance at the Community of Bastrop Appreciation Reception, didn't feel like they should receive special recognition.

However, the way they opened their arms to Evergreen during Hurricane Rita was astonishing, so on the evening of Jan. 10, they were treated to a reception and a presentation about Evergreen.

One hundred people from the Southeast Louisiana Division escaped to Northwest Louisiana for what they thought would be three days when Hurricane Rita threatened. However, they were gone from home much longer, welcomed into Evergreen homes in the Shreveport-Bossier area. After some overcrowding issues, one of the staff came across a vacant Catholic school in Bastrop and the associated parish, St. Joseph's Catholic Church, agreed to help. Bonita Road Baptist Church also stepped in, providing showers, fried bream and spiritual food. Everyone received a blue Bible.

Teresa Pearce, accepted the award and said the church was glad to help. Ben Pitts of The ARC of Morehouse, as well as three city councilmen, were also in attendance.



Father John Kennedy and Keith Stevenson

Father John Kennedy of St. Joseph's received his award and thanked "those who work with

God's special people."

Division Director Keith Stevenson had received a key to the rectory from the priest to use the laundry facilities and was provided an "unofficial secretary."

Stevenson wanted to offer grateful thanks face to face for the city's kindness and hospitality. He said they need to be thanked for their time, patience with a nervous staff, medical resources and generosity. "Your heart is so big and wonderful. You see humanity at its best in this city."!

Pittsburgh comes to the rescue

The Emmaus Community of Pittsburgh sent Christmas gifts to three Supported Independent Living clients in Lake Charles affected by the hurricane.

Karen Jacobsen had connections with Evergreen through the American Association on Mental Retardation meetings. They decided to forego a Christmas party and

asked what types of items were needed. Evergreen suggested towels, bedding, small appliances, Christmas CDs, radios, DVDs and movies. They have also sent 58 Thanksgiving cards to our homes and have a prayer board in their three homes to pray for Evergreen.!

Northwest Louisiana holiday party 'gift of God'

The theme was "The Gift of God" and speaker Calvin Moore reminded those in attendance at the Northwest Louisiana Division Christmas party that the greatest gift we can give is our lives to Christ and that only what we do for Christ will last.

"We all are a gift of God, every good and perfect gift comes from God," said event coordinator Debbie Williams. "It has been indeed a blessing over the years to reach out and get the community involved with the people we serve."

Sponsors included Mr. and Mrs. Michael Grigsby, Mr. and Mrs. Terry Hackworth, Linda Hale, Mr. and Mrs. Arthur Lee, Mayor Lorenzo "Lo" Walker, A.B. Palmer Recreation Center, Bossier Exchange Club, Exchange Club of Bossier, Horseshoe Casino, Kelly Pharmacy and Gifts, Lifecare Blood Center, American Cancer Society and Wilhite Electric Co.

The invocation was done by the Rev. Handy Giles and music was performed by Jeremiah Coleman. Cristina Smith and Jalisa Nash did a liturgical praise routine. Blessing the food was Pastor Larry Shepherd.!



Left, LSU fan Dustin McDaniel and, at right, Jerald Adams and John Thomas looking through a 2006 gift calendar.

Church helps remove problem tree at group home

First Presbyterian Church, through its Outreach Ministry, granted Evergreen's request for \$1,800 to cover the cost of removing a tree that was causing plumbing problems at the South Highland home.

The group had visited the home in April and was impressed with the pride the residents and staff had. "We are glad to participate in helping to improve their home. We hope that removal of the tree will brighten the day of all the gardeners who live there and give them a nice sunny place

to plant some flowers," writes Sarah Kirkpatrick, Outreach Ministries moderator.

She said they look forward to being more hands-on with Evergreen and perhaps coming to assist the gardeners at the home.!



Foundation publishing book on historic Presbyterian churches of Tenn.

And I say also unto thee, That thou art Peter; and upon this rock I will build my church; and the gates of hell shall not prevail against it. -- Matthew 16:18

The Evergreen Foundation is publishing a coffee table book called *Historic Presbyterian Churches of Tennessee*.

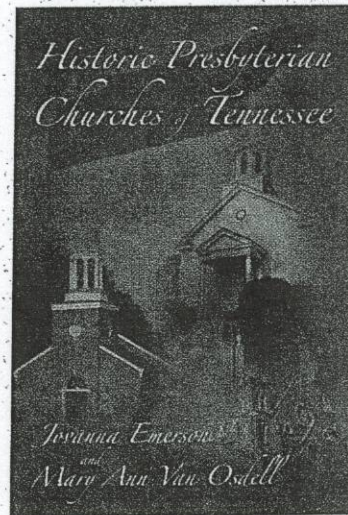
It will be released in early summer. Thirty-four churches built before 1850 are featured in this project that will raise money for people served by Evergreen.

Copies are \$30 and only 3,000 are available. The historical book, which is loaded with photographs, makes a great gift to honor those having weddings or who have been married and are celebrating anniversaries at these churches.

The editor of the project found the book not only interesting, but informative and well written. "My wife and I were married in a Presbyterian church, so there was a touch of emotion attached to my working on the project," he said. "I found the material well organized and clearly written."

Tom Stanford, chief photographer of the *Nashville Tennessean*, took the photos.

For more information, contact Jovanna Emerson, regional director of development, Evergreen Presbyterian Ministries, 466 Metroplex Drive, Suite A-224, Nashville, TN 37211, 615-833-9500 or jemerson@epmi.org.



Evergreen has a speakers' bureau that can make presentations to your church or organization. Please call 318-752-4190 for more information.

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Evergreen Foundation
4400 Viking Drive
P.O. Box 72360
Bossier City, LA 71172-2360

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Evergreen is a not-for-profit mission of the Synod of the Sun, Presbyterian Church (U.S.A.), serving nearly 1,100 people with disabilities. Evergreen, founded in 1959, has 501 (c) (3) status. Visit our website at www.epmi.org

**Evergreen
Presbyterian
Ministries:
At A Glance**

History of Evergreen

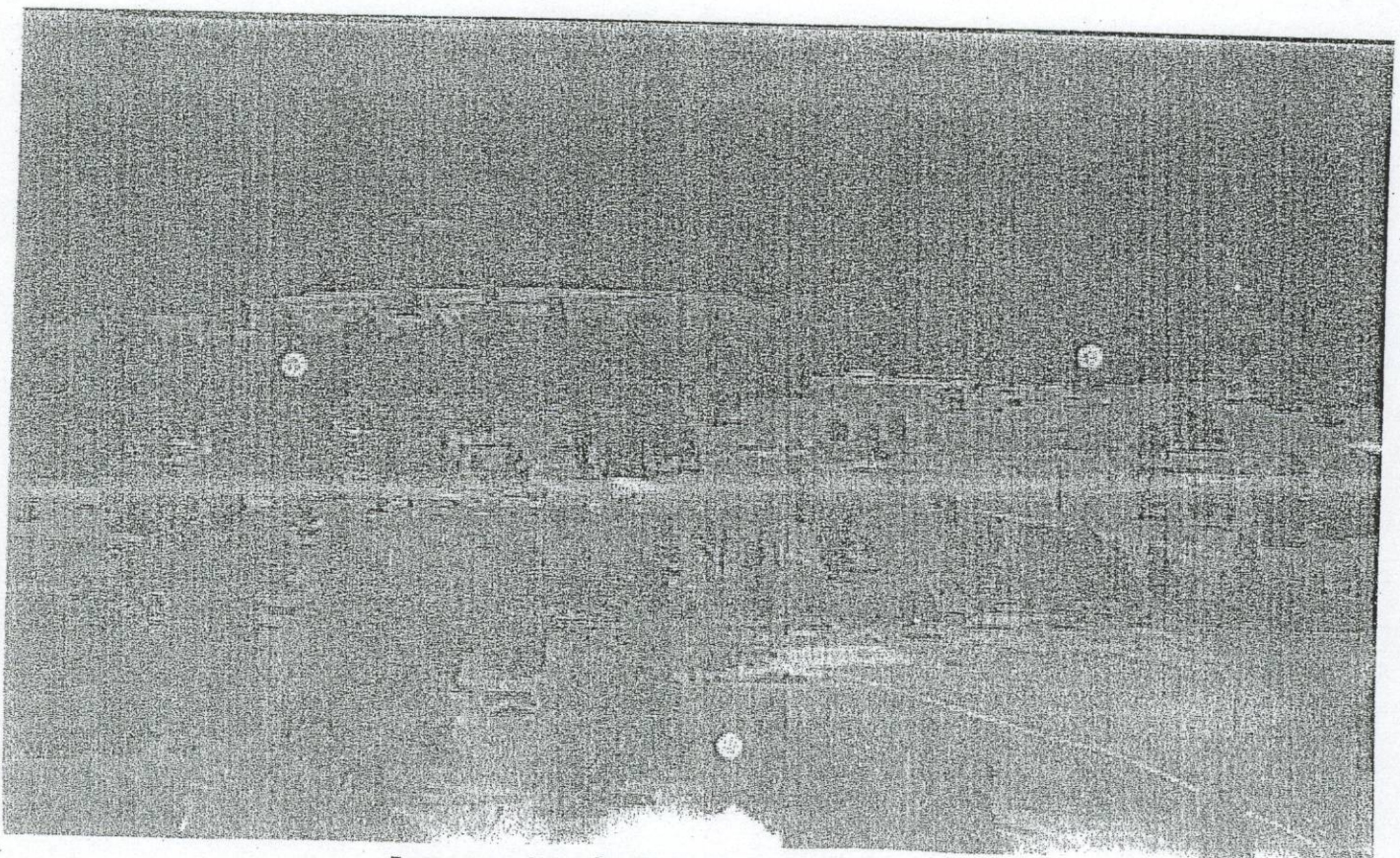
The story of Evergreen is like a kaleidoscope—a story that constantly changes. It is a story of a health care facility in the rolling, pine-studded hills of North Louisiana. Not the usual kind of health care facility, but one for people with mental retardation. It is the story of a crusade to free people with developmental disabilities from an age-old accumulation of misunderstanding, fear, ignorance and prejudice. It is the story of a campaign for the rights of individuals with handicaps to be treated with dignity and respect.

