

**CITY OF SHERMAN  
CITY COUNCIL REGULAR MEETING AGENDA  
COUNCIL CHAMBERS OF THE CITY HALL  
220 WEST MULBERRY STREET  
SHERMAN, TEXAS  
MONDAY, NOVEMBER 17, 2025  
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY MAYOR SHAWN TEAMANN.**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 3, 2025**

**Declare Results of the November 4, 2025 Regular Municipal Elections**

**CANVASS OF ELECTION RETURNS**

- C.1. RESOLUTION NO.**  
Canvassing the Election Returns of the November 4, 2025 General Election for the Purpose of Electing Two Members of the City Council of the City of Sherman (District No. 1 and District No. 3) to Fill Expiring Terms; Declaring the Results of the Election for the Offices of Council Member District No. 1 and District No. 3;

**Oath of Office**

**Deputy Mayor Election**

**Citizen Comments**

- F.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**

- G.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**

- H.1. SPECIAL PRESENTATION**  
Sherman Parks and Recreation received several awards through TRAPs, top 3 Municipal Excellence finalist at TML, and recognition in a national publication for playground design.

## **Public Hearing**

### **I.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6888**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.1286 Acres, Being A Part Of W. Elliott's Addition, George B. Pilant Survey, Abstract No. 963, Lot 15 And The South 15 Feet Of Lot 14, Block 9, City Of Sherman, Grayson County, Texas, Located At 702 South Throckmorton Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, Wright Construction & Development LLC (Owner) And Copley Land Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

### **I.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6889**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Schools; Elementary, High, College And Universities, Public, Private, Or Denominational In A MF-30 (Multi-Family Residential) District, Located At 818 South Travis Street, Consisting Of 0.487 Acres Being Lot 10, Block 4, Of Hare And Randolph's Addition, City Of Sherman, Grayson County, Texas Jerney Parnell (Owner), Felicitas Smith (Applicant) And Kate A. Wagner (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

### **I.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6890**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 11.79 Acres Being Part Of G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located In The 1601 Block South Willow Street, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The PD (Planned Development) District Zoning Classification, With A Base Zoning Of R-TH (Townhome Residential) District Classification, Equity Trust Co Custodian FMO Marius Meintjes Ira (Owner), And Bryan Weisgerber (Representative/Engineer), 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

### **I.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6891**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.1814 Acres Being Lot 5, Block 8, College Park Addition, City Of Sherman, Grayson County, Texas, Located At 820 North Harrison Avenue, Heretofore Zoned R-6 (Single Family Residential) District/College Park Overlay Rezoning And Placing The Tract In The R-2F (Duplex Residential) District/College Park Overlay District Zoning Classification, Rosalba Gomez (Owner) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

### **I.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6892**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.550 Acres Being Lot 5, Oaks Of Norwood, City Of Sherman, Grayson County, Texas, Located At 2217 Norwood Street, Heretofore Zoned MF-30 (Multifamily Residential) District Rezoning And Placing The Tract In The R-6 (Single Family Residential) District Zoning Classification, Monique Wakefield (Owner) 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

### **I.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6893**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6792, And Granting A Specific Use Permit To Allow Hotel Or Motel In A C-1 (Retail Business) District Located At 2105 Texoma Parkway, Consisting Of 8.441 Acres Being In The Smith Mcglothlin Survey, Abstract No. 808 And

The J.B. Mcanair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Nilesh Golakia (Owner) And Bluestar 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

**I.7. INTRODUCTION AND PUBLIC HEARING ORDINANCE NO. 6894**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.328 Acres Being Part Of Samuel Blagg Survey, Abstract No. 56 And Being Proposed Lots 1 And 2, 1432 South Elm Street Addition, City Of Sherman, Grayson County, Texas, Located At 1432 South Elm Street, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-2F (Duplex Residential) District Zoning Classification, Timothy And Susan Marrs (Owner), Sriram Kothandan (Applicant), 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

**I.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6895**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.128 Acres Being Part Of Samuel Blagg Survey, Abstract No. 56, And Being Proposed Lot 3, 1432 South Elm Street Addition, City Of Sherman, Grayson County, Texas, Located At 1432 South Elm Street, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, Timothy And Susan Marrs (Owner), Sriram Kothandan (Applicant), 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

**I.9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6896**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Warehousing With Outdoor Storage In A C-2 (General Commercial) District, Located At 4900 Block North FM 1417 (Heritage Parkway), Consisting Of 18.368 Acres Being In The Alfred Hume Survey Addition, Abstract No. 522, City Of Sherman, Grayson County, Texas Sherman 1417 Industrial, LLC (Owner), Alison Rutherford (Applicant) And Eagle 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

**I.10. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6897**

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 10 (Subdivision Regulation); Modifying Regulations Relating To Open Space Requirements For Certain Subdivisions; 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;

**I.11. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6898**

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

**I.12. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6899**

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.08 (Definitions) And Article 14.10 (Use Chart); Prescribing New Regulations Relating To The Land Uses Of Massage Establishments, Truck Stops, Household Care Facilities And Donation Boxes; Defining Terms; 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

**I.13. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6900**

Amending the Composition of the Board of Directors for the Sherman, Texas, Tax Increment Reinvestment Zone Number Eight, City of Sherman, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code; Amending Ordinance No. 6476, Previously Approved by the City Council on May 2, 2022; Providing a Repealer Clause, Severability Clause and an Effective Date.

