



## ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, December 1, 2025 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry 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>

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

*Bookmarked at 00:04:59*

**Mayor Shawn Teamann called the meeting to order at 5:00pm**

**Council Members Present**

**Mayor Shawn Teamann**

**Deputy Mayor Henry Marroquin**

**Council Member Juston Dobbs**

**Council Member Pam Howeth**

**Council Member Daron Holland**

**Council Member Josh Stevenson**

**Council Member Clay Barnett**

**A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JUSTON DOBBS**

*Bookmarked at 00:05:07*

**A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 17, 2025**

*Bookmarked at 00:05:59*

**The City Council reviewed the minutes of the Regular City Council Meeting of November 17, 2025. Motion by Council Member Dobbs to approve the Minutes as written. Second by Council Member Barnett. All present voted AYE.**

### **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.

**E.1 Ordinance No. 6903 & E.2. Ordinance No 6904**

*Bookmarked at 00:29:56 (Ponder)*

*Bookmarked at 00:33:22 (Maxwell)*

**G. 2. Resolution No. 7602**

*Bookmarked at 01:02:02 (Allen)*

## **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

*Bookmarked at 00:06:42*

**Council Member Howeth made a motion to approve consent agenda. Second made by Council Member Holland.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

## **Special Presentations**

### **D.1. SPECIAL PRESENTATION**

Receive Special Presentation from the Texas Department of Transportation

*Bookmarked at 00:07:13*

## **Public Hearing**

### **E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6903**

Extending the Corporate Limits of Said City so as to Annex an Area of Land Consisting of Approximately 234.484 acres of Land Located Near the Corner of FM 697 and SH 11 Adjacent to the Sherman City Limits and in the City of Sherman's Extraterritorial Jurisdiction, on Application of the Landowner; Providing that the Owners and Inhabitants of the Subject Area of Land shall be Entitled to the Rights and Privileges of Other Citizens of the City of Sherman and Shall be Bound by the Acts and Ordinances now in Effect and hereinafter Adopted; Authorizing Execution of the Annexation Service Plan Agreement; Providing for a Penalty for a Violation of this Ordinance and Sherman's General Zoning Ordinance, Ordinance No. 2280; Providing a Savings/Repealing Clause, Severability Clause and an Effective Date; and Providing for the Publication of the Caption hereof

*Bookmarked at 00:21:26*

### **E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6904**

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, to Rezone a Tract of Land Consisting of 212.1 acres being a part of John Kitchen Survey, Abstract No.673 and a part of the Robert Thompson Survey, Abstract No. 1200, City of Sherman, Grayson County, Texas, Located in the 2000 Block East Ida Road and 3501-3701 Block South Dewey Avenue, Heretofore Zoned R-A (Residential Agriculture) District; Rezoning and Placing the Tract in the PD (Planned Development) of Post Oak Village Zoning Classification, Austin College (Owner), Robert E. Tesch (Applicant), Pape Dawson (Engineer) 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; 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 00:22:20*

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

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

**F.1. CLOSE PUBLIC HEARING**

Consider Adoption of Ordinances 6903 and 6904

*Bookmarked at 00:36:59*

**Council Member Stevenson made a motion to table Ordinance No. 6903 and Ordinance No. 6904. Second made by Council Member Barnett.**

**VOTING AYE: TEAMANN, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: DOBBS.**

**MOTION CARRIED.**

**Resolutions**

**G.1. RESOLUTION NO. 7601**

Expressing Support for the Low Income Housing Tax Credit Application of Ridgeview Apartment Concerning the Property Located at 1800 W. Washington in Sherman, Texas, for the year 2025

*Bookmarked at 00:58:47*

**Council Member Stevenson made a motion to approve Resolution No. 7601. Second made by Council Member Dobbs.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**G.2. RESOLUTION NO. 7602**

Awarding a Bid to and Authorizing Execution of a Contract with SYB Construction Co., Inc. Based on an Invitation to Bid for the Lamberth Road Drainage Improvements Phase II From Cornerstone Dr to US Highway 75

*Bookmarked at 01:00:44*

**Council Member Dobbs made a motion to approve Resolution No. 7602 Second made by Council Member Stevenson.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**G.3. \* RESOLUTION NO. 7603**

Authorizing Execution of a Contract Between Tex-Oma Builders Supply Co. and the Greater Texoma Utility Authority Based on Procurement Through TIPS Cooperative Purchasing for the La Cima Door Project