It is the story of a revolution to develop methods of training so that persons with mental retardation can return to society as responsible and useful citizens. It is the story of countless men and women who have dedicated their time, energy and resources to make its ministry possible. It is the story of despair and struggle, excitement and rejoicing, failures and successes. It is the story of anguished parents and a concerned society who are searching for answers to problems related to mental retardation and other functional disabilities.

It is the story of opportunity and service through which the church witnesses and ministers to persons with special needs. But most of all, it is a story of hope, faith and vision.

The story begins in the 1950's with three unrelated happenings. First, the Webster Parish School Board consolidated its school system and closed the modern public school in the Evergreen community. This was a school consisting of a typical one-story, eight-classroom building, a five-room residence, a duplex residence, a gymnasium, and 76 acres of land.

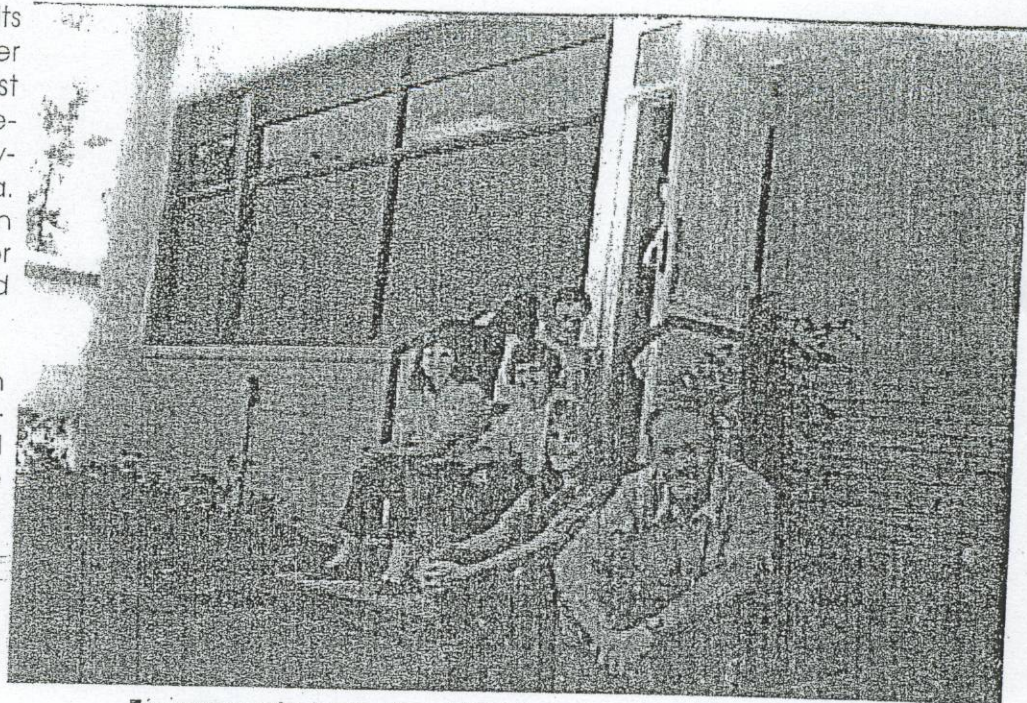
For many years, the Presbyterian Synods of Louisiana and Mississippi had co-sponsored Palmer Orphanage in Columbus, Mississippi, and when this relationship severed, the Synod of Louisiana felt the need to begin a similar type institution within its own geographical bounds.



Evergreen Developmental Center Campus

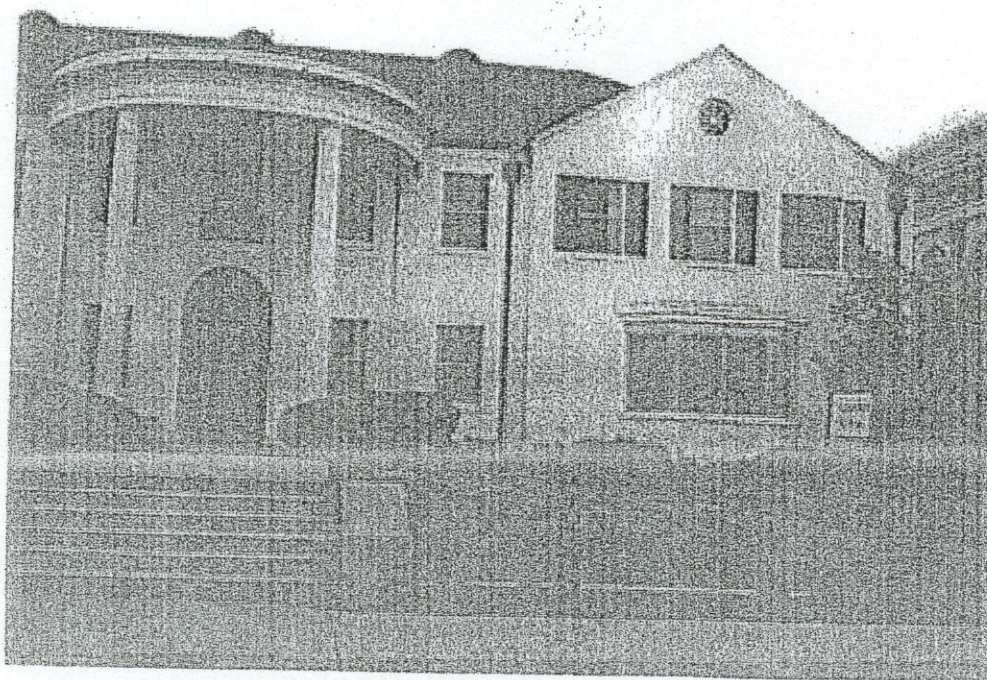
Finally, there was a group of parents of children with mental retardation in Northwest Louisiana who were searching for a site for a summer camping program for their children. One of these parents knew of the closing of the Evergreen School and recommended its use to the group. Another member of the Northwest Louisiana parent group became President of the Presbyterian Foundation of Louisiana. Another parent, a Presbyterian layman, was responsible for bringing the parent group and the church group together.

The Presbyterian Foundation of Louisiana was soon authorized to survey areas of need and service and to act as the agency through which financial support could be administered. The commission entered into agreement to lease the Evergreen School property and later, to purchase it.



Evergreen students sit outside the classroom during breaks.

With little more than hope, faith and a vision, Evergreen School officially opened on October 15, 1959, when four students were enrolled.



Evergreen House in downtown Shreveport

The year 1974 represented another milestone in Evergreen's history when Evergreen House was established in Shreveport, LA. Evergreen House served as a large "half-way" group home for individuals who had achieved the satisfactory level of vocational competency and adaptive behavior needed to function in such a setting. Job placement and gradual assimilation into community life were the goals of Evergreen House. Its success was demonstrated by more than one hundred and fifty persons who "flowed through" the program. About half of these were successful to the degree that they were able to live independent, self-supporting lives in various

communities. In spite of its success, funding difficulties led to the closing of Evergreen House in 1986.

The third phase of Evergreen's development was Evergreen Manor, opened in 1978. Located on 20 acres adjoining the Evergreen School campus, the Manor was a 96-bed intermediate care facility for people with mental retardation (ICF/MR) specializing in serving persons with severe and profound retardation. The Manor, subsequently renamed Green Hall, earned an excellent reputation for providing innovative, compassionate care to its clients. The Manor and the School were combined into a single operating unit, the Evergreen Developmental Center, in 1983. At one point, as many as 240 residents lived on the Evergreen Developmental Center campus.



Helping Hands is what Green Hall was all about...

The fourth chapter in Evergreen's growth was the emphasis on serving people in the community as characterized by the opening of community homes in typical residential areas beginning in 1981. In these homes, training is provided to prepare them to participate as fully as possible in available community activities.