**I.14. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6901**

Abandoning one (1) 10-Foot Utility Easement Located in Lots 1 through 3 of North Creek Addition, Section Four and Lot 4R of North Creek Addition, Section Five, Being More Particularly Described in the Exhibit "A" Attached Hereto and Made a Part Hereof for all Purposes, which Utility Easement is Established in Instrument No. 2019-118 and further shown in Instrument No. 2021-28, Plat Records, Grayson County, Texas

**I.15. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6902**

Establishing Maximum, Reasonable and Prudent Rates of Speed on Certain Portions FM 1417 in the City of Sherman; Repealing all Ordinances and Parts of Ordinances in Conflict Herewith; Providing for a Penalty Clause with a maximum Fine of \$,000; Providing Severability, repealing Clauses; Setting and Effective Date; and Declaring an Emergency

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

**J.1. CLOSE PUBLIC HEARING**

Consider Adoption of Ordinances 6888, 6889, 6890, 6891, 6892, 6893, 6894, 6895, 6896, 6897, 6898, 6999, 6900, 6901 & 6902.

**Resolutions**

**K.1. RESOLUTION NO. 7594**

Authorizing the City Manager or his Designee to execute a Purchase and Sale agreement for the acquisition of real property from Vernon L. Krueger Holdings LLC and Vernon Lee Krueger and Becky Lynn Krueger, trustees of the Krueger Family Revocable Trust Agreement dated May 5, 2020, located at 219 W. Pecan Street, Being Part of Lot 4 and Part of Lot 5, Block "N" in the Black's addition, City of Sherman.

**K.2. RESOLUTION NO. 7594**

Authorizing Execution of a Development Agreement Between Lennar Homes of Texas Land and Construction, LTD and the City of Sherman, TX for Certain Public Improvements on Approximately 165.361 Acres Generally Located in the Travis Heights neighborhood, in the City of Sherman

**K.3. \* RESOLUTION NO. 7595**

Awarding a Bid to and Authorizing Execution of a Contract with El Dorado Motors, Inc. dba El Dorado Chevrolet for the Purchase of Four Utility Trucks for the Distribution Services Department

- K.4.     \* RESOLUTION NO. 7597**  
 Authorizing Execution of a Chapter 380 Grant Agreement with Wildflowers on Sunday for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code under the City's Main Street Reimbursement Program
  
- K.5.     \* RESOLUTION NO. 7598**  
 Authorizing Execution of a Chapter 380 Grant Agreement with The Impeccable Poppy LLC for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code under the City's Main Street Reimbursement Program
  
- K.6.     \* RESOLUTION NO. 7599**  
 Authorizing Execution of a Chapter 380 Grant Agreement with Radoniqi LLC for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code under the City's Main Street Reimbursement Program
  
- K.7.     \* RESOLUTION NO. 7600**  
 Authorizing Execution of an Agreement with 200 N Travis LLP Under the City of Sherman's Downtown Building Improvement Grant Program for Renovations at 200 N Travis Street

**Change Orders**

- L.1.     \* CHANGE ORDER NO. 3**  
 Approving the Greater Texoma Utility Authority's Intention to Approve Change Order No. 3 to the South Wastewater Treatment Plant - MBR

**Consider Board/Commission Appointments**

- M.1.     BOARD/COMMISSION APPOINTMENT**  
 Council Audit Committee (3)
  
- M.2.     BOARD/COMMISSION APPOINTMENT**  
 Investment Committee (1)
  
- M.3.     BOARD/COMMISSION APPOINTMENT**  
 Tax Reinvestment Committee (2)
  
- M.4.     BOARD/COMMISSION APPOINTMENT**  
 Tax Increment Financing Board #2 Chair
  
- M.5.     BOARD/COMMISSION APPOINTMENT**  
 Tax Increment Reinvestment Zone #5 Chair
  
- M.6.     BOARD/COMMISSION APPOINTMENT**  
 Tax Increment Reinvestment Zone #6 Chair
  
- M.7.     BOARD/COMMISSION APPOINTMENT**  
 Tax Increment Reinvestment Zone #7 Chair
  
- M.8.     BOARD/COMMISSION APPOINTMENT**  
 Tax Increment Reinvestment Zone #8 Board (4)  
 Tax Increment Reinvestment Zone #8 Board Chair

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

**M.9. BOARD/COMMISSION APPOINTMENT**

Tax Increment Reinvestment Zone #9 Board Chair

**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:

**O.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.

**O.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.

**O.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.

**O.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

**O.5. TEX. GOV'T CODE § 551.076**

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

**O.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.

**O.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**

**R.1. 2025 Council Calendar**

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

Dated this 11th day of November 2025. City of Sherman, Texas



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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

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