*Bookmarked at 00:06:42*

**Council Member Howeth made a motion to approve consent agenda. Second made by Council Member Holland.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**G.4. \* RESOLUTION NO. 7604**

Awarding a Bid to and Authorizing Execution of Contracts with Multiple Vendors for An Annual Supply of Additional Wastewater Chemicals for the Sherman Wastewater Treatment Plant

*Bookmarked at 00:06:42*

**Council Member Howeth made a motion to approve consent agenda. Second made by Council Member Holland.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**G.5. \* RESOLUTION NO. 7605**

Casting Votes to Elect a Candidate to Serve as a Member of the Grayson Central Appraisal District Board of Directors

*Bookmarked at 00:06:42*

**Council Member Howeth made a motion to approve consent agenda. Second made by Council Member Holland.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**Payment Authorization**

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

Authorizing Payment of \$133,120.76 for the Annual Renewal of Computer Aided Dispatch and Record Management System for Animal Control, Police, and Fire

*Bookmarked at 00:06:42*

**Council Member Howeth made a motion to approve consent agenda. Second made by Council Member Holland.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, HOLLAND, STEVENSON, MARROQUIN AND BARNETT**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**COUNCIL COMMENTS**

*Bookmarked at 01:14:47*

## **EXECUTIVE SESSION**

*Bookmarked at 01:17:50*

**Mayor Teamann adjourned to executive session at 6:13pm.**

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:

**J.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.

**J.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.

**J.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.

**J.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) Planning and Zoning Commission (1) and Alternates (2)

*Bookmarked at 01:31:51*

- b) Animal Control Advisory Committee (3)

*Bookmarked at 01:32:08*

**J.5. TEX. GOV'T CODE § 551.076**

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

**J.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.

**J.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**

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

*Bookmarked at 01:31:74*

**Mayor Teamann reconvened to general session at 6:24pm.**

**Mayor Teamann adjourned the meeting at 6:28pm**

**COUNCIL CALENDAR**

**L.1. 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 of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on or before Sunday, November 23rd at 11:59 p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 23rd day of November 2025. City of Sherman, Texas



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City Clerk

Signed by:  
  
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Shawn Teamann

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

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

# POST OAK VILLAGE

## Planned Development Application

### Sherman, Texas

Robert Tesch, Christopher Hernandez Matthew Gilbertson | December 1<sup>st</sup>,  
2025

**PAPE – DAWSON**

Robert “Bob” Tesch



**PAPE-DAWSON**

- **President – Tesch Development & Management Company**
- **50+ years in real estate investment and development in Houston, Central Texas, and DFW.**
- **Responsible for the development of lots and utilities for hundreds of single-family homes.**
- **Responsible for investment-in and management-of hundreds of millions of dollars in commercial land development.**

Matt Gilbertson



Christopher Hernandez



- **Associate Vice President – Pape-Dawson**

- Civil Engineer, Project Manager, and leader of teams producing plans for dozens of single-family residential communities at Pape-Dawson.
- 10+ years of experience serving DFW communities.

- **Senior Project Manager – Pape-Dawson**

- Civil Engineer, Project Manager in single-family and commercial land development at Pape-Dawson.
- 10+ years of experience serving DFW communities.

# POST OAK VILLAGE, SHERMAN, TEXAS

## • **OUTLINE – PLANNED DEVELOPMENT CODE APPLICATION**

### ○ PROPOSED LAND USES

- » Single-Family (R-4, 5, 6)
- » Commercial (C-2)

### ○ PROPOSED VARIANCES

- » Commercial height limit of 40 feet. C-2 base is 35 feet. C-1 base is 50 feet.
- » Land use chart provided to City of Sherman allowing for some SUP items under C-2.

### ○ PROPOSED SINGLE-FAMILY REQUIREMENTS/RESTRICTIONS

- » R-4 Lots = Maximum of 25%
- » R-6 Lots = Minimum of 10%

### ○ COMMUNITY BENEFITS

- » Density variety; higher density closer to highway
- » Open spaces throughout property; adjacency to Sherman Master Trails Plan
- » Flexibility in Commercial uses to encourage market determination of users

# POST OAK VILLAGE SITE EXHIBITS

# POST OAK VILLAGE

## ZONING DISTRICT BOUNDARY EXHIBIT