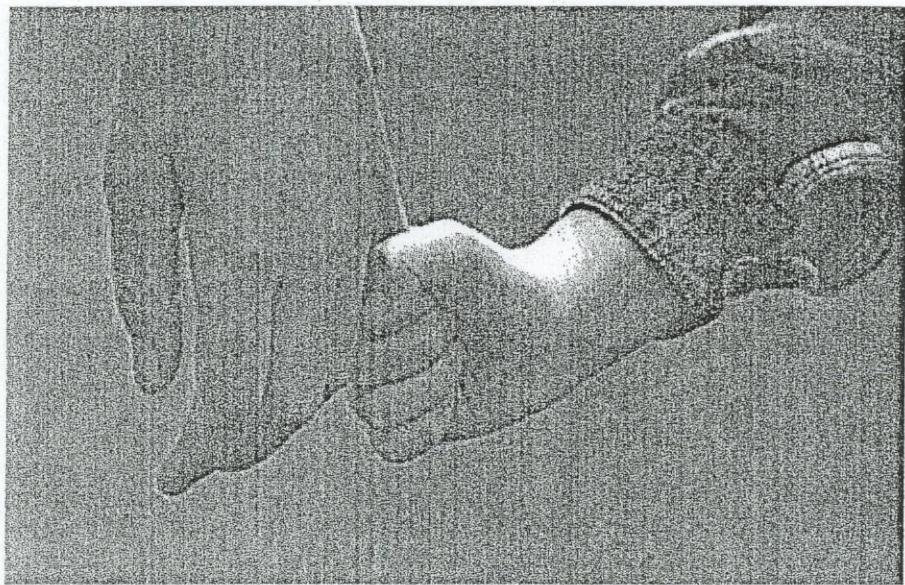
By 1995, Evergreen had established 76 community homes in Louisiana and Texas, five vocational programs, several supported living programs, a Boarding home, and 3 supervised apartment complexes. This fourth chapter in the Evergreen story has generally seen the service base shift



from institution to community. In 1980, over 90% of Evergreen's 300 served persons received services in an institutional setting. By 1993, over 90% of Evergreen's served 450 persons received services in the community. In July of 1994, the shift from institution to community was completed with the movement of the last of the people we served and supported off the Evergreen Developmental Center campus. In 2002, almost 800 people are served and receive their services in a variety of community settings.

Haven't we come a long way!

Evergreen Programs



Evergreen Programs At-A-Glance

Central Louisiana
920 Main Street
Pineville, LA 71360
318-445-4470

Community Homes, Supported Living, Family Support, Respite, Personal Care Attendants, Crisis Intervention, Supported Employment, Vocational and Pre-Vocational Training, Supervised Apartments

Dallas/Fort Worth
10810 Sanden Rd.
Dallas, TX 75238
972-386-4834

Community Homes, Supported Employment, Respite Care, Home Community Support Programs, Vocational Training

North Central Louisiana
1412 Sibley Road
Minden, LA 71055
318-371-1961

Community Homes, Supported Living, Supported Employment, Vocational and Pre-Vocational Training

Northeast Texas and Arkansas
1319 Magnolia
Texarkana, TX 75501
903-794-0517

Community Homes, Supported Employment, Vocational and Pre-Vocational Training. They also head up the Arkansas program.

Northwest Louisiana
3907 Shed Road
Bossier City, LA 71111
318-747-9855

Community Homes, Supported Living, Respite, Supported Employment, Vocational and Pre-Vocational Training, Supervised Apartments, Personal Care Attendants

Oklahoma
7725 West Britton Road
Oklahoma City, OK 73162
405-720-1192

Supported and Assisted Living, Supported Employment, Family Support

Southeast Louisiana
906 C.M. Fagan Dr., Suite 6-A
Hammond, LA 70403
985-543-6591

Community Homes, Supported Living, Supported Employment, Respite, Personal Care Attendants

Southwest Louisiana
1146 Hodges Street
Charles, LA 70601
318-433-9495

Community Homes, Supported Living, Supported Employment, Vocational and Pre-Vocational Lake Training, Personal Care Attendants

East Tennessee
8044 Ray Mears Blvd., # 106
Knoxville, TN 37919
865-692-9559

Supported Living, Supported Employment, Respite

Middle Tennessee
2603 Elm Hill Pike
Nashville, TN 37214
615-889-2622

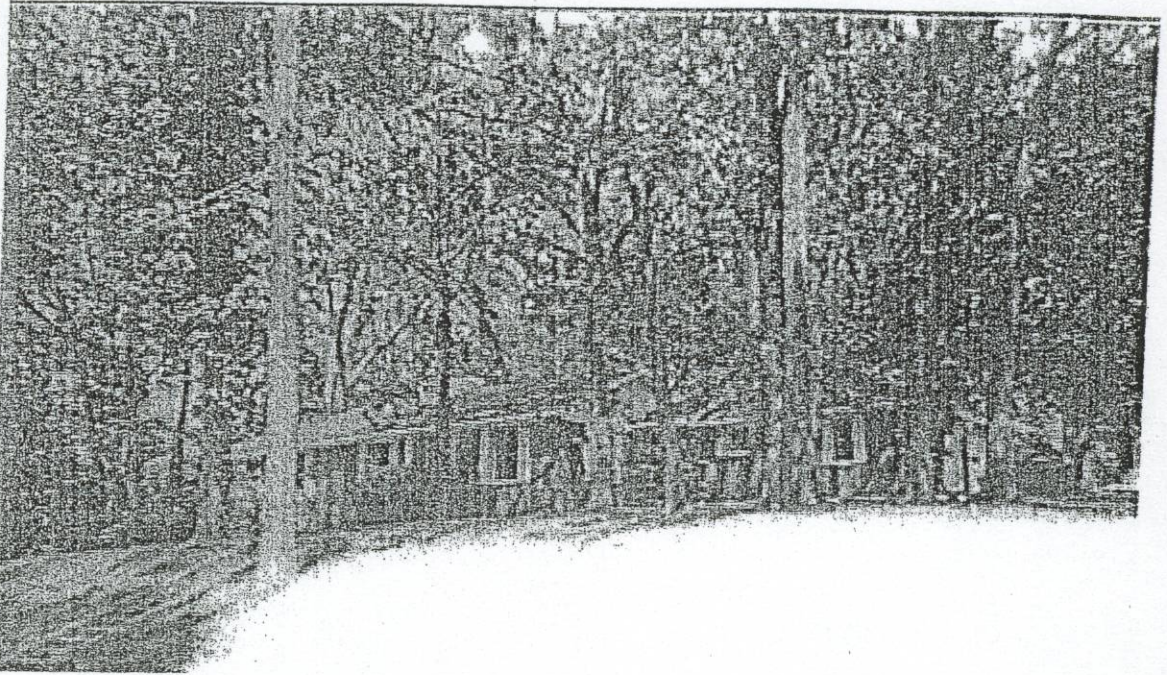
Supported Living, Supported Employment Respite

Evergreen Programs Community Home Living

Evergreen prides herself on the homes of those we serve. We take great pains to ensure that each and every home is located in an area that is well maintained, safe, and where anyone would be proud to call home.

Our homes are the pride of the neighborhood. If we should initially meet opposition to the opening of an Evergreen home, the biases soon dissipate once the neighbors see for themselves how our homes and yards are the prettiest around.

Though what you see on the outside is important to us, what goes on inside is of even



greater importance. We want to ensure that our staff understands that the people they serve do not live in our facilities, but that we work in their homes. Quality assurance is constantly achieved through internal and external audits. In this area, we have a record for which we are proud.

Community Home Living is a wonderful means of preparing people for living on their own. Each person has his or her own responsibilities and places of importance. The group votes on the rules of the home and takes part in their own daily scheduling. Only they know what is important to them. We don't just believe in the principle of normalization...we live it, breathe it, preach it. Our homes are evidence of that belief.

Community Homes are Medicaid-supported homes which serve either six, or in some limited cases, eight individuals. The emphasis is upon active treatment designed to help each individual become more independent. These services are provided in a normal home environment.

If you would like a tour of one of our homes, please feel free to contact the divisional office located nearest to you. Ask to speak to the Division Director.

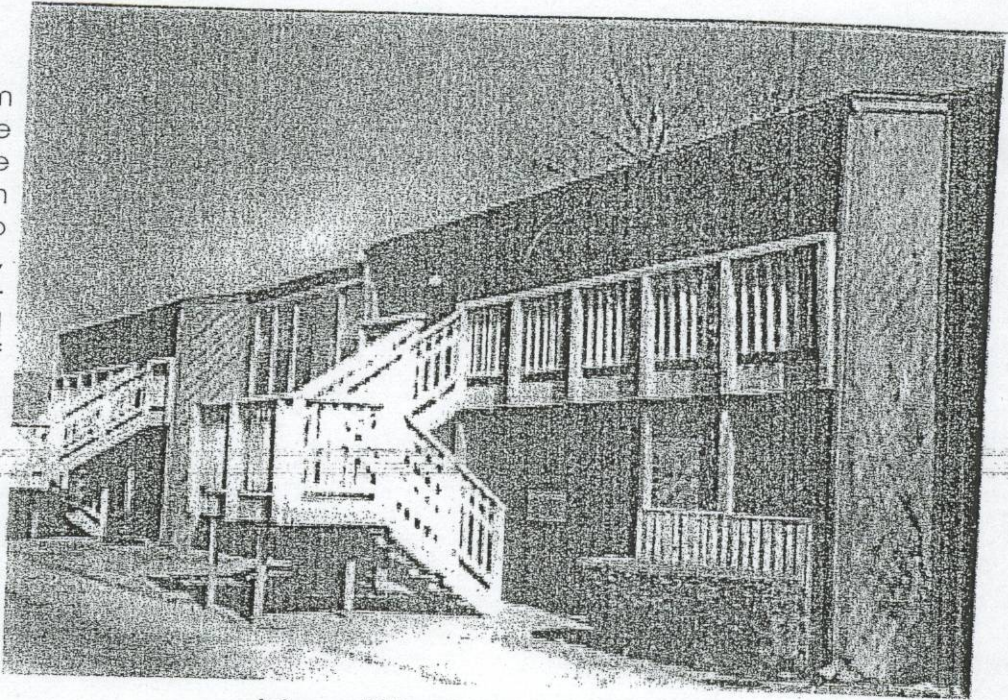


Supported Living

Evergreen believes that people with functional disabilities have the right to live as independently as possible. Many of the people we support have risen above the trials of life with disabilities to having homes of their own. Many began their lives in institutions and now have their own homes and apartments.

