

**CITY OF SHERMAN  
CITY COUNCIL REGULAR MEETING AGENDA  
COMMUNITY ROOM OF THE SHERMAN POLICE DEPARTMENT HEADQUARTERS  
2600 W. TRAVIS STREET  
SHERMAN, TEXAS  
MONDAY, FEBRUARY 17, 2025  
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER COUNCIL MEMBER CLAY BARNETT**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 3, 2025.**

**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

**Public Hearing**

**D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6809**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land being a Replat of Lots A, A-2 and C of Taylor Plaza and Lot 1 of the Altona's Replat of Lot B, Taylor Plaza, City Of Sherman, Grayson County, Texas, Located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road, Heretofore M-1 (Light Manufacturing) District and C-2 (General Commercial) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Altona, Inc (Owner), Barkat Ali (Representative) 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

**D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6810**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Secondhand Store or Rummage Shop in a C-2 (General Commercial) District, Located At 4800 Texoma Parkway, Suite B401B, Consisting of 42.8134 acres being in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, City Of Sherman, Grayson County, Texas Scott Cresswell (Owner), Kerry Smith (Representative) and Old Republic (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

**D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6811**

Repealing Ordinance No. 6410 and Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land, Consisting Of 288.278 Acres In The Sherrod Dunmore Survey, Abstract No. 329, City Of Sherman, Grayson County, Texas, Located In The 300-1000 Block East Fm 1417 (Vietnam Veterans Parkway), Heretofore Zoned PD (Planned Development) District And R-6 (Single Family Residential) District, C-1 (Retail Business) District And C-2 (General Commercial) District; Rezoning And Placing The Tract In The Bel Air Village PD (Planned Development) District Classification; Modifying Certain Development Standards Applicable To The Bel Air Village PD (Planned Development) District Classification And Adding A 9.9645-Acre Tract Of Land To The Bel Air Village PD (Planned Development) District; Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

**D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6812**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.674 acres being part of Lots 1, 3, 5 and 7, Block 26 of the Original Town Plat, City Of Sherman, Grayson County, Texas, Located in the 500 Block East Lamar Street, Heretofore Zoned M-1 (Light Manufacturing) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, JE Holdings, LLC (Owner), Kent Hughlett (Representative) 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

**D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6813**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 11.067 acres in the John Jennings Survey, Abstract No. 647, City Of Sherman, Grayson County, Texas, Located in the 4600 Block North Travis Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-4 (Single Family Residential) District Zoning Classification, Rafeeq Ali Dareidiya, Roshan Building Company, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

**Close Public Hearing and Consider Adoption of Ordinances**

**E.1. CLOSE PUBLIC HEARING**

Consider Adoption of Ordinances 6809, 6810, 6811, 6812 & 6813.

**Resolutions**

**F.1. RESOLUTION NO. 7481**

Authorizing Execution of a Standard Form of Agreement Between The City of Sherman and Hidell and Associates Architects, Inc. for Professional Services Relating to the Renovation of Fire Station No. 3.

**F.2. RESOLUTION NO. 7482**

Authorizing the City Manager or His Designee to Execute Reservation of Property of 0.513 Acres being Part of East Street in Sherman, Texas

**Change Orders**

**G.1. CHANGE ORDER NO. 1**

Approving the Greater Texoma Utility Authority's Intention to Execute Proposed Change Order #1 with Red River Construction

## **Other Business**

### **H.1. OTHER BUSINESS**

Consider and act on petition from BM Dorchester, LLC related to 215.288 acres of land located in the Antonio Hernandez Survey, Abstract No. 488, Grayson County, Texas, a portion of which is located within the City of Sherman's Extraterritorial Jurisdiction ("ETJ").

### **H.2. OTHER BUSINESS**

Consider and Act on Authorizing the Mayor to Execute a Partnership Agreement between the Texoma Workforce Development Board and Chief Elected Officials for the Texoma Workforce Development Area.

### **H.3. \* OTHER BUSINESS**

Consider Excusing the Absence of Council Member Daron Holland

### **H.4. \* OTHER BUSINESS**

Receive 2024 Racial Profiling Report

## **Consider Board/Commission Appointments**

### **I.1. BOARDS/COMMISSION APPOINTMENT**

Library Board (2)

## **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:

### **K.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.

### **K.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.

### **K.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.

### **K.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

### **K.5. TEX. GOV'T CODE § 551.076**

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

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

**K.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.

**K.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**

**COUNCIL CALENDAR**

**M.1. 2025 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 (317 S. Travis) of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Friday, February 14, 2025 at 4:59p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of February 2025. City of Sherman, Texas

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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 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 LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**

Mayor

Shawn C.  
Teamann

Deputy Mayor

Juston Dobbs

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

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