

ACTION MINUTES

The City Council of the City of Sherman held a regular meeting Monday, July 21, 2025 at 5:00 P.M. in the Community Room of the Sherman Police Department Headquarters at 2600 West Travis Street to consider the following:

The City Council meetings are Video and Audio recorded and can be viewed at:

<https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

Members Absent: Council Member Barnett and Council Member Howeth

A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Bookmarked at 00:05:02

Mayor Teamann called the meeting to order at 5:00 p.m.

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER MARROQUIN

Bookmarked at 00:05:09

Citizen Comments

B.1. CITIZEN COMMENTS

Bookmarked at 00:06:13

Consent Agenda

C.1. CONSENT AGENDA

Bookmarked at 00:06:32

The Council reviewed the Consent Agenda. Deputy Mayor Dobbs moved to approve F.2, F.3, G.2 and H.1 on the Consent Agenda as presented. Second by Council Member Holland.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOLLAND AND MARROQUIN

VOTING NAY: NONE.

MOTION CARRIED.

Public Hearing

D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6847

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, City Of Sherman, Grayson County, Texas, Located at 2424 Texoma Parkway, Heretofore C-2 (General Commercial) District Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date; 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 00:07:06

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6848

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Hotel or Motel in a C-1 (General Commercial) District, Located At 2424 Texoma Parkway, Consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, City Of Sherman, Grayson County, Texas PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (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

Bookmarked at 00:08:05

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6849

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To allow automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District, Located at 4505 and 4511 Texoma Parkway, Consisting of 2.621 acres being Lot 1, Block 1 of Texoma Center Addition, City Of Sherman, Grayson County, Texas Kurt Himmelreich (Owner), Daniel Hinson

(Representative) and Copley Land Surveying (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

Bookmarked at 00:10:43

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6850

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.08 acres being a portion of Lots 16 and 17, Block 14 of Chaffin's Addition, City Of Sherman, Grayson County, Texas, Located at 814 East Mulberry Street, Heretofore M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, Gutierrez Ramirez (Owner) and Burns Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Bookmarked at 00:11:51

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6851

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.703 acres being a Replat of Hilltop Estates, part of Block 6 John Hendrix Survey, Abstract No. 503, City Of Sherman, Grayson County, Texas, Located at 4809 Marshall Street, Heretofore R-6 (Single- Family Residential) District; Rezoning And Placing The Tract In The M-1 (Light Manufacturing) District Zoning Classification, Dkota Investments, Inc.(Owner) and Preston Trail Land Surveying (Surveyor) Providing for a Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Bookmarked at 00:13:31

D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6852

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 2.00 acres being a part of the Robert Thompson Survey, Abstract No. 1200, City Of Sherman, Grayson County, Texas, Located at 2717 South First Street, Heretofore R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-12 (Single Family Residential) District. Zoning Classification, Liliana Garcia (Owner), Darius Stephenson and Liliana Morales (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

Bookmarked at 00:15:11

D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6853

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.163 acres being Lot 5, Block 19, Supplemental Plat of Block 19, South Sherman, City Of Sherman, Grayson County, Texas, Located at 1818 South Montgomery Street, Heretofore C-1 (Retail Business) District; Rezoning And Placing The Tract In An R-5 (Single Family Residential) District Zoning Classification, Claudia Ledezma (Owner), Javiar Veleta Ledezma (Representative) 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

Bookmarked at 00:16:09

D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6854

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.24 acres being Lot 5R, Block 3, Rivera & Cintron Addition, City Of Sherman, Grayson County, Texas, Located at 708 South Montgomery Street, Heretofore MF-30 (Multi Family Residential) District; Rezoning And Placing The Tract In The R-2F (Duplex Residential) District. Zoning Classification, Alpha Rock Holdings, LLC (Owner), Adeyinka Filani (Representative) 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

Bookmarked at 00:17:13

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6847, 6848, 6849, 6850, 6851, 6852, 6853 & 6854

Bookmarked at 00:18:18

Ordinance 6847 and Ordinance 6848

Motion by Council Member Stevenson to deny items D.1 and D.2. Second by Deputy Mayor Dobbs.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOLLAND AND MARROQUIN

VOTING NAY: NONE.

This item was denied by Council.

Ordinance 6849, 6850, 6851, 6852, 6853 and 6854

Motion by Council Member Stevenson to approve items D.3, D.4, D.5, D.6, D.7 and D.8. Second by Deputy Mayor Dobbs.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOLLAND AND MARROQUIN

VOTING NAY: NONE.

MOTION CARRIED.

Resolutions

F.1. RESOLUTION NO. 7547

Authorizing Execution of a Professional Services Agreement with Cross Engineering Consultants, Inc. for the Crockett Street Lift Station Abandonment

Bookmarked at 00:29:10

Motion by Council Member Stevenson to approve Resolution No. 7547. Second by Council Member Holland.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOLLAND AND MARROQUIN

VOTING NAY: NONE.

MOTION CARRIED.

F.2. * RESOLUTION NO. 7548

Authorizing the Execution of an Encroachment Agreement with Audioengine for the Encroachment of an Existing Building within the Existing Lamar Street Right of Way and an Existing Loading Dock within the Existing Branch Street Right of Way.

F.3. * RESOLUTION NO. 7549

Awarding a Bid to and Authorizing Execution of a Contract with Ferguson Waterworks, LLC for the Annual Supply of Water and Sewer Maintenance Parts and Supplies

Other Business

G.1. OTHER BUSINESS

Consider Scheduling a Joint Meeting of the City Council and the Sherman Economic Development Corporation Board of Directors for 12:00p.m. on Tuesday, September 16, 2025, to Review and Approve SEDCO's Annual Budget and Work Plan

Bookmarked at 00:30:29

No action was taken.

G.2. * OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

Payment Authorization

H.1. * PAYMENT AUTHORIZATION

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

COUNCIL COMMENTS

Bookmarked at 00:32:12

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:

Bookmarked at 00:33:13

Mayor Teamann adjourned for Executive Session at 5:29 p.m.

H.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.

H.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.

H.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.

H.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

H.5. TEX. GOV'T CODE § 551.076

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

H.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.

a) Receive Update on Economic Development Prospects

H.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

Bookmarked at 01:02:29

Mayor Teamann reconvened into General Session at 5:58 p.m.

ADJOURNMENT

Bookmarked at 01:02:31

Mayor Teamann adjourned the meeting at 5:59 p.m.

Motion by Council Member Stevenson. Second by Council Member Holland.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOLLAND AND MARROQUIN

VOTING NAY: NONE.

MOTION CARRIED.



MAYOR



CITY CLERK OR DESIGNEE