We encourage life to the max.

The Supported Living program gives the people we support the opportunity to live life to the fullest. With regular visits from caseworkers, the people who live in Supported Living work, budget their money, create grocery lists, do their shopping and plan their lives. The amount of assistance they receive from us depends on the amount of needs they have. Some of the people we support require minimal assistance from staff while others require 24 hour assistance. This is a training program. Our efforts at all times are to enable the person to further take control of his or her own life.



John and Diane's Apartment Building

The person and his or her case-



worker work together to find a house or apartment suitable to them in a location that is safe and centralized. Together they work out transportation, routes to various points in the neighborhood, etc. We believe in partnership until the person has achieved a level of independence that allows us to slowly and carefully back away. What a successful program this has been!

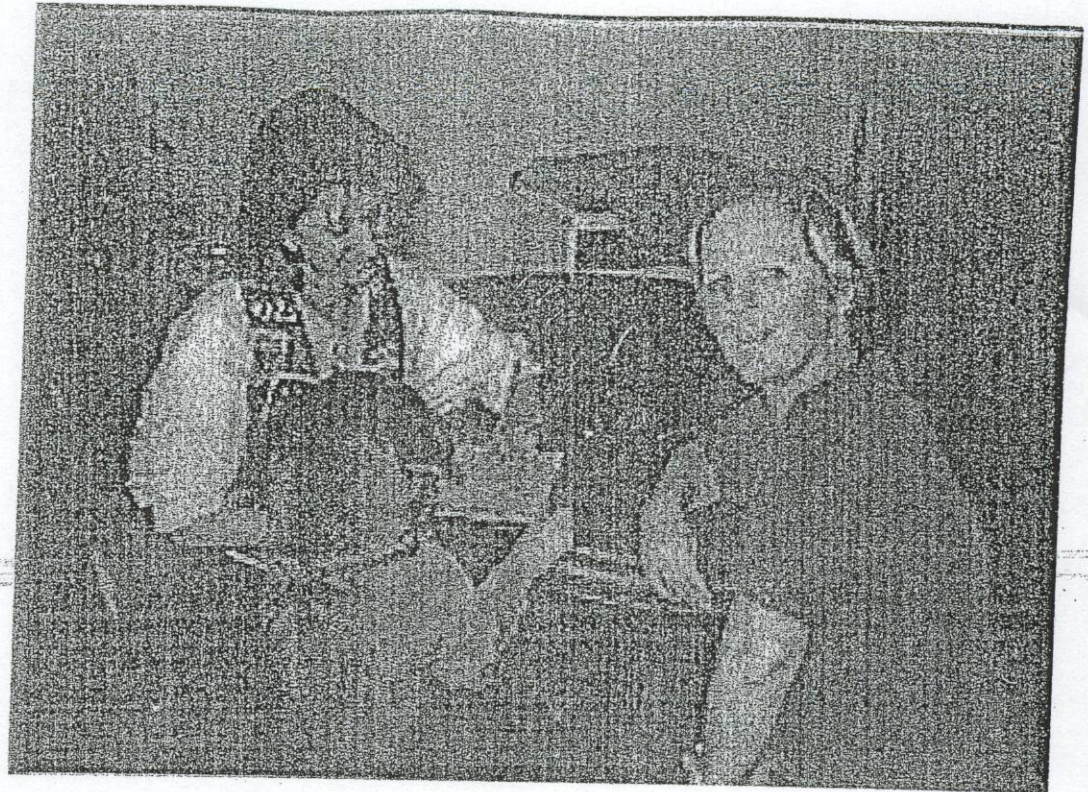
Not only do the people we support rent their own homes, several have been successful in purchasing their own homes. What a difference it has made in their lives to see themselves in this position. What great success stories we have to offer.

Not every Evergreen division offers Supported Living at this time, but the divisions that do report wonderful results and happy participants.

To learn more about what your area has to offer, please contact the division closest to you. Ask to speak to the Division Director. Supported Living is a program that is moving ahead and we're proud to say we have been

John and Diane love their pets

involved in it for many years.



Diane, her caseworker, and her "best friend" love to get together and talk over



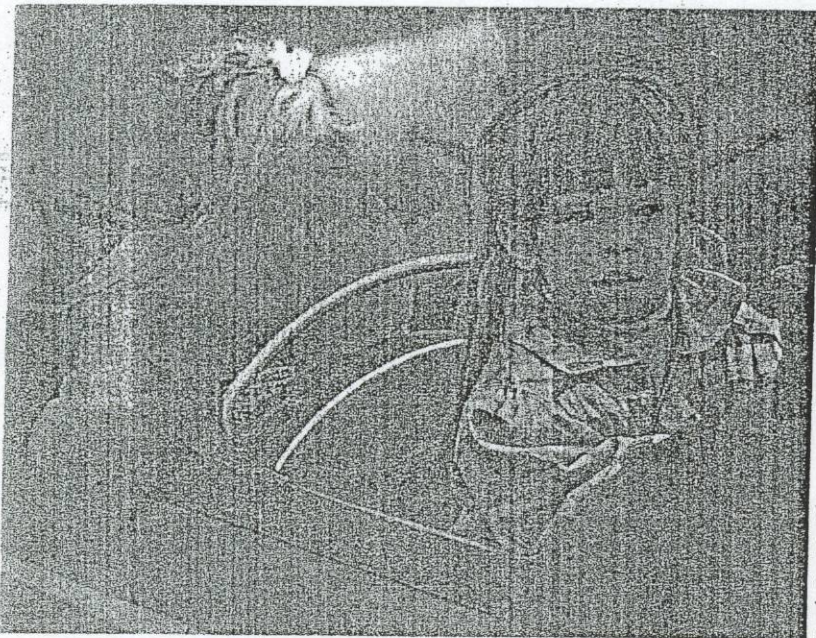
Supported Independent Living is a perfect solution for our married couples.

Children's Programs

Evergreen loves her children and operates several children's homes. We believe that getting children started early in their training for independence is critical to their long-term success.

All of our children attend their neighborhood schools or the schools specifically designed to meet their needs in accordance with the state law. We attend all school conferences and activities, just like any parent who can do. We encourage family participation as well when possible.

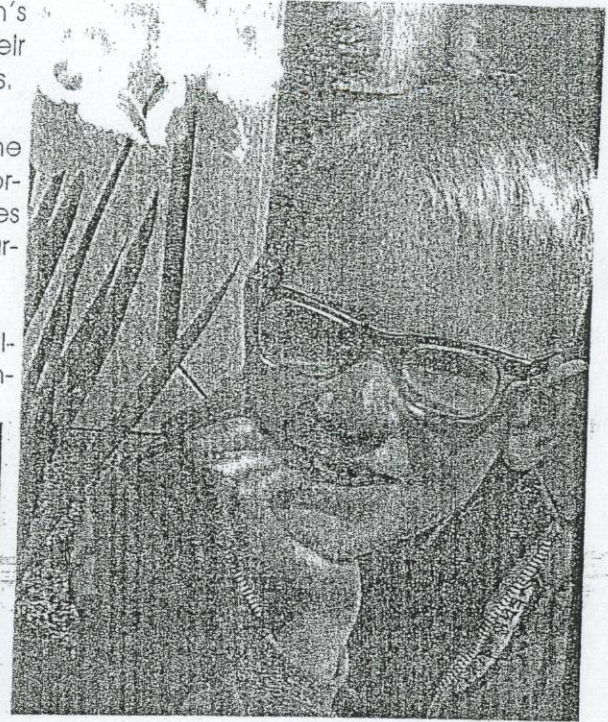
We have watched many of our children grow up into well-adjusted young adults. We are proud of their accomplish-



Evergreen is committed to ensuring that the children we serve grow up with typical childhood experiences.

Our Community Homes for children are well staffed to ensure that busy little players are given the time and attention they need and require.

Currently, Evergreen has children's programs in our Northeast Texas division and our Central Louisiana division. We also serve children in their own homes in several divisions including Arkansas, Oklahoma and Louisiana. Respite Services are provided to families who have their children at home and need a break now and then.



ments but, more importantly, they are proud of their accomplishments. One of our young people even grew up to be the Homecoming Queen of her high school; chosen by her classmates.

Our children also lead very full and rewarding lives. They go on trips, attend various local activities, visit with families whenever possible. They get visits from "Santa Claus," "the Easter Bunny," and even "The Tooth Fairy."



Geriatric Programs



We at Evergreen maintain a sincere belief that those we serve of an elderly population deserve the option of retirement if they so chose.

In several of our divisions we have programs specifically designed for the older population. In Lake Charles, our elderly have the opportunity to interact with other senior citizens from the Community Center every day. It has proven to be a rewarding experience for all involved.

In Texarkana, our older folks attend to their various hobbies around the house in addition to outside activities. Here we have gardening, sewing, painting, etc. Just the usual stuff.

