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**ACTION MINUTES**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Special Called meeting Tuesday, October 14, 2025, at 5:00 P.M. in the Council Chambers at 220 West Mulberry Street to consider the following:

*All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.*

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

1. **CALL TO ORDER**

*Bookmarked at 00:15:10*

Chairman Sims called the meeting to order at 5:01p.m.

2. **ANNOUNCEMENTS**

*Bookmarked at 00:15:39*

3. **CITIZEN COMMENTS**

During this meeting, the Planning and Zoning Commission welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.

*Bookmarked at 00:15:49*

**Open Public Hearing**

4. **OTHER BUSINESS**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.01 (GENERAL PROVISIONS), ARTICLE 14.02 (ZONING DISTRICTS), ARTICLE 14.04 (SUPPLEMENTARY DISTRICT REGULATIONS), ARTICLE 14.06 (DEVELOPMENT PROCEDURES) AND ARTICLE 14.08 (DEFINITIONS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATED TO INTERPRETATION, USABLE OPEN SPACE REQUIREMENTS, ARCHITECTURAL AND BUILDING REQUIREMENTS, MINIMUM REQUIREMENTS FOR LOT AREA, WIDTH AND SETBACKS, GARAGE REQUIREMENTS, INFILL DEVELOPMENT, SITE PLAN REQUIREMENTS AND DEFINITION OF THE TERM "DWELLING, TOWNHOME"; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

*Bookmarked at 00:16:10*

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve Ordinance with the modifications. Second by Commission Member Ramirez.

VOTING AYE: SIMS, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

**OTHER BUSINESS**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING**

ORDINANCE), ARTICLES 14.08 (DEFINITIONS) AND 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO THE LAND USE OF MASSAGE ESTABLISHMENTS, TRUCK STOPS, HOUSEHOLD CARE FACILITIES, AND CLOTHING DONATION BINS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

*Bookmarked at 00:22:28*

Planning and Zoning Commission

Motion by Commission Member Dupuis to approve the Ordinance as written. Second by Commission Member Ramirez.

VOTING AYE: SIMS, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

6. ADJOURNMENT

*Bookmarked at 00:38:53*

Chairman Sims adjourned the meeting at 5:24 p.m.

  
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CHAIRMAN

  
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ACTING SECRETARY