

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, OCTOBER 20, 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 JOSH STEVENSON**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF OCTOBER 6, 2025 AND THE CALLED TAX INCREMENT FINANCING BOARD #5 MEETING OF OCTOBER 6, 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. 6877

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.147 acres being part of Lot 1, Block 1, McBrides's Addition, City Of Sherman, Grayson County, Texas, Located at 408 South Rusk Street, Heretofore Zoned MF-30 (Multi Family Residential) District; Rezoning And Placing The Tract In The R-6 (Single-Family Residential) District Zoning Classification, Armando Chavez & Laura Cordova (Owner), Javier Gonzalez (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

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6878

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.4063 acres being a part of Chaffins 1st Addition, Block 11, Lot 1 through 8, City Of Sherman, Grayson County, Texas, Located at 801, 805, 809 East Lamar Street, Heretofore Zoned R-6 (Single-Family Residential) District and C-2 (General Commercial) District; Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, Alicia Barron (Owner) Providing For 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. 6879

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Church or other place of worship in a C-2 (General Commercial) District, Located At 4800 Texoma Parkway, 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 Star Midway, LLC (Owner) and Byron Equizabal (Applicant) 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.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6880

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.99 acres being Lots 2 & 3, Block 4 DR., J.H. Caraway's Addition, City Of Sherman, Grayson County, Texas, Located at 606 East Lamberth Road, Heretofore Zoned C-1 (Retail Business) District Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant) and Texas Heritage Surveying, LLC (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. 6881

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow an Automobile Repair, Body Work, Painting in a C-2 (General Commercial) District, Located At 606 East Lamberth Road, Consisting of 1.99 acres being Lots 2 & 3, Block 4 DR., J.H. Caraway's Addition, City Of Sherman, Grayson County, Texas Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant) and Texas Heritage Surveying, LLC (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.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6882

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 12.67 acres being in the George B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located at 2206 East Lamar Street, Heretofore Zoned C-1 (Retail Business) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Keith Chapman (Owner), Griffin Potts (Applicant) and Texas Heritage Surveying, LLC (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date;

D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6883

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Warehousing in a C-2 (General Commercial) District, Located At 2206 East Lamar Street, Consisting of 12.67 acres being in the George B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas Keith Chapman (Owner), Griffin Potts (Applicant) and Texas Heritage Surveying, LLC (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.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6884

Amending Ordinance No. 6855 (Ordering a General Election to be Held on November 4, 2025 for the Purpose of Electing Two City Council Members (District 1 and District 3) to Fill expiring Terms); Providing for Updated Polling Location Information

D.9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6885

Abandoning a 20' Sanitary Sewer Easement located in the Preston Kitchens Survey, Abstract No. 667. The 20' Sanitary Sewer Easement was established in Volume 881, Page 376, Official Public Records, Grayson County, Texas.

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6877, 6878, 6879, 6880, 6881, 6882, 6883 & 6885.

Resolutions

F.1. RESOLUTION NO. 7587

Authorizing Execution of an Agreement with Hidell and Associates Architects, for services in connection with the design and pricing of the future Fleet Services Building.

F.2. * RESOLUTION NO. 7588

Authorizing the Purchase of new 2024 Autocar for the Solid Waste Department from Industrial Power Truck & Equipment through TIPS.

F.3. * RESOLUTION NO. 7589

Authorizing the Execution of an Encroachment Agreement with Grayson County Industry for the Handicapped for the Encroachment of Existing Parking Spaces within the to-be-platted Right of Way and 15' Utility, Landscape, and Sidewalk Easement along Lamar Street (State Highway 56) in the proposed Goodwill Sherman plat.

F.4. * RESOLUTION NO. 7590

Authorizing the Purchase of Multiple Sanitation Vehicles for the Solid Waste Department from Bond Equipment Company through the Texas Local Government Purchasing Cooperative (BuyBoard).

Request to Advertise

G.1. * REQUEST TO ADVERTISE

Request for Proposals for Animal Services Security Fence and Access Control System

Payment Authorization

H.1. * PAYMENT AUTHORIZATION

Authorizing Purchase from SoftwareOne of the Annual Renewal of Microsoft Enterprise Agreement for Licenses including Office 365 and SQL Server through TIPS Purchasing Cooperative Contract

Change Orders

I.1. CHANGE ORDER NO. 1

Approving the Greater Texoma Utility Authority's Intention to Approve Change Order No. 1 to the Sherman WTP - LAS and Rapid Mix Improvements Project

Other Business

J.1. OTHER BUSINESS

Receive Update on Projects in the City

Consider Board/Commission Appointments

K.1. BOARD/COMMISSION APPOINTMENT

Sherman Housing Authority (1)

K.2. BOARD/COMMISSION APPOINTMENT

Historical Preservation Board (1)

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:

M.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.

- a) Receive legal advice regarding the Sherman Housing Authority

M.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.

M.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.

M.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

M.5. TEX. GOV'T CODE § 551.076

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

M.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.

M.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

COUNCIL CALENDAR

P.1. Council Calendar 2025

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

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 October 14, 2025 at or before 11:59 p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 14th day of October 2025. 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 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

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