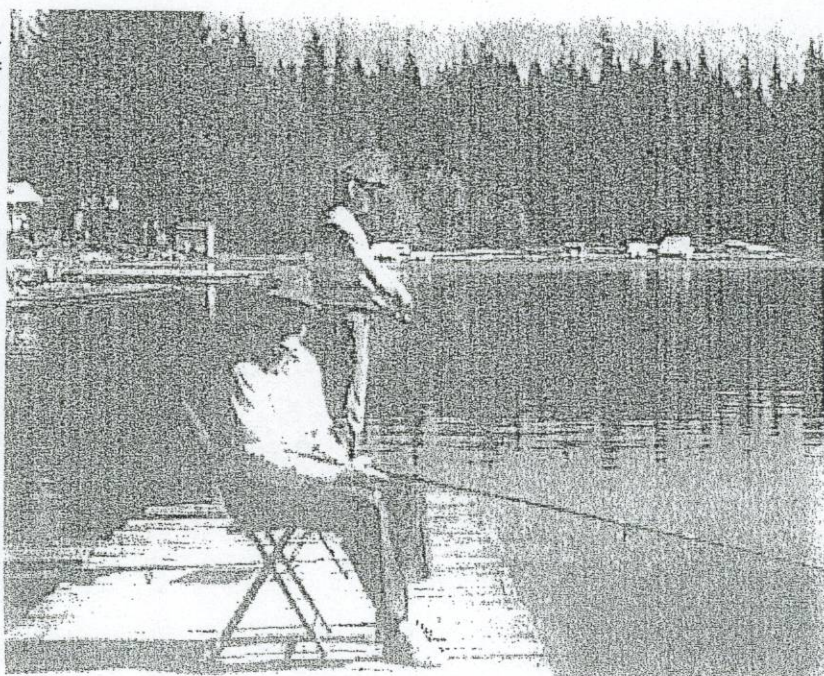
In all divisions, our older folks go on trips and vacations. A popular spot to go is Branson, Missouri.

It has been evident to some of us for some time that our population is growing older. We serve many people who came to us as relatively young people and are now reaching the age of retirement. We take this very seriously and our goal is to ensure that their senior years are similar to those of the general population. But as well, those who can and continue to want to work are given the opportunity to do so for as long as they are able.

Our staff understand the aging process and are well trained to meet the needs of the older person. If and when illness or a disability due to aging takes place, our staff is not only trained to care for this, but are of the caliber of people who provide love, comfort and security. What more could you want in your retirement years?

Because we support Person-Centered Planning, we are able to meet the needs of each person when their years of life increase. We don't fit them into already existing programs. Instead, we provide the supports and services they need as individuals. That's the beauty of growing old at Evergreen.

If you would like more information, please contact the division nearest you. Please ask for the Division Director who will be more than happy to answer any questions you may have.



Respite Programs

Do you provide 24-hour care for a family member or loved one? Do you ever need a break? Do you ever need to run out and take care of business by yourself? Are there times when you'd like to go out for dinner, a movie, shopping or on a vacation?

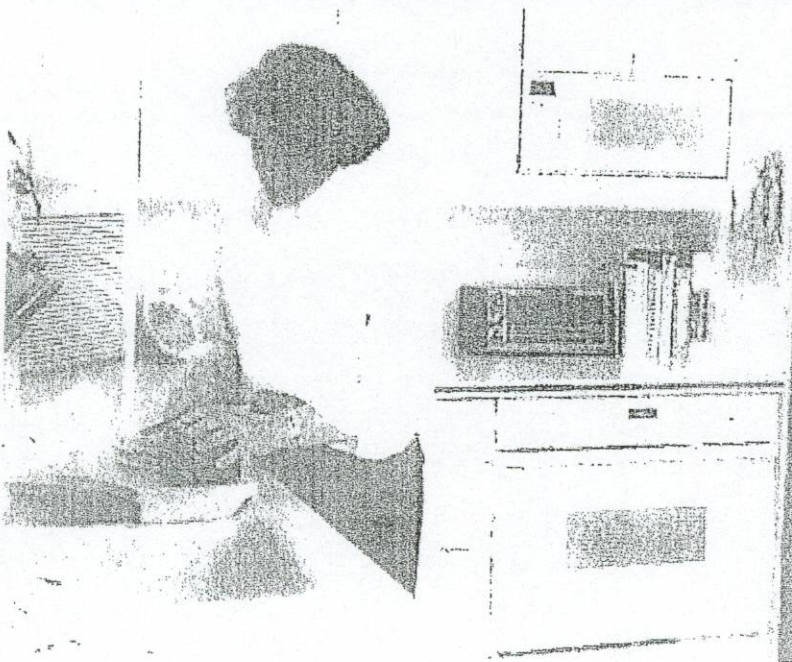
Everybody needs a break and Evergreen offers in several divisions Respite Care. In this program, Evergreen provides employees to come into your home to care for your loved one while you take care of your business or take time for yourself.

Employees in the Respite Program are trained individuals whose training is updated every year. They are all certified in CPR/Choking and First Aid. Evergreen will learn more about your loved one and will ensure that the staff is adequately trained to deal with his or her specific needs. All you have to do is let us know what your needs are so we can prepare our staff.



Generally, families that use our Respite services bond with the employee(s) that come to their home and use the same one(s) on a regular basis. The advantage to this, of course, is that your loved one develops a relationship with this staff member and comes to think of him or her as someone they know and trust. In time, leaving your loved one in order to take care of your personal needs becomes less stressful for everyone involved.

Staff provide their own transportation to and from your home. You set up the hours you need and they will be there for you. It's a wonderful program that does require a license in order to be in operation.

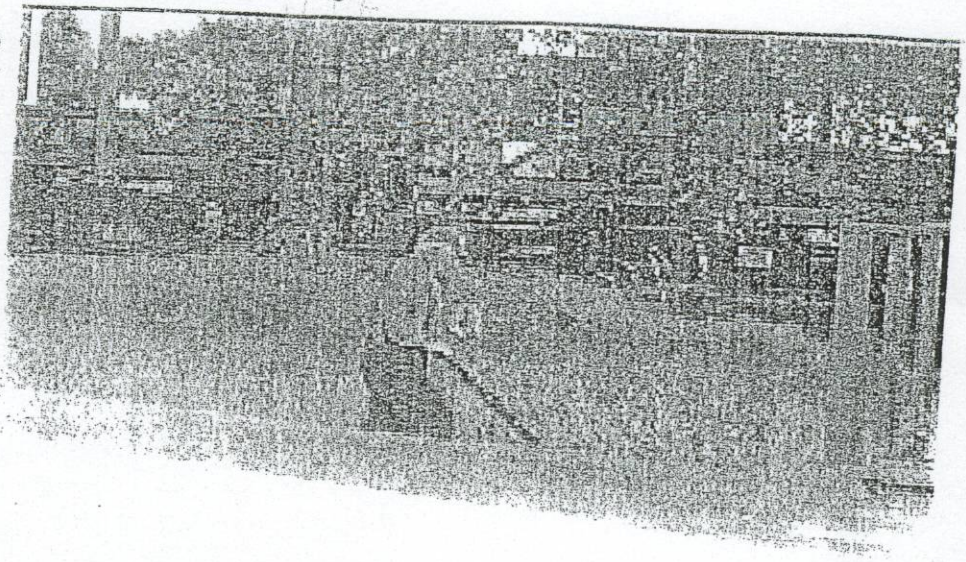


Respite services are available by calling the division nearest you. If that division cannot provide the services you need, they will look into other available agencies that do provide these services and set you up with the appropriate person. They are also at your service to answer any additional questions you may have.

Vocational Programs

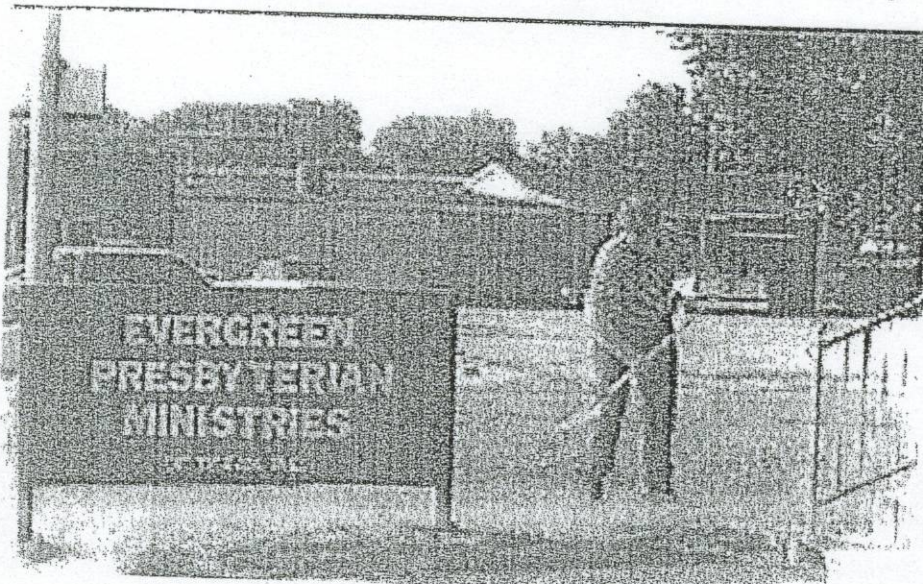
Evergreen provides for the people we serve various opportunities for employment. Each person earns money regardless of his or her skills or level of ability.

