

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, FEBRUARY 16, 2026
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JUSTON DOBBS**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 2, 2026**

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

Special Presentations

D.1. SPECIAL PRESENTATION

City Employee Winter Weather Recognition

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6917

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.51 Acres Being A Part Of The G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located At 1207 East Ida Road, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In C-2 (General Commercial) District Zoning Classification, Bobby Richerson (Owner), And Sartin & Associates (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6918

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 18.557 Acres Being A Part Of The John Jennings Survey, Abstract No. 647, City Of Sherman, Grayson County, Texas, Located At 4305 North Travis Street, Heretofore Zoned R-6 (Single Family Residential) District, And C-1 (Retail Business) District; Rezoning And Placing The Tract In PD (Planned Development) District With A Base Zoning Of C-1 (Retail Business) District; Creed Canyon Partners, LTD. (Owner), And Helvey-Wagner Surveying, LLC (Surveyor); Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date;

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6919

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 4.208 Acres; Being Lots 4, 5, And 6, Block 22 And Lots 1, 2, And 3, Block 21, A Part Of Lots 1, 2, And 3, Block 21 W. Elliot's Addition, Lots 1 And 2, Block 9 And All Of Lots 1, 2, 3, And 4, Block 10, C.L. Stowe's Addition, Lots 1-12, Block 12 W. Elliott's Addition; Being A Part Of The G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located At 900 East Wells Street, Heretofore Zoned C-1 (Retail Business) District; Rezoning And Placing The Tract In R-4 (Patio Home Residential) District Zoning Classification, Wells BHCP, LLC (Owner), Michael Carlisle (Applicant) 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

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6920

Declaring the City of Sherman's Eligibility and Intention to Participate in a Residential Tax Abatement Program to Promote Development/Redevelopment in Certain Areas of the City; Establishing Guidelines and Criteria

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Adoption of Ordinances 6917, 6918, 6919 and 6920.

F.2. ORDINANCE NO. 6915 (TABLED AT THE JANUARY 20, 2026 CITY COUNCIL MEETING)

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Meeting Hall In A C-2 (General Commercial) District Located At 5011 Texoma Parkway, Being Part Of Lot 1, Parkway Plaza Addition, City Of Sherman, Grayson County, Susan Kay Brown (Owner); Kristy Neal(Applicant); And David Fite Surveying (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law.

Resolutions

G.1. RESOLUTION NO. 7622

Awarding Bid to and Authorizing Execution of a Contract with KDA Industries, Inc. Based on an Invitation to Bid for the Choctaw Creek WS Site 8A Wetland Mitigation Pond Improvements

G.2. RESOLUTION NO. 7623

Authorizing The Purchase And Installation Of Restroom Facility At Pecan Grove East Park From Romtec Through The Purchasing Cooperative Buy Board.

G.3. * RESOLUTION NO. 7624

Authorizing Submission of a Grant Application and the Acceptance of the Criminal Justice Grant Program, FY2027 through the Office of the Governor - Criminal Justice Division to Fund the Purchase of a Crash Data Retrieval Cable System for the Sherman Police Department

Request to Advertise

H.1. *REQUEST TO ADVERTISE

Request to advertise for Annual Water Plant Chemicals and for Annual Services for additional Right-of-Way Mowing

Other Business

I.1. OTHER BUSINESS

Receive Update On Projects Around The City.

I.2. * OTHER BUSINESS

Receive 2025 Racial Profiling Report

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.

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) Library Board (3)
- b) Main Street Advisory Board (3)

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.

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. 2026 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 Tuesday, February 10, 2026 at or before 11:59p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 10th day of February 2026. 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

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