

**CITY OF SHERMAN  
CITY COUNCIL REGULAR MEETING AGENDA  
COUNCIL CHAMBERS OF THE CITY HALL  
220 WEST MULBERRY STREET  
SHERMAN, TEXAS  
MONDAY, DECEMBER 15, 2025  
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY DEPUTY MAYOR HENRY MARROQUIN**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 1, 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. 6905**

Authorizing the Issuance of "CITY OF SHERMAN, TEXAS, LIMITED TAX NOTES, SERIES 2026"; Specifying the Terms and Features of Such Notes; Levying a Continuing Direct Annual Ad Valorem Tax for the Payment of Such Notes; and Resolving Other Matters Incident and Related Thereto, Including the Approval and Execution of a Paying Agent/Registrar Agreement and the Approval and Distribution of an Official Statement and Providing an Effective Date

**D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6906**

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-1 (Retail Business) District, Located At 4615 North Travis Street, Consisting Of 7.359 Acres Being Lot One-R, Replat Of Lot One, Block 6 And Lot One, Block 7, Replat Of Blocks 2 Through 9, North Creek Addition, Section One, Block 1, Replat Of North Creek Addition, Section One, Being Part Of The James A Clark Survey, Abstract No. 275 And Being Part Of The J. Jennings Survey, Abstract No. 647, City Of Sherman, Grayson County, Texas Ace Affordable Advantage Storage (Owner), Katie Hargis (Applicant) And Helvey-Wagner Surveying, Inc. (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. 6907**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow Commercial Amusement Centers, Indoor Only In A C-1 (Retail Business) District/Central Business District/Downtown Subdistrict, Located At 124 South Crockett Street Unit B, Consisting Of 0.091 Acres, Being Part Of Lot 6, Block 4, Original Town Plat Addition, Being Part Of J.B. Mcanair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas; Sherman Properties LLC (Owner); Roger William (Bill) Hollomon (Applicant); And Preston Trail 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

**D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6908**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile Repair, Body Work, Or Painting In The Blalock Industrial Park PD (Planned Development/Blalock Commercial Overlay District), Located In The 301 Block West FM 1417 (Heritage Parkway), Consisting Of 1.0 Acres, Being Part Of Lot 1, Block 1, Sherman Junction Addition, Being Part Of Preston Kitchen Survey, Abstract No. 667, And The Elizabeth Jones Survey, Abstract No. 625, City Of Sherman, Grayson County, Texas; Sherman Junction Ltd (Owner); Tyler Hendon (Applicant); And David A Minton, (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.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6909**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile Repair, Body Work, Or Painting In A C-2 (General Commercial) District/75 & 82 Overlay District, Located At 600 East Lamberth Road, Consisting Of 5.855 Acres, Being Part Of Lots 6-8, And All Of Lots 4 And 5, Block 4, Of The J.H. Carraway Subdivision, Independence Square Addition, Being Part Of J.B. Mcanair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Remington Sherman Automotive LLC, (Owner); Shane Donohue (Applicant); And Spiars Engineering, (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. 6910**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.0 Acres Being A Part Of The Elizabeth Jones Survey, Abstract No. 625, City Of Sherman, Grayson County, Texas, Located At 200 South F.M. 1417 (Heritage Parkway), Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District/F.M. 1417 Overlay District Zoning Classification, City Of Sherman (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

**D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6911**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.524 Acres Being A Part Of The J.B. Mcanair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located 1422 West Houston Street, Heretofore Zoned C-1 (Retail Business) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Texas Aquastore (Owner), Gareb Joseph Tahir (Representative) 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

**D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6912**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile Repair, Body Work, Or Painting In A C-2 (General Commercial) District, Located At 1422 West Houston Street, Consisting Of 0.524 Acres, Being Part Of J.B. Mcanair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas; Texas Aquastore (Owner); Gareb Joseph Tahir (Applicant); 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

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

**E.1. CLOSE PUBLIC HEARING**

Consider adoption of Ordinance No. 6905, 6906, 6907, 6908, 6909, 6910, 6911 & 6912.

**E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6891 (TABLED AT THE NOVEMBER 17, 2025 REGULAR CITY COUNCIL MEETING)**

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

**Resolutions**

**F.1. RESOLUTION NO. 7606**

Authorizing the City Manager or His Designee to execute a purchase and sale agreement for the purchase of real property from HBR3CPA, LLC located at 217 W. Pecan Street, Being lot 3 and part of lot 4 of Block 'N' in the Black's Addition, Sherman Texas

**F.2. RESOLUTION NO. 7607**

Awarding a Bid to and Authorizing Execution of a Contract Between Red River Construction Company and the Greater Texoma Utility Authority Based on an Invitation to Bid for the SWWTP-MBR Solids Thickening Improvements

**F.3. \* RESOLUTION NO. 7608**

Authorizing the Execution of a Chapter 380 Grant Agreement with Sherman Crossroads, LTD for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code for the Design and Construction of various Public Improvements in the Sherman Crossroads Phase IV Addition

**Request to Advertise**

**G.1. \* REQUEST TO ADVERTISE**

Annual Services for Finish and Rough Mowing of Various City Properties

**Payment Authorization**

**H.1. \* PAYMENT AUTHORIZATION**

Authorizing payment for renewal of Tyler Technologies software and software as a service for the City of Sherman.

## **Other Business**

### **I.1. OTHER BUSINESS**

Receive Presentation from TAPS General Manager Shellie White

### **I.2. OTHER BUSINESS**

Providing an update on the City of Sherman Streets

### **I.3. \* OTHER BUSINESS**

Approving the City of Sherman's Holiday Schedule for 2026

## **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.

- a. Receive legal advice from the City Attorney regarding the Sherman Housing Authority

### **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

- a. Construction Board of Appeals (5)
- b. Airport Advisory Board (3)
- c. Greater Texoma Utility Authority Board of Directors (2)

### **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.

### **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.

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.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**

**N.1. Council Calendar**

**Tax Payer Impact Statement**

**O.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.

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

**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, December 9, 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 9th day of December 2025. City of Sherman, Texas



\_\_\_\_\_  
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

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