In the Evergreen Day Habilitation and Vocational Programs, training is provided in various areas. This would include training in social skills, pre-vocational skills and contract work. The work provided is carefully planned to meet the needs of each individual. They are taught the skills necessary to apply for, obtain and retain a job in the community.



Our lawn crews keep our community looking good!

Contract work involves contracts secured from the community. For example, one program had a fishing lure contract where the lures were assembled and packaged by the people in the program. Another example is a contract where the people packaged spices and other food products that would be sold to the public. Yet another contract consisted of counting and sorting plastic knives, forks and spoons, packaging them and having them sold in grocery stores all around the country. As a matter of fact, that last box of plastic utensils you bought may have been packaged at Evergreen.



They also keep US looking good!

various jobs. This includes lawn care crews, business office and home cleaning crews. We also have a very elite group of workers who clean Shreveport's Fairground Field and the Independence Stadium following major events.

Our "employees" take great pride in their work while improving the quality of their lives by being productive citizens.

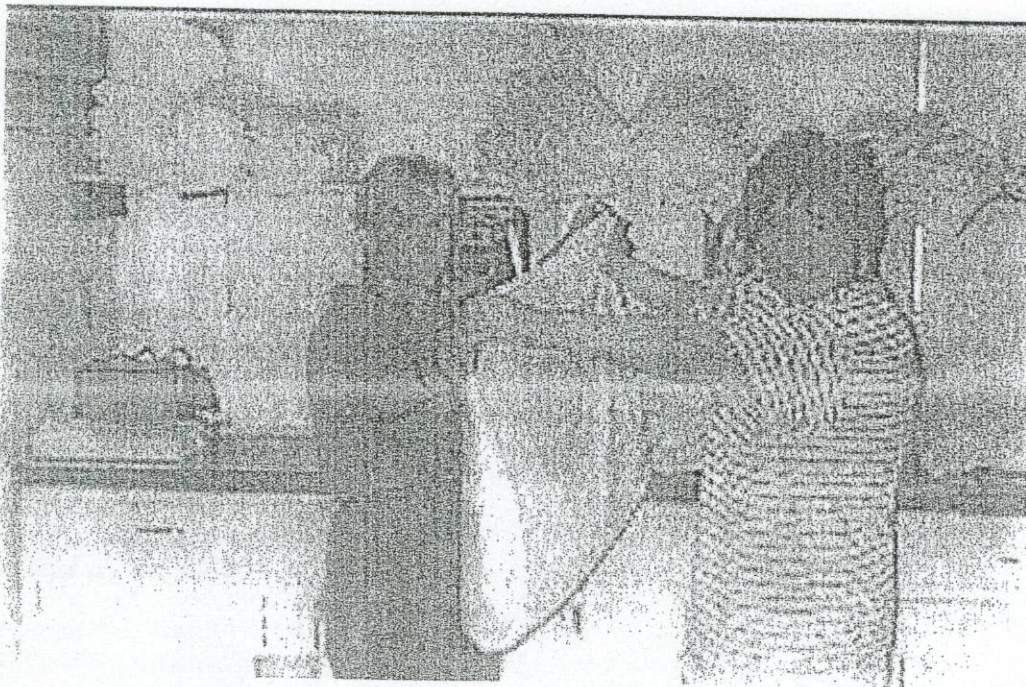
Beyond this is Supported Employment. In this program, trained staff help the person find a job in the community suitable for his or her skills and work with him on that job until such a time as he or she is capable of working alone. Although some potential employers may be hesitant to join the program at first, they soon learn that our folks make wonderful employees.

Jobs in this program include working in restaurants, office buildings, hospitals, private homes, etc. We also have work crews that perform

If you are interested in learning more about our vocational training programs, please contact the Division Director nearest you.



Making beds at a local hotel is more fun than making your own!



Doing hotel laundry is a good way to make money!

Chaplaincy Services

It is the policy of Evergreen Presbyterian Ministries, Inc. that all of the people served be given the opportunity to develop spiritually and be given access to religious activities both within the home and in the community.

Spirituality is an integral part of each person's life. Too often the spiritual needs of people with developmental disabilities have been neglected.

But mental retardation does not limit a person's ability to have a relationship with God. It may affect the individual's understanding and expression of his faith, but it will not limit the reality of his relationship with God.

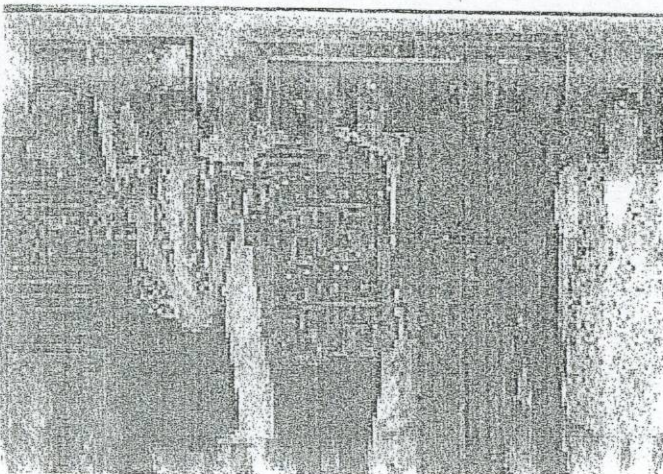
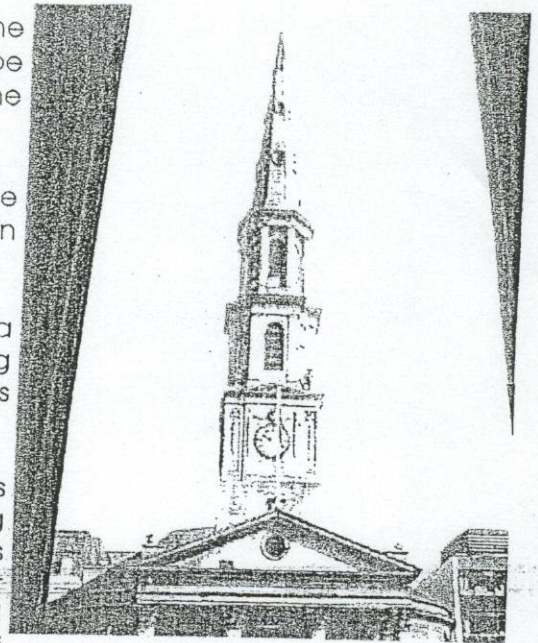
Evergreen's staff is dedicated in helping the people we serve express their faith through the church of their choice and through training and activities in the home and community. We seek out churches that welcome people with developmental disabilities. We assist churches in developing programs that meet the special needs and offer training to church workers. Transportation to services, and staff to accompany individuals when needed, is provided.

We also seek to provide Bible study programs in homes using material appropriate for the individual. Training is offered in the following areas:

1. Spiritual care
2. Church involvement
3. Death and grieving
4. Marriage—Premarital and Post-marital counseling

As a side note, participation in a church or religious study is not a requirement for those who live at Evergreen. We do not force people to participate in any religious activity. Rights come first. We will, however, invite them to join in.

If you have any further questions concerning this or any other topic, please feel free to call the Corporate Office at 318-742-8440. Please ask for the Office of the President or the Chaplain.

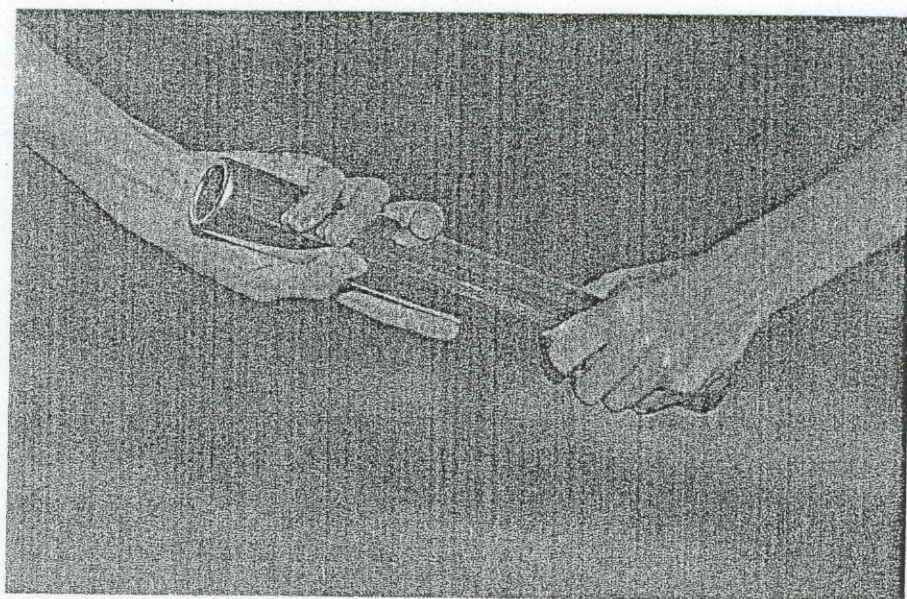


The Joyous Ones

Left is our Choral Ensemble. They travel around to various churches and church functions singing God's praises and sharing the love of God through song.

We are very proud of this group and their accomplishments!!!! For more information on The Joyous Ones, please contact Barbara Haynes at 318-742-8440.

