

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JUNE 15, 2026
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JOSH STEVENSON**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 1, 2026.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council 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, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Special Presentations

D.1. SPECIAL PRESENTATION

Life Saving Award

D.2. SPECIAL PRESENTATION

Recognition of Service to the Sherman Housing Authority - Janet Roy

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6940

Abandoning One (1) 26-foot Water and Wastewater Easement and a portion of a 140-foot Drainage Easement Located in Lot 1, Block A of Jamestown Square, an Addition to the City of Sherman, Grayson County, Texas, Being More Particularly Described in the Exhibits "A" and "B" Attached Hereto and Made a Part Hereof for all Purposes, which Water and Wastewater Easement and Drainage Easement are Established in Instrument Number 2024-67, Plat Records, Grayson County, Texas

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6941

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile, Motorcycle, Boat Or Trailer Sales, New Or Used On A Tract Of Land Zoned C-2 (General Commercial) District/Sam Rayburn Overlay District, Located At 1001 South Sam Rayburn Freeway, Consisting Of 0.3511 Acres Being Lots 7, 8 And 9 Of The Exsteins Brennan Addition, City Of Sherman, Grayson County, Texas, Ferrell Carroll (Owner); Shane Carroll (Applicant); And Copley Land Surveying (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00;

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6942

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow Contractors Or Construction Offices, Equipment Sales, Service, Rental And Repair, With Outdoor Storage, On A Tract Of Land Zoned C-2 (General Commercial) District Located At 1916 Gallagher Drive, Consisting Of 3.996 Acres, Being Block 18 And A Part Of Block 17, Lots 20-27 Of Block 11 And Blocks 12, 13, 14, 15, 16, Town North Addition, In The Rueben Hendrix Survey, Abstract No. 504 City Of Sherman, Grayson County, Texas, Brody Starks (Owner); Shierly Ucol (Applicant); And Winkelman & Associates, Inc (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6943

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 14.384 Acres Being In The J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located In The 300-1200 Blocks West Highway 82, Being Lot 1, Block N of the Hills of Sherman Final Plat, Heretofore Zoned R-6 (Single-Family Residential) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-1 (Retail Business) District/75 & 82 Overlay District Zoning Classification, AJH Enterprises LTD (Owner), Bryan Weisgerber (Applicant) And Underwood Drafting & Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6944

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance No. 6842, And Granting A Specific Use Permit To Allow An Automobile, Repair, Body Work, Or Painting On A Tract Of Land Zoned C-2 (General Commercial) District Located At 1410 West Houston Street, Being Lot 1, Block 3 Of The Elliott's Gray's Addition, City Of Sherman, Grayson County, Texas Laurel Acres (Owner); Gustavo Cardona De Liva (Applicant); And Jerry P. Montgomery (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

E.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6945

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow Tattoo Studio, On A Tract Of Land Zoned C-2 (General Commercial) District/Central Business District Overlay/Downtown Subdistrict Located At 121 East Wall Street, Consisting Of 0.458 Acres, Being Part Of Block D, T.J. Shannon's Supplement, In The J.B. McAnair Survey, Abstract No. 763 City Of Sherman, Grayson County, Texas, RLMG 401K Trust (Owner); And John Stone (Applicant); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6940, 6941, 6942, 6943, 6944 & 6945.

Resolutions

G.1. RESOLUTION NO. 7651

Authorizing Execution of a Construction Agreement with Whirlix Design, Inc. for the Construction of Hawn Park Futsal Courts, Shading and Parking Lot under TIPS Purchasing Cooperative.

G.2. RESOLUTION NO. 7652

Authorizing the Execution of an Agreement for the Purchase and Installation of Old Settlers Park Playground, Shading and Safety Surfacing from We Build Fun, Inc. based on an invitation to bid through the Community Development Block Grant Program.

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

I.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

I.2. TEX. GOV.'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

I.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

I.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

I.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

I.6. TEX. GOV'T CODE § 551.087

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

I.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

Adjournment

Tax Payer Impact Statement

L.1. FY 2026 TAX PAYER IMPACT STATEMENT

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	FY2026 (Upcoming) Fiscal Year	FY2026 No-New Revenue
Total tax rate (per \$100 of value)	\$0.508000/\$100	\$0.619404/\$100
Median homestead taxable value	\$231,004	\$251,138
Tax on median-valued homestead	\$1,174	\$1,556

COUNCIL CALENDAR

M.1. 2026 Council Calendar

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Tuesday, June 9, 2026 at or before 11:59p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 9th day of June 2026. City of Sherman, Texas



Teri Fine, City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of “Citizens Requests”, “Media Questions”, and “Council Concerns” may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT THE CLERKS OFFICE AT (903) 892-7206, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Shawn C.
Teamann

Deputy Mayor

Henry Marroquin

Council Members

Henry Marroquin, Council-At-Large, PL #1
Juston Dobbs, Council-At-Large, PL #2
Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4