

**LEGAL**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting November 20, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

All requests are under Ordinance No. 2280, unless otherwise stated.

BOARD OF ADJUSTMENTS AND PLANNING AND ZONING COMMISSION

1. The request of John Hendricks (Owner) concerning the property located at 1713 Pebblebrook Lane, being Lot 1, Block 6, Pebblebrook, Phase III Addition, as follows:
Board of Adjustments
 - a) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8 foot privacy fence in the side yard in lieu of a 6 foot fence in an R-1 (One and Two Family Residential) District.
 - b) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 5 foot side yard setback on a corner lot in lieu of the required 25 foot for an 8 foot privacy fence in an R-1 (One and Two Family Residential) District.
2. The request of Kashmir Singh (Owner) and Walter Thomas (Tenant) concerning the property located at 1728 F.M. 1417 South (Heritage Parkway South), being 10 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:
Planning and Zoning Commission
Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-2 (General Commercial) District, R-1 (One and Two Family Residential) District, and the O.1.1 Overlay (1417) District.
3. The request of Progress Rail Services Corporation (Owner) Arnie Monteleone and Teresa Fleming (Representatives) concerning the property located at 525 Progress Drive, being Lot 1, Block 1, Sherman Industrial Development Addition, in Tract 3 of the Blalock Industrial Park, as follows:
Planning and Zoning Commission
Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) to extend the driveway for a shipping and receiving crane and a concrete pad for a holding station for storage in the Blalock Industrial Park.
4. The request of B.D. Golf Inc. (Owner) S. H. Sports (Tenant) and Tim Berry (Applicant) concerning the property located at 1902 Texoma Parkway, being 2.28 acres in the J.B. McAnair Survey, Abstract No. 763 as follows:
Planning and Zoning Commission
Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-2 (General Commercial) District.

5. The request of Paul Andrew Huggins (Owner) and Teague, Nall and Perkins (Engineers) concerning the property located at 1002 South Travis Street, being all of Lots 18, 19 and 20 of M.B. Moore's Addition, as follows;

Board of Adjustments

- a) Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a zero (0) foot front yard setback in lieu of the required 25 foot for a 6 foot masonry fence in an R-2 (Multi-Family Residential) District.
- b) Exception under Ordinance No. 2280, Section 6.3. Subsection (7) to allow a masonry fence with wrought iron corners in lieu of the required masonry perimeter wall surrounding the development in an R-2 (Multi-Family Residential) District.

OTHER BUSINESS

6. Consider recommendation to the City Council to amend Chapter 14, Exhibit A of the Code of Ordinances, entitled General Zoning Ordinance at Section 8 (5)(a) to amend the Specific Use Permit list.
7. Consider recommendation to the City Council to amend Chapter 14, Exhibit A of the Code of Ordinances, entitled General Zoning Ordinance at Section 6.2, to amend the permitted uses in the R-1 (One and Two Family Residential) District.
8. Consider recommendation to the City Council to amend Chapter 14, Exhibit A of the Code of Ordinances, entitled General Zoning Ordinance at Section 6.8.3, to amend the permitted and specific uses in the College Park Overlay District.

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Jason Sofey, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.