Success Stories



Central Louisiana Community Services A Mother Writes...

"Mother, I just wanted to call and tell you that your favorite is on TV—skating is on channel 11."

Those words made my heart leap. To realize that Tracy has come so far. She reasoned out that I love to watch figure skating, she is compassionate enough to care and she has the skills to put it all together and call me on the telephone to tell me. Some may not see this as success, but to me it is a great success.



Tracy lived at home doing all the things kids normally do until age fifteen. She may have taken a little extra time or a few extra steps, but she would get to the goal, whether it was t-ball, school work, Girl Scouts, gymnastics, Acteens, or church choir. She may not have been the best, but she tried and she had fun.

When she was young we knew she was going to need some type of extra help—some special school, because our local program did not offer what Tracy needed, but we never dreamed it would be so difficult to find a program that was right for her. A girl with some outstanding skills, much determination and endless patience, but she lacked the reasoning it takes in life as you get older. Tracy could always learn from memory, her memory is outstanding, but she couldn't "read between the lines." As we started our search for a program, we ran into much difficulty. Every program that would accept Tracy on her scores would say no, that she was too high functioning for what they could do for her once they interviewed her. But, any program that she could benefit from would tell you that her scores were not high enough for acceptance in their program. So from Boston to Florida, from Dallas to Atlanta we traveled and searched. Tracy all the while wanting to find a place.

At age fifteen, Tracy went into a deep depression. Doctors, therapists, educators, family and friends were all there to help. No one knew what caused it. It may have been the death of her grandfather, or maybe it was her first year of high school and socially she did not have the skills to handle the situation, but whatever the cause, we had to find help. Dr. Mark Sands at Children's Hospital in New Orleans, told us what everyone else had said about Tracy through the years. "I have worked with and seen many children, but I have never worked with anyone quite like Tracy—with her unique strengths and the many deficits she has to deal with." But Dr. Sands told us something that no one else had. He said, "I'm going to help you find an answer, a solution for Tracy."

Hope at last! Tracy and I drove 180 miles each way every Saturday morning for over six months to see Dr. Sands and he, our unsung hero, did help us. He started Tracy on medication to help her deal with her

Dallas/Ft. Worth Our Success Story

For most young men, the years after high school graduation are filled with indecision and uncertainty. Even aside from the changes of adolescence, a young man is expected to begin to live on his own, to make his way in the world. For any young man this is a difficult transition, usually taking years. For a young man with cognitive disabilities, the transition might never be fully made. Success for people with disabilities is often measured by small milestones—the independent management of money, cooking skills, social skills, emotional control—rather than career advancement or academic degrees. And for people with disabilities and their families, these successes mean every bit as much and often more than for others.

For Mike Smith the transition from dependence on others to an independent adult is in full swing. Mike, who was born with a disease called neurofibromatosis, has always had to work extra hard for his achievements. Full of ideas and ambition, Mike has struggled to use his energy and creativity to overcome the limits of his condition. From a young age Mike moved about frequently. For years he lived in a series of group homes, and once in a large institution. He endured the divorce of his parents, then spent years living with his father, then his mother. Through it all he felt as though he lacked purpose. Especially when his brothers began to move out on their own and start families. Mike saw a void in his own life. This took its toll. Most projects he started, large and small, he quickly quit or abandoned—with his jobs and personal relationships often suffering as well. As often happens, the tension of his frustrations boiled over into conflicts with his mother, with whom he lived. He tried to find happiness in gadgets, in video games, in hobbies that caught his interest and then disappeared. Then one day Mike and his mother got a call from Evergreen.

The Evergreen Pyramid Community Home (on Pyramid Street in Garland, Texas) is one of less than twenty such homes in Texas. Funded by the same program that provides long term care for people with mental retardation, which Mike does not have (and therefore is not eligible for many of those benefits), space at Pyramid is reserved for people like Mike. At the Pyramid home, which serves men with head injuries, cerebral palsy, autism, and other conditions related to mental retardation (including neurofibromatosis). Mike has learned a lot about personal responsibility, and about achievement.

Moving in during the Fall of 1996, Mike quickly had to come to terms with what was expected of him at Pyramid. Not only was he responsible for keeping his room clean, but he shared the responsibility of keeping up a large house as well. In addition, he began to learn to plan and cook meals, to shop responsibly, to manage his money, and to exercise the social and emotional control necessary to live with five other men. At times his frustration showed through in emotional outbursts.

Progress comes slowly, but there is no denying the result of hard work. Today, Mike works nearly full time as the only paid employee of the White Rock Church of Hope's food and clothing pantry. His value as an employee of this effort to provide for the less fortunate is evidenced in his co-workers' comments—"we couldn't do it without him." "...he's dependable, and loves to help others..." Mike uses the city bus system to get to and from work every day and makes new friends every day. Weekends are spent visiting family, and dating his girlfriend, Deborah (in which Mike rekindled a childhood friendship).

Those who work closely with him have noticed the changes. Mike is now cleaning up after himself with no reminders, and even volunteering to help others with their chores. He cooks regularly and especially excels at keeping the kitchen and dining room neat. He is controlling his temper, and goes weeks without even a minor problem.

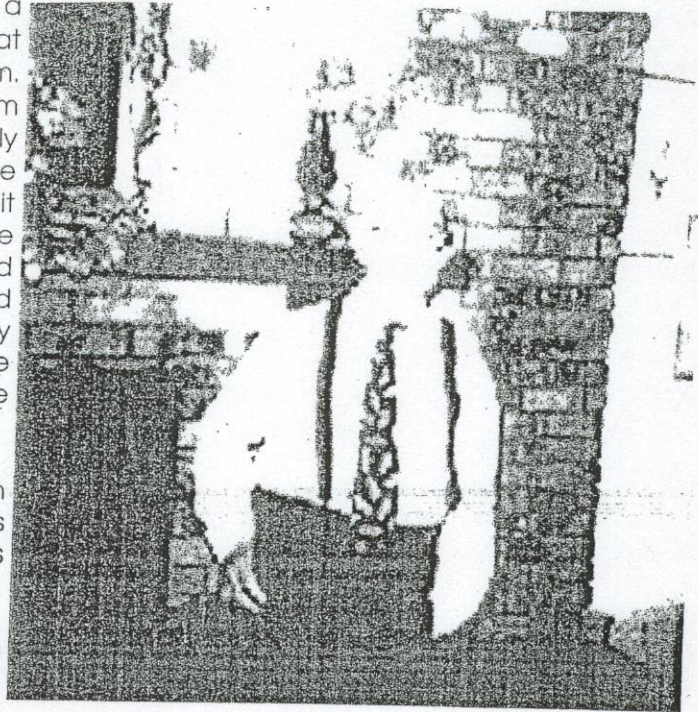
And Mike has big plans for the future. Not now, he says, but in years to come, he will live on his own, or maybe even get married. His life will be full with friends, family and work. Those that know Mike might have smiled at his ambition a few years ago, and discounted it. Now, however, these things appear not only likely...but certain. And with a little help, who knows what he will accomplish.

Northeast Texas Community Services Our Beloved Success Story

Billy Joe Mosely was born on November 12, 1930 with a diagnosis of Moderate Mental Retardation. Billy lived at home with his two brothers and one sister on the farm. Billy contracted polio at a very early age which left him with a physical disability of the left arm and hand. Billy had and has no use of this arm. Billy also "never spoke a word," according to his brother. As Billy grew up, it was his job each day to drive the mule team to the pond for water at lunchtime. Billy always needed someone to watch him closely due to the fact he had a seizure disorder that was unpredictable. One day while at the pond, Billy had a seizure and fell into the pond. His brother saw this and ran to his rescue. He was almost too late.

At that point Billy was nine years old and a decision had to be made concerning his care. Billy was deemed a "feeble-minded" individual by the courts and was admitted to Abilene State School.

While Billy was living at the Abilene State School he was physically abused over a period of several years. Billy's family contacted the governor on several occasions concerning the abuse and the governor would step in to help. This left emotional scars on Billy and made him unable to trust people for most of his life.



Billy was transferred sometime during his adult life to the San Angelo State School. Over the 50 years that Billy lived in the state institution, he held various jobs on the campus. However, in 1989, Billy was ready for community placement and came to Texarkana, Texas to live at the Cooper Lane Community Home. Billy was the second person who found a home here when the division first opened.

Billy was excited about living in an actual home for the first time in 50 years and having his own bedroom and freedom to move about as he wanted. Billy wanted to work as soon as possible and when Evergreen opened the Evergreen Shopette (a convenience store/restaurant), Billy worked bagging ice, cleaning tables, mopping floors, and stocking shelves. Billy enjoyed the opportunity to be independent and was learning to manage his money.

Unfortunately, the Shopette closed after about a year, but that didn't stop Billy. He insisted on working and wanted to work at McDonald's. Billy interviewed for a job busing tables and was hired. Billy worked for McDonald's for four years: six days a week and four hours each day. When the St. Michael Rehabilitation Hospital opened, Billy expressed a desire to work there. He was interviewed for a Rehab Technician and was hired. Billy had to give up his full-time employment at McDonald's but continues to work on Saturdays. Billy received his 3 and 5 year recognition pins from McDonald's and received several raises while employed there. Billy now works at St. Michael's five days a week, four hours a day and, on occasion, works on the Evergreen Lawn Crew.

Over the years while in the Cooper Lane Community Home, Billy has made many friends. But within the past year, Billy has developed a very special relationship with a very special lady at Cooper Lane. Billy is quite the gentleman. He is considerate by opening doors, helping with coats and making sure his lady is treated special. She is also crazy about Billy and at Christmas he gave her a ring to show his affection to her. Billy is

Northwest Louisiana Community Services Linda's Success Story

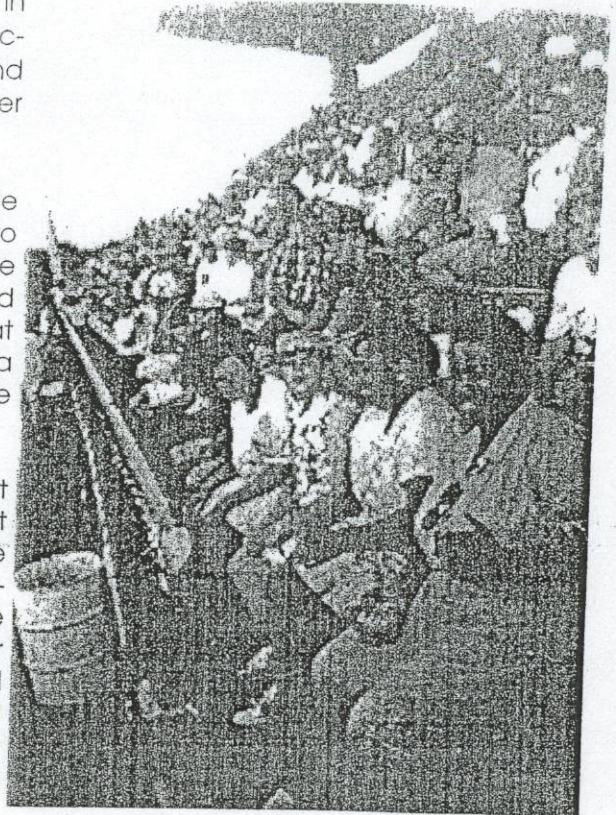
This is a story about a lady who came to live at Evergreen in 1992. This story is about her past success as well as her successes yet to come. People who know this lady will understand fully what a success she is simply because we've known her throughout these last few years.

Linda has come a long way since she first moved into the Yale Community Home in Bossier City, LA. When she first moved to Yale she was extremely shy, reserved and dependent upon the staff to instruct her on how to do almost everything. She lacked self-confidence, experience and education on matters that concern making decisions for herself. At that point, Linda basically stayed to herself while not allowing others to get close to her. Because of this, she had a difficult time making friends.

The staff at Yale, as well as her housemates did wonders at providing Linda with the means to become more independent and self-assured and all of us who know and love Linda see these changes. Linda now holds a job outside of Evergreen—which was a difficult change for her. It was the first time she realized she would have to be responsible for herself and for her own work. She is gainfully employed in the community and has been for several years now. She has learned to travel independently in the Shreveport/Bossier area and assumes responsibility for securing her own bus pass each month.

Linda now even has a place she calls her own. Living independently in the community, Linda is not even close to being the same person she was just a few short years ago. She moves around freely in the neighborhood without supervision. She does her own banking, goes to the library, mall and other stores on her own. Linda shops for herself and is a whiz in the grocery store. She even has a membership to a local gym where she has formed new friendships with some of the employees there.

Linda has several "suitors" who all seek to gain her attention. She also has acquired good cooking skills. We can't WAIT to see the tomorrow looks like for Linda. We know no matter what, she will continue to be a success.

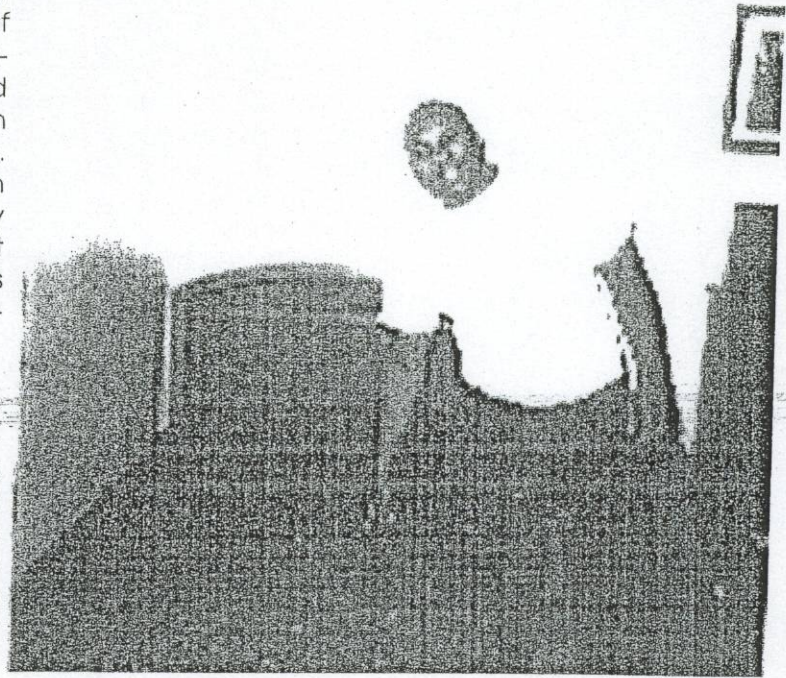


Southeast Louisiana Community Services

Our success story is about a man named George.

George is a young man who made his home in our division at the Albert Street Community Home when he was 18 years old. He brought with him quite a history. At the tender age of 14, George was found wandering in the community and lying on the side of the road barely dressed. Social services took him from his family and placed him in a state institution. The local school system refused to serve him in any sort of classroom setting because they said he could not be managed due to violent and aggressive behaviors. Most of the reports written about him focused on these behaviors.

George's first year with us was quite a challenge. He did not have a job because several day programs refused to serve him based on what had been written about him. He had a tutor from school only a few hours a week because of the school's refusal to let him into the classroom. Many of the staff members were afraid to work with him as he had hurt several people that first year.



During this time, however, there were two Evergreen employees who wouldn't give up on George. They were able to see George for who he was: a fun-loving, sometimes frustrated young man who needed something meaningful in his life and a little understanding. These two people were able to pass along their love of George to new staff as they came to work for Evergreen. They made sure that as new people came on, they saw George as a real person, not just someone with a "behavior problem."

An intensive search was made and a work program was found that had a policy of giving EVERYONE a chance to succeed without regard to their background. After about a week of working at this day program, George would bound out of bed asking when it was time to go to work. He had finally found something to look forward to every day.

George now spends his weekdays working as a housekeeper at LaQuinta Inn. He has worked there almost a year and earns more money than almost everyone else who is served by this division. He spends his week-ends helping around the house and by going out and having fun. He especially likes to eat at Popeye's Chicken and take walks along the local lake front. He loves to cook and spend time helping others in the kitchen. He still gets mad, but he handles it in a much better way than he did before. Some of George's future goals are to continue his education, take cooking classes and live with his roommate in his own place. And do you know what? We think he's going to do just that!

would also become very jealous of any attention her QMRP gave others. After having her QMRP's undivided attention every morning, it was hard for Nina to understand that she could not have this all day or every time she was in her presence. The plan no longer worked.

Ignoring Nina was our next plan. Someone would assist her back to her room or to an area where everything was out of reach. They would sit with Nina and not let her move to another area until she had calmed down. They were not to speak to her or look at her unless they knew she was trying to get to something to destroy it. When she urinated a staff would place their chair over the urine so that Nina could not get in it. It was at this time while working with Nina that I noticed if you started to sing hymns quietly in an effort to let her know she was not bothering you, she would sing along, too.

The discovery about the hymns led us to our last plan and the plan that has worked for Nina for the past five years. With Nina's help we devised a plan that included scripture that addressed Nina's behavior. Her plan included a Bible study book put together just for her with colorful pictures. The book was laminated so that even on her worst day Nina could not destroy it. In this plan we included daily Bible study and prayer time. On Nina's good days she would choose a Bible study lesson for the day. On her bad days, a Bible study on the scriptures that addressed her behaviors would be included. She was also offered the opportunity to pray at Bible study and offered the opportunity to repent for her behaviors at the end of the day. On good days she was praised and told how God loved her and how pleased he must be with her behavior. Nina is still on this plan today.

Today Nina still has occasional behavior outbursts but they occur very seldom and usually close to the holidays when she is getting homesick. Nina still seeks attention but today she seeks positive attention. She is very helpful to others including her housemates in an effort to receive praise. She still loves to sing hymns and sings with great joy and excitement. When you ask her about Jesus, she replies, "Jesus loves me." Nina sometimes goes a year without a seizure now.

Nina had a wonderful experience while attending church the other day. She attends a church where people stand up and give spontaneous testimonies. During this time, Nina decided that she wanted to participate. She made her way to the front of the church and they gave her a microphone. With the staff assisting her on holding the microphone, Nina began to sing, "Jesus Loves Me." Before long the congregation had joined in. They were very moved by Nina's efforts. What Nina does not have in clarity she makes up for in joy and excitement!!

Nina has truly come a long way with the Lord's help. As a Christian and looking back on Nina's experience, I have to wonder why it took us so long to realize that Nina might have had a void in her life that could only be filled by the love of God. I wonder how many of the people I come across in this field that have the same need